



Appendix R

Social Impact Assessment

Acknowledgement of Country

Umwelt would like to acknowledge the traditional custodians of the country on which we work and pay respect to their cultural heritage, beliefs, and continuing relationship with the land. We pay our respect to the Elders – past, present, and future.

Disclaimer

This document has been prepared for the sole use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Umwelt (Australia) Pty Ltd (Umwelt). No other party should rely on this document without the prior written consent of Umwelt.

Umwelt undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. Umwelt assumes no liability to a third party for any inaccuracies in or omissions to that information. Where this document indicates that information has been provided by third parties, Umwelt has made no independent verification of this information except as expressly stated.

©Umwelt (Australia) Pty Ltd

Executive Summary

Neoen Australia Pty Ltd (Neoen) is proposing to develop the Kentbruck Green Power Hub (KGPH), a large-scale wind farm and associated infrastructure that involves construction, operation, maintenance, and decommissioning activities. The Project would involve two main components, as shown in **Figure 1.1**:

- A wind farm of up to 600 MW comprising up to 105 wind turbines with a maximum tip height of 270 m and associated permanent and temporary infrastructure.
- A new 275 kV underground transmission line, which would connect the Project to the existing AusNet electricity transmission network. The transmission line would extend from the eastern boundary of the wind farm site to the existing 275/500 kV Heywood Terminal Station and would be approximately 26.6 km in length.

The Project is anticipated to deliver approximately 2,000 GW of renewable electricity annually to the National Electricity Market (NEM).

Project Location and Community Context

The Project is located in southwest Victoria within the Glenelg Shire local government area (LGA). The closest township to the Project is the small community of Nelson (population 190), approximately 3 km to the west, on the banks of the Glenelg River (Glenelg Shire Council, 2020). The City of Portland (population 11,000) is the closest regional centre and is the largest settlement in the local government area (LGA). The South Australian border is approximately 5 km west of Nelson with the large regional centre of Mount Gambier (population 27,400) approximately 40 km from the Project Area, in the state of South Australia. Mount Gambier services several surrounding communities given its central location between Adelaide and Melbourne and hosts a large transport industry. The regional centre of Warrnambool (population 35,000) is the largest regional city within proximity to the Project and is about 150 km to the east. The Project is proposed on actively managed and harvested pine plantation and adjoining freehold agricultural land inland of the Discovery Bay Coastal Park. The transmission line is proposed to traverse Crown land within the Cobboboonee National Park and a number of private agricultural properties.

The Project Area of the wind farm site is predominantly located within substantially modified areas used for commercial forestry (85.7%). Freehold land comprises the remaining land in the Project Area, primarily used for grazing, with around 0.1% of the Project Area covering public land. There is a network of public roads both surrounding and internal to the Project Area, as well as several private access roads within the plantation in the wind farm site. Portland Airport is located approximately 17.5 km east of the wind farm site and Nelson Aerodrome 3.9 km to the west.

Social Impact Assessment and Project Perceptions

Engagement with the community, businesses, interest groups and other interested stakeholders has indicated that there is broad support for the Project among many, especially business owners and accommodation providers and from those who support renewable energy as a sustainable alternative to fossil fuels. An online and in-person survey of 150 people (conducted by Neoen and available on their website from 2019 to 2021 and reissued with minor changes in 2022) found that, on average, participants rated their support for the Kentbruck Green Power Hub as 8.3 out of 10.

Key impacts identified through the social impact assessment include those outlined in **Table ES.1**. Please see **Section 2.5** for a description of the impact ranking methodology and ranking definitions.

Table ES.1 Key Potential Medium and High Negative Impacts

Key potential medium and high significance negative impacts	
Disruption to existing and/or proposed land uses, with associated economic and social effects	
High Impact	Medium Impact
<ul style="list-style-type: none"> Disruption to agricultural operations for host landholders due to reduced access as a result of the KGPH, especially Transmission Line Option Two (Portland Option) (note, this option is no longer proceeding). 	<ul style="list-style-type: none"> Disruption to agricultural operations for host landholders due to reduced access as a result of the KGPH and Transmission Line Option One (Heywood Option). Changes to visual amenity and access to recreational areas associated with the Great South-West Walk, especially during construction.
Potential adverse economic and social effects	
High Impact	Medium Impact
<ul style="list-style-type: none"> The social impact of the Project on host and neighbouring landholder's sense of place as a result of the proposed physical changes to the landscape. Changes to people's visual amenity due to the industrialisation of the landscape. Social amenity disruption associated with the construction and operational presence of the wind turbines and transmission line infrastructure. Disruptions to access to the Great South West Walk and Cobboboonee National Park during construction. Reduced access to accommodation and housing in Nelson, Heywood, Cape Bridgewater due to the incoming construction workforce. Disruption to ecological values and processes, including impacts on key habitats, birds, animals, plants, pests and weeds, effecting people's attachment to place and ability to preserve or maintain community values. Impacts on access to and enjoyment of proximal nature reserves during construction and operation of the Project. Disruption to Aboriginal and Traditional Owner cultural values through land use change and physical impacts on natural ecosystems. Increased risk of vehicle collisions and road injuries and fatalities. 	<ul style="list-style-type: none"> Changes to the broader community's sense of place as a result of proposed physical changes to the landscape. Potential decreased community relations due to perceived unfairness in negotiated outcomes of host and neighbouring landholder contributions. Disruptions to local tourism due to industrialisation of the landscape reducing visitors. Population influx of construction workers placing pressure on continued access to and capacity constraints to key health and social services. Disruption due to project-related traffic (inaccessibility, road closures, increased travel time, road deterioration causing public safety risk). Perceived property devaluation due to proximity to the Project.

Key positive impacts identified through the social impact assessment include:

Table E2 Key potential medium and high positive impacts

Key potential medium and high significance positive impacts	
High Impact	Medium Impact
<ul style="list-style-type: none"> • Provision of training and upskilling for local people and local employment and procurement opportunities resulting in enhanced human and economic capital. • For host and neighbouring landholders, host and neighbour agreements provide improved financial resources for recipients. 	<ul style="list-style-type: none"> • Renewable energy provision for the region and reduced effects of climate change – reducing demand for energy in other forms. • Opportunity to secure renewable energy supply to high energy industries like the aluminum smelter, ensuring energy security, potentially reducing costs and supporting a key employer for the region. • Recipients of Project’s community enhancement program to experience improved social outcomes. • Further development of wind farm-based tourism activity in the region may increase sector diversity for the regional community.

To minimise potential negative impacts and enhance social benefits for the community, several Project design changes have also been made during the planning and assessment phase, including a range of management measures to mitigate negative impacts and to enhance the project benefits. These include:

- Changes to the Project layout in response to community feedback and the EES assessment, including a reduction in wind turbines from 157 to 105, updates to the planned access roads, and underground reticulation to reflect the reduction in turbines, and replacement of the overhead section of the transmission line between Cobboboonee Forest Park and Heywood Terminal Station with an underground line.
- Neoen to develop and have in place the following prior to construction commencing
 - An updated Community Engagement Plan including a Communications Plan.
 - An updated Shared Benefits Strategy including Neighbour Benefits Plan and a Community Enhancement Plan
 - Aboriginal Participation Plan.
 - Local Participation and Social Procurement Plan.
 - a Workforce Accommodation Management Plan (already developed in **Appendix C**).

Collectively these measures provide the foundations for a robust social impact management plan for the Project that aims to enhance the positive social impacts and mitigate any potential negative impacts. Impacts relating to other technical matters have associated management measures in the EES, including biodiversity, traffic and transport and visual impact management.

Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
ACHA	Aboriginal Cultural Heritage Assessment
AEMO	Australian Energy Market Operator
ATIS	Aboriginal and Torres Strait Islander
BRACE	Barwon Region Alliance for Community
BSF	Battery Storage Facility
CHMP	Cultural Heritage Management Plan
DEECA	Department of Energy, Environment and Climate Action
DELWP	Victorian Department of Environment, Land, Water and Planning
DFID	United Kingdom Department for International Development
EE Act	Victorian Environment Effects Act 1978
EES	Environmental Effects Statement
FPIC	Free Prior and Informed Consent
GMTOAC	Gunditj Mirring Traditional Owner Aboriginal Corporation
the Guideline	Ministerial guidelines for assessment of environmental effects
GWh	Gigawatt hour (unit)
ha	Hectares (unit)
IAIA	International Association for Impact Assessment
IAP2	International Association for Public Participation
ILUA	Indigenous Land Use Agreement
IPA	Indigenous Protected Area
ISP	Integrated System Plan
KGPH	Kentbruck Green Power Hub
km	Kilometre (unit)
kV	Kilovolt (unit)
LGA	Local Government Area
MW	Megawatt (unit)
MWh	Megawatt hour (unit)
MP	Member of Parliament
NEM	National Electricity Market
Neoen	Neoen Australia Pty Ltd
NSW	New South Wales
the Project	Kentbruck Green Power Hub Project

Abbreviation	Definition
REZ	Renewable Energy Zone
SA	South Australia
SAL	Suburbs and Localities
SA2	Statistical Area Level 2
SEIFA	Socio-economic Indexes for Areas
SIA	Social Impact Assessment
SSC	State Suburbs
TIA	Traffic Impact Assessment
Umwelt	Umwelt (Australia) Pty Limited
VRET	Victorian Renewable Energy Target

Table of Contents

Executive Summary	i
Abbreviations	iv
1.0 Introduction	1
1.1 Project Overview	1
1.2 Site Description	7
1.2.1 Regional Context	7
1.2.2 Project Area	7
2.0 Methodology	9
2.1 Define the Study Scope and Requirements	10
2.2 Define the Area of Social Influence	13
2.3 Conduct the Social Baseline Profile	16
2.3.1 Sustainable Livelihoods Approach	16
2.4 Conduct Community and Stakeholder Consultation	21
2.5 Evaluate Social Impacts	27
2.6 Develop Mitigation and Enhancement Strategies	30
3.0 Social Baseline	32
3.1 Strategic Planning and Regional Context	32
3.1.1 Energy Policy in Victoria	32
3.2 Community Perceptions of Renewable Energy	34
3.3 Regional Development Context	37
3.4 Community Profile	41
3.4.1 Political Capital	41
3.4.2 Cultural Capital	43
3.4.3 Natural Capital	46
3.4.4 Human Capital	50
3.4.5 Economic Capital	53
3.4.6 Social Capital	61
3.4.7 Physical Capital	65
3.5 Local Challenges and Opportunities	70
4.0 Perceived and Predicted Social Impacts	73
4.1 Social Impact Summary	73
4.2 Overview of Community Sentiment	74

4.3	Community and Way of Life	76
4.3.1	Population Change	76
4.3.2	Disruption to Sense of Place Due to Changes to Landscape	79
4.3.3	Disruption to Sense of Place Due to Population Influx	81
4.4	Surroundings	82
4.4.1	Industrialisation of the Landscape And Changes to Visual Amenity	82
4.4.2	Impact of Noise Generated by Wind Turbines on Social Amenity	84
4.4.3	Impacts on Natural Amenity and Local Environmental Values	85
4.4.4	Changes to Enjoyment of Pristine Natural Areas	88
4.4.5	Benefits Arising from Complementary Land Uses of Forestry and Wind Farms	90
4.5	Accessibility	90
4.5.1	Access to the Great South West Walk and Cobboboonee National Park	90
4.5.2	Access to Short-Term Accommodation	91
4.5.3	Access To Affordable Housing	93
4.5.4	Access to Health and Community Services	95
4.5.5	Road Infrastructure and Traffic Disruptions	96
4.5.6	Increased Land Management Needs and Public Safety Risks	99
4.5.7	Access to Affordable, Reliable and Clean Energy	100
4.5.8	Changes in Access to, and Use of the Green Triangle Plantation	101
4.6	Culture	102
4.6.1	Aboriginal Cultural Values and Land Rights	102
4.7	Personal Property Rights and Livelihoods	104
4.7.1	Impacts on Property Values	104
4.7.2	Neighbour Agreements and Income Generation	106
4.7.3	Local Employment and Procurement	106
4.7.4	Effects on Local Tourism due to Changes to the Landscape	113
4.7.5	Disruption to Agricultural Activities and Livelihoods Due to Construction and Operation of Transmission Line	116
4.8	Health and Wellbeing	118
4.8.1	Increased fire risk	119
4.8.2	Increased Risk of Collisions and Road-Related Injuries	119
4.8.3	Risk To Aviation Safety	120
4.9	Decision Making and Political Systems	121
4.9.1	Information Provision and Community Participation	121
5.0	Social Impact Evaluation and Mitigation	123
6.0	Social Impact Management Planning	135
6.1	Community Engagement Strategy (MM-SE01)	139

6.1.1	Complaint Investigation and Response Plan (CIRP) and Complaints Register (MM-SE06)	139
6.2	Communications Plan (MM-TP01)	139
6.3	Shared Benefits Strategy (MM-SE02)	140
6.3.1	Community Enhancement Plan	141
6.3.2	Community-Identified Strategies and Opportunities	141
6.3.3	Neighbour Benefit Plan	142
6.4	Aboriginal Participation Plan (MM-SE05)	143
6.5	Local Participation and Social Procurement Strategy (MM-SE03)	144
6.6	Workforce Accommodation Management Plan (MM-SE04)	147
7.0	Conclusion	149
8.0	References	150

Figures

Figure 1.1	Project Area and Layout	3
Figure 1.2	Transmission Line Options	5
Figure 1.3	Preferred Transmission Line Route	6
Figure 2.1	Social Impact Assessment Methodology and Purpose	9
Figure 2.2	Social Impact Categories	11
Figure 2.3	Area of Social Influence	15
Figure 2.4	Community Capitals Framework	17
Figure 2.5	Stakeholders Engaged	21
Figure 2.6	Social Impact Significance Matrix	28
Figure 2.7	Social Impact Evaluation Process	29
Figure 2.8	Hierarchy of Mitigation	31
Figure 3.1	Stakeholder Perceptions	35
Figure 3.2	Key Stakeholder Perceptions, Barwon South West Renewable Energy Roadmap	36
Figure 3.3	Gunditj Mirring Traditional Owners Aboriginal Corporation RAP boundary area	42
Figure 3.4	Gunditjmara Native Title Determination Area (VCD2007/001)	44
Figure 3.5	Land Tenure Surrounding the Project Area	47
Figure 3.6	Glenelg Shire LGA Population Projections	51
Figure 3.7	SEIFA Index of Education and Occupation	53
Figure 3.8	SEIFA Index of Economic Resources	55
Figure 3.9	Value Added by Industry, Glenelg Shire LGA, 2020/21	56
Figure 3.10	Resident Industry of Employment in Portland, Nelson and Mount Gambier SALS	59
Figure 3.11	SEIFA Index of Relative Socio-economic Disadvantage	64
Figure 3.12	Short-Term Accommodation Occupancy Rates	70
Figure 4.1	Summary of Social Impacts	73
Figure 4.2	Level of Community Support for the Project ^{13F}	74

Figure 4.3	Identified Benefits of Wind Farms – Broader Community	75
Figure 4.4	Concerns About Wind Farms	76
Figure 4.5	Scenario One Construction Workforce Histogram	78
Figure 4.6	Scenario Two Staged Construction Workforce Histogram	78
Figure 4.7	Geographical Distribution of Service Provision of Stakeholders Surveyed	108
Figure 4.8	Accommodation Providers Perception of Impact of Wind Turbines on Tourism	114

Tables

Table 2.1	Scoping Requirements Addressed in this Assessment	12
Table 2.2	Area of Social Influence	14
Table 2.3	Social Baseline Profile Indicators	18
Table 2.4	Engagement Timeline	22
Table 2.5	Consulted Stakeholder Groups	25
Table 2.6	Characteristics of Social Impacts (NSW Government, 2021)	27
Table 2.7	Defining Magnitude Levels for Social Impacts (NSW Government, 2021)	30
Table 2.8	Defining Likelihood Levels for Social Impacts (NSW Government, 2021)	30
Table 3.1	Other Developments in the Region with Social Impact Considerations	38
Table 3.2	Key Townships	50
Table 3.3	Summary of Available Social Infrastructure	67
Table 3.4	Tourist Region Accommodation Snapshot 2017–2018 (STR 2018; 2021)	69
Table 3.5	Short-Term Accommodation Occupancy Rates	69
Table 3.6	Local Challenges and Opportunities	70
Table 4.1	Construction Workforce Population Change Estimates – All Scenarios	79
Table 4.2	Construction Workforce and Procurement Requirements (Neoen, 2021)	107
Table 5.1	Evaluation of Negative Social Impacts	124
Table 5.2	Evaluation of Positive Social Impacts	133
Table 6.1	Social Impact Management Strategies	136
Table 6.2	Community-Identified Enhancement Strategies and Opportunities	141
Table 6.3	A methodology for Defining ‘Local’	146

Appendices

Appendix A	Community Capitals Dataset
Appendix B	Community Engagement Plan
Appendix C	Workforce Accommodation Management Plan
Appendix D	Kentbruck Green Power Hub Survey
Appendix E	Transmission Line Social Impact Assessment

1.0 Introduction

This Social Impact Assessment (SIA) has been undertaken by Umwelt for the Kentbruck Green Power Hub (the 'KGPH' or 'the Project'). This SIA forms part of the Project's Environment Effects Statement (EES) under the *Victorian Environment Effects Act 1978* (or 'the EE Act') and the *Planning and Environment Act 1987* and builds on the Social Baseline and Issues Scoping Study (Umwelt, 2021).

1.1 Project Overview

Neoen is proposing a renewable energy development, known as the Kentbruck Green Power Hub, comprising a wind energy facility (wind farm) with associated infrastructure. The Project would be mostly located in an actively managed and harvested pine plantation in southwest Victoria, between Portland and Nelson, in the Glenelg local government area (LGA).

The Project would involve two main components, as shown in **Figure 1.1**:

- A wind farm of up to 600 MW comprising up to 105 wind turbines and associated permanent and temporary infrastructure.
- A new 275 kV underground transmission line, which would connect the Project to the existing AusNet electricity transmission network. The transmission line would extend from the eastern boundary of the wind farm site to the existing 275/500 kV Heywood Terminal Station and would be approximately 26.6 km in length.

As shown in **Figure 1.1**, permanent infrastructure associated with the wind farm include:

- Up to 105 wind turbines.
- Access roads, including:
 - Public roads for site access; existing site access routes into the commercial forestry operation would be utilised to minimise the need for new site entrances. Some public roads and intersections would need to be upgraded to facilitate delivery of Project components, particularly wind turbine blades.
 - Internal access roads; existing access tracks within the commercial forestry operation and on land currently used for agricultural purposes would be used where possible. Some of these roads and intersections may need to be upgraded.
- Up to eight meteorological monitoring masts within the wind farm site.
- Permanent hardstand areas at each turbine location, with a footprint of approximately 0.4 ha, subject to refinement based on the dimensions of the final wind turbine model selected.
- Three collector substations.
- Underground powerlines connecting the wind turbines to the collector substations.

- A main wind farm substation to which all the collector substations would be connected. The main substation would connect the wind farm to the existing electricity transmission network via a new underground transmission line.
- A high voltage powerline connecting the collector substations to the main on-site substation, which would be a combination of overhead and underground cabling.
- Transition stations at which the high voltage powerline would transition from overhead to underground or vice versa (if needed; see below).
- Up to two permanent site compounds, including 30 carparking spaces at each location.
- Temporary infrastructure associated with construction of the wind farm would include:
 - Up to three concrete batching plants.
 - Laydown areas with a footprint of approximately 0.6 ha located at each turbine.
 - Up to six construction compounds, each containing a site office, carparking, storage, amenities, and a workshop.

Additionally, a proposed limestone quarry would be used to provide material for construction of the Project. The quarry is proposed to be located in the central western part of the wind farm site, north of an existing limestone quarry used by the plantation. Neoen would obtain a Work Authority for the quarry. The quarry footprint is expected to be around 6 ha in area and up to 15 m deep.

The Project's construction period is anticipated to be two to two and a half years in duration, (depending on construction methodology) and is anticipated to begin in 2026. The Project at peak would employ up to 350 people. A total of 14 jobs during the 25-to-30-year operational period of the Project are anticipated. Further information on the workforce profile is contained throughout this assessment.

The Project, and as contained within this social impact assessment, has considered two possible electricity transmission line options for the Project, as shown in **Figure 1.2** and as further assessed in the Transmissions Line Options Assessment report (**Appendix A** of the EES) (Umwelt 2023).

- Option 1 (referred to as the ‘Heywood Easement’ and assessed in this SIA as the preferred route) would provide electrical connection through a new 275 kilovolt (kV) transmission line extending from the eastern boundary of the wind farm site to the existing transmission network, with the line totalling approximately 26.6 km in length. The proposed transmission line route would extend underground from the main wind farm substation near the eastern boundary of the wind farm site to the existing Heywood Terminal Station (situated approximately 20 km north of Portland). The transmission line would bisect Cobboboonee National Park and Cobboboonee Forest Park for approximately 17.6 km, where it would be buried beneath an existing road (Boiler Swamp Road). The remainder of the proposed line would run underground to the Heywood Terminal Station traversing a number of freehold agricultural properties. This option is shown in greater detail in **Figure 1.3**.
- Option 2 (referred to as the ‘Portland Easement’ is no longer under consideration by the Project, had considered involving a single overhead transmission line from the eastern boundary of the proposed wind farm to the existing Heywood to Portland 500 kV transmission line north of Portland, of about 45 km in length. This option would be located primarily within freehold land currently used for grazing. This option would require the development and construction of a new electrical terminal station located adjacent to the existing 500 kV line north of Portland. While this option has been removed from the Project, it is considered within this report as it was presented to community members during consultation in the early stages of Project planning, and received substantial opposition due to its perceived social impacts at the time.



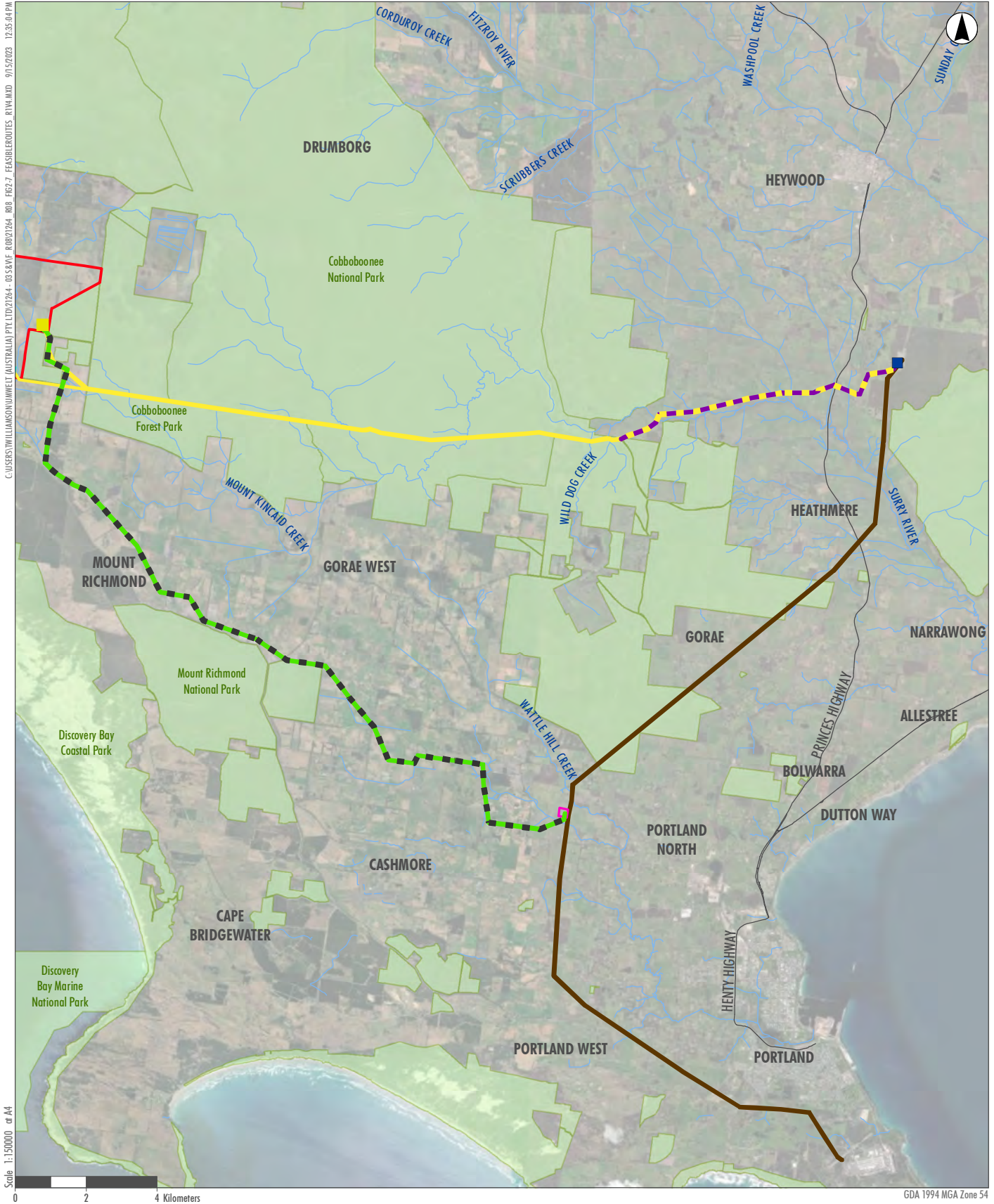
Scale 1:150000 at A4

Legend

- | | | | |
|--|------------------------------------|--------------------------------|------------------------------------|
| Project Area | Permanent Wind Farm Infrastructure | Proposed Turbine Location | Temporary Wind Farm Infrastructure |
| Glenelg Estuary and Discovery Bay Ramsar Wetland | Onsite Quarry | Underground Transmission Line | Concrete Batch Plant |
| Roads | Collector Substation | 275 kV Powerline - Overhead | Laydown Areas |
| Watercourses | Crane Hardstand | 275 kV Powerline - Underground | Site Compounds |
| Site Access Points | | Internal Access Roads | |
| | | Underground Powerlines | |

Image Source: ESRI Basemap (2021) Data source: DELWP (2021); Geoscience Australia (2021); Aurecon (2021)

FIGURE 1.1
Wind Farm Details

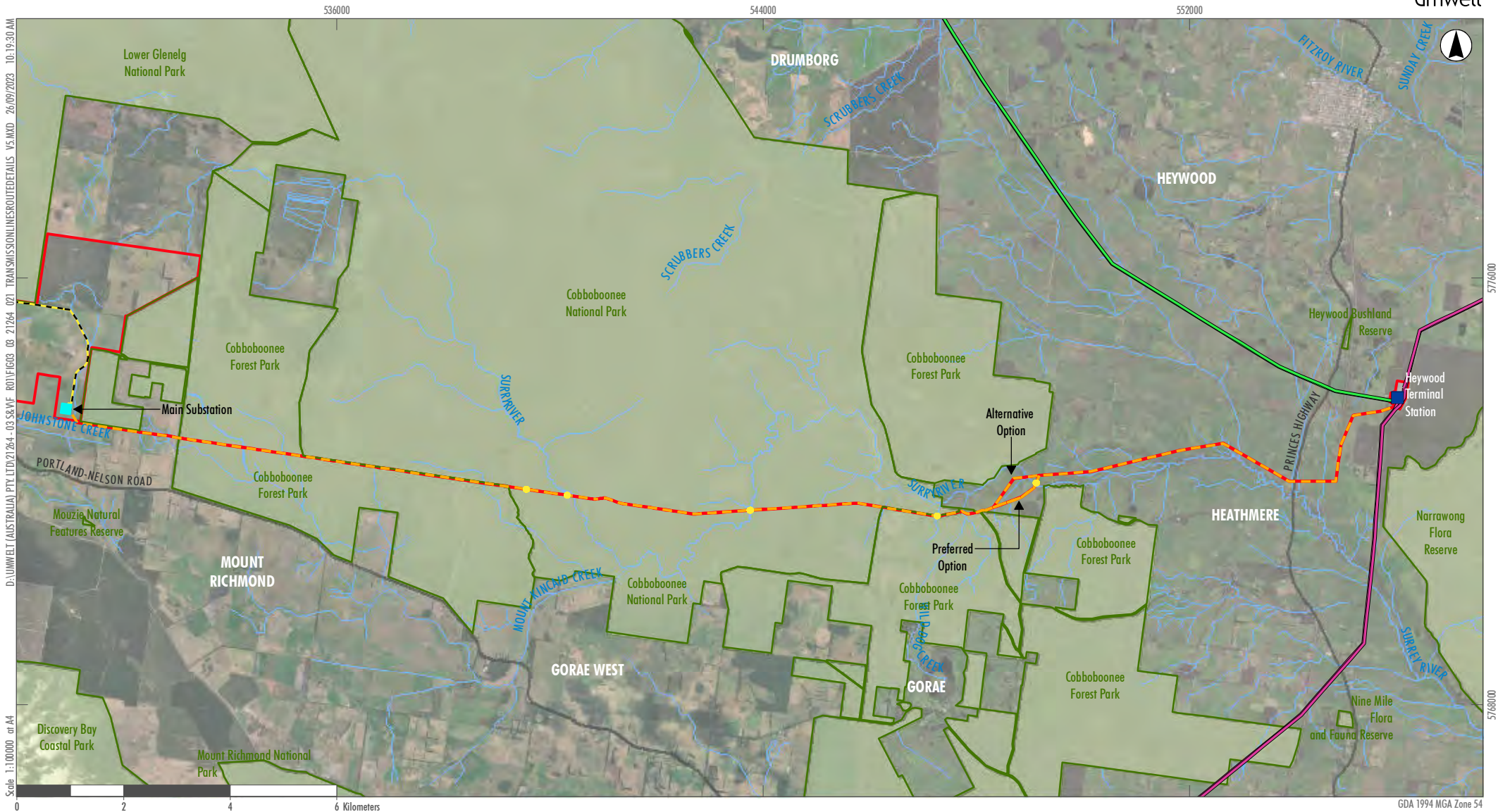


C:\USER\STWILLIAMS\UNWELT (AUSTRALIA) PTY.LTD\121264-03\S&E\ROB\021264-ROB-FIG-2.7-FEASIBILITY\ROUTES-R1\4\MXD-911512023-12:35:04.PM
 Scale 1:150000 at A4
 GDA 1994 MGA Zone 54

Legend

- Wind Farm Site
- Proposed Terminal Station Location
- Main Wind Farm Substation
- Previous Substation Location
- Heywood Terminal Station
- Roads
- Drainage Line
- Heywood-Portland 500kV Transmission Line
- Overhead component of Option 1A
- Underground component of Option 1A and 1B
- Underground component for Option 1B
- Option 2A
- Option 2B

FIGURE 1.2
Transmission Line Options



D:\UMWELT (AUSTRALIA) PTY LTD\21264-03 SBWF - ROT\FIG03_03_21264_021_TRANSMISSIONLINESROUTEDETAILS_V5.WXD 26/09/2023 10:19:30 AM
 Scale 1:100000 at A4

- Legend**
- | | | | |
|---|---|--------------------------------------|---|
| Project Area | Transmission Line Infrastructure | Existing Transmission Network | Permanent Wind Farm Infrastructure |
| Roads | Underground Transmission Line | 275 KV | Substation |
| Watercourses | Horizontal Direction Drilling Locations | 500 KV | Internal Access Roads |
| Parks and Reserves | | | 275 kV Powerline - Underground |

FIGURE 1.3
Preferred Transmission Line
Route

1.2 Site Description

1.2.1 Regional Context

The Project is located in southwest Victoria within the Glenelg Shire local government area (LGA). The Glenelg LGA is located approximately 360 km west of the Melbourne city centre and consists of a large number of towns including Portland, Casterton, Heywood, Dartmoor, Nelson and Cape Bridgewater. The Glenelg LGA, along with municipalities of Corangamite, Moyne, Southern Grampians and Warrnambool, are within the Great South Coast Region of the Barwon South West Region, which is known for its agriculture, tourism and energy production industries (Great South Coast Group, 2021).

The closest township to the Project is the small community of Nelson (population 191), approximately 3 km to the west, on the banks of the Glenelg River (Glenelg Shire Council, 2020). The City of Portland (population 11,230) is the closest regional centre and is the largest settlement in the local government area (LGA). The South Australian border is approximately 5 km west of Nelson with the large regional centre of Mount Gambier (population 27,400) approximately 40 km from the Project Area, in the state of South Australia. Mount Gambier services a number of surrounding communities given its central location between Adelaide and Melbourne and hosts a large transport industry. The regional centre of Warrnambool (population 35,000) is the largest regional city within proximity to the Project and is about 150 km to the east.

1.2.2 Project Area

The Project would extend along the southern coast of the Glenelg LGA, between the city of Portland and township of Nelson. The Project Area is predominantly (85.7%) located within an area used for commercial radiata pine forestry operations which has been heavily modified. The remaining approximately 14.2% of land in the Project Area is freehold land that is primarily used for grazing (with around 0.1% of the Project Area covering public land). The Project is proposed on actively managed and harvested pine plantation and adjoining freehold agricultural land inland of the Discovery Bay Coastal Park and adjacent to the Lower Glenelg and Cobboboonee National Parks.

The region surrounding the Project Area is characterised by the following land uses:

- The eastern and western portions of the wind farm site are characterised by freehold agricultural land generally used for grazing.
- Cobboboonee National Park and Cobboboonee Forest Park are located east and northeast of the wind farm site. The proposed transmission line corridor traverses east-west beneath an existing road (Boiler Swamp Road) which bisects the two parks.
- The nearest township to the Project Area, Nelson, is located approximately 3 km west of the wind farm site.
- Discovery Bay Coastal Park extends along the coastline south of the wind farm site. Discovery Bay is a popular tourist destination with spectacular views and environmental values.
- Kentbruck Plantation, a Victorian state forest owned by HPV, is situated north of Portland-Nelson Road and north of the wind farm site.

- The Glenelg Estuary and Discovery Bay.
- Site is located to the northwest and south of the wind farm site, outside the Project Area boundary. This Ramsar site was listed in 2018.
- Lower Glenelg National Park is located north of the wind farm site, outside the Project Area boundary.
- The Glenelg River runs to the north and west of the wind farm site, outside the Project Area boundary.

The Project Area covers an area of up to 8,350 ha. This comprises 8,318 ha for the wind farm site and approximately 21 ha for the Heywood transmission line corridor.

There is an existing network of public roads both surrounding and internal to the Project Area, as well as several private access roads within the plantation in the wind farm site. Public roads in the plantation are used by plantation vehicles and by members of the public accessing destinations south of the plantation along the coast. Portland Airport is located approximately 17.5 km east of the wind farm site, Nelson Aerodrome is 3.9 km to the west, and a private airstrip (Kentbruck Airstrip) is located within the HPV Kentbruck Plantation north of Portland-Nelson Road and 2.4 km from the wind farm site.

2.0 Methodology

The methodology adopted in this study is based on the Victorian Ministerial guidelines for assessment of environmental effects (Victorian Government, 2006) (the guideline’s suggested approach is summarised in **Figure 2.1**). In addition, consideration of best practice social impact assessment has been used to guide the approach adopted in this assessment, including the *International Principles for Social Impact Assessment* (Vanclay, 2003) and the *Social Impact Assessment: Guidance for assessing and managing the social impacts of projects* (IAIA, 2015).



Figure 2.1 Social Impact Assessment Methodology and Purpose

Source: Umwelt 2022, adapted from (Victorian Government, 2006).

To achieve the above goals, this assessment has been conducted in line with the following methodology, as highlighted in this chapter:

1. Define the study scope and requirements.
2. Define the area of social influence.
3. Conduct a social baseline analysis.
4. Evaluate social impacts.
5. Develop mitigation and enhancement strategies.

The following sections describe these steps in greater detail.

2.1 Define the Study Scope and Requirements

This SIA has been prepared in accordance with the *Ministerial guidelines for assessment of environmental effects* (the Guideline) (Department of Sustainability and Environment, 2006). As the guideline outlines:

An EES needs to assess the social implications of a project for affected communities. Because of the complexity of human behaviour and perceptions, this assessment may need to assess likely scenarios for change, rather than establishing accurate predictions. An EES may therefore need to use a combination of recognised quantitative and qualitative methods to meaningfully assess potential social effects (Page 16).

Additionally, The Victorian Government's *Guide to Community Engagement and Benefit Sharing in Renewable Energy Development in Victoria* (DELWP, 2021) outlines the following definition of social impacts applicable to Victorian renewable energy projects:

Social impacts in the context of SIAs include all issues associated with a renewable energy project that affect local and regional communities, both directly and indirectly in a positive or negative way. The impacts can be perceptual or physical and can be felt by individuals, families, social groups, workplaces, and other segments of the community.

Social impacts are changes which occur to communities (as a result of the project). The International Association for Impact Assessment defines social impacts as those relating to:



Figure 2.2 Social Impact Categories

Source: Umwelt, 2022; Derived from IAIA, 2015.

As required by the Ministerial Guidelines for Assessment of Environmental Effects, the scope of an EES is a set of matters to be investigated in relation to the Project. These matters are considered by the Minister for Planning and relevant agencies and inform the ‘scoping requirements’ which are issued for each project by the Minister.

Under Section 4.5 of the Scoping Requirements (2020): land use and socio-economic, the evaluation objective of assessing land use and infrastructure effects of the Project is “to avoid and minimise adverse effects on land use, social fabric of the community, local infrastructure, aviation safety and to neighbouring landowners during construction, operation and decommissioning of the project” (Scoping Requirement 2020, p. 15).

The Scoping Requirements (2020) as well as those requirements contained within the Reasons for Decision (2019) addressed within this assessment are outlined in **Table 2.1**.

Table 2.1 Scoping Requirements Addressed in this Assessment

Scoping Requirement	Section of report where scoping requirement is addressed
Key Issues	
Significant disruption to existing and/or proposed land uses, with associated economic and social effects.	Potential disruption to existing land uses that the Project may cause and the associated social effects of this are outlined in Section 4.0 .
Potential adverse economic and social effects.	Potential adverse social effects of the Project are discussed in Section 4.0 and evaluated in Section 5.0 .
Existing environment	
Describe the project area and its environs in terms of land use (existing and proposed), residences, zoning and overlays and public infrastructure that support current and strategic patterns of economic and social activity.	A description of the existing land use, settlement pattern and public infrastructure is contained within Section 3.0 , particularly within Sub-Section 3.4.3.1 . Section 3.0 outlines the strategic planning and regional development setting of the Project locality.
Describe the local community and social setting.	Section 3.0 describes the local community and social setting where the Project is proposed using indicators outlined in Section 2.3 .
Characterise tourism usage of the project area and its surroundings, including national parks and reserves.	Sub-Section 3.4.3.3 describes the current tourism sector in the locality where the Project is proposed, with Sub Section 3.4.3.2 outlining the area’s natural capital, recreational attractions, conservation areas and key environmental assets.
Likely effects	
Identify potential impact on tourism and tourist attractions within the project area and surrounding natural reserves.	Section 4.0 outlines the potential effect on the local tourism sector, particularly within Sub-Section 4.7.4 .
Effects on the socio-economic environment, at local and regional scales, including the indirect effects of construction on the capacity of local community infrastructure (Reasons for Decision, 2019).	Effects on the social-economic environment at local and regional scales is discussed and assessed within Section 4.0 and Section 5.0 . Particular effects on local infrastructure and services are contained within Sub Section 4.5 .
Cumulative effects on social values, considering other operating or approved wind farms and development in the region (Reasons for Decision, 2019).	Cumulative effects of the Project are discussed within Section 4.0 and Section 5.0 , giving consideration to the regional development context outlined within Section 6.0 .

Scoping Requirement	Section of report where scoping requirement is addressed
Mitigation measures	
Outline measures to minimise potential adverse effects of the project and enhance benefits to the community and local businesses.	<p>Proposed strategies to be implemented in response to the predicted social impacts associated with the Project are described in Section 5.0 as part of the social impact evaluation, with a social impact management framework presented in Section 6.0.</p> <p>In response to stakeholder feedback, a draft Workforce Accommodation Management Plan (WAMP) has been developed to assess likely impacts on housing and accommodation (see Appendix C).</p>
Performance objectives	
Describe proposed measures to mitigate, offset or manage social, land use and economic outcomes for communities living within the project area and its environs as well as proposed measures to enhance beneficial outcomes.	Section 5.0 and Section 6.0 outline the mitigation, enhancement management measures appropriate to the social impacts identified and assessed within this report.

2.2 Define the Area of Social Influence

This SIA has defined the Project’s social study area or ‘area of social influence’ as:

- The communities situated on land, or those that have physical or emotional ties to the geographical area that the Project Area and any ancillary infrastructure is proposed to be located.
- Townships or population centres proximal to the Project Area.
- Key suburbs or communities that would host transportation routes for the Project and/or from which Project workforces (construction and operations) may be sourced.
- The local government area (LGA) of Glenelg which represents the broader locality of the Project Area.
- The broader community that accesses or uses natural or physical features in the Project Area.
- The area of social influence is reflected in **Figure 2.3**.

The Australian Bureau of Statistics’ (ABS) statistical areas defined in **Table 2.2** have been used in the development of relevant community profiles and subsequent components of social analysis within this Report. **Table 2.2** provides an overview of the areas considered as part of the Project’s social locality. The following map highlights all the areas considered as being within the area of social influence.

Table 2.2 Area of Social Influence

Project Aspect	ABS Area / Name/ Boundary	Purpose and scale of analysis
Region	Great South Coast	Broader regional economic and community perception analysis to identify regional trends, strengths and weaknesses
Local government area	Glenelg LGA	Demographic and economic analysis
Major centre	Portland SA2	Demographic and economic analysis Supply chain and service and accommodation analysis
Major centre	Mount Gambier LGA	Demographic and economic analysis Supply chain and service and accommodation analysis
Wind Farm	Nelson SAL ¹	Detailed demographic analysis to identify localised community characteristics, variations in vulnerability, demographic trends, social impacts and opportunities.
Wind Farm, Transmission Line Option 1 & Transmission Line Option 2	Mount Richmond SAL	
Transmission Line Option 1	Gorae SAL	
Transmission Line Option 1	Heathmere SAL	
Transmission Line Option 1	Heywood SAL	
Transmission Line Option 1	Drumborg SAL	
Transmission Line Option 1 & Transmission Line Option 2	Cashmore SAL	
Transmission Line Option 1 & Transmission Line Option 2	Gorae West SAL	
Transmission Line Option 2	Portland West SAL	
Nearby community	Cape Bridgewater SAL	
Nearby community	Donovans SAL	
Nearby community	Wye SAL	
Nearby community	Caveton SAL	
Nearby community	Ob Flat SAL	
Neighbouring Landholders (55 dwellings within 10 km of Project Area boundary)	Within 10 km of Project Area	Detailed analysis of visual, noise and amenity impacts.
Nearby important natural reserves and resources	Cobboboonee National Park Discovery Bay Coast Park	These natural reserves are of strong emotional significance to locals and visitors of the region and have been considered in this assessment.

¹ SAL refers to a Suburb and Locality in ABS designations. ABS changed their naming convention from SSCs (State Suburbs) to SALs between 2016 and 2021. Where 2016 data is used this report refers to SSCs. Where 2021 data is used this report refers to SALs.

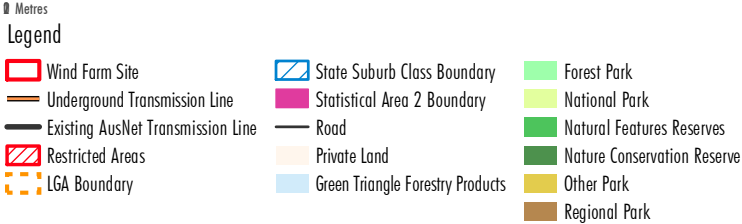
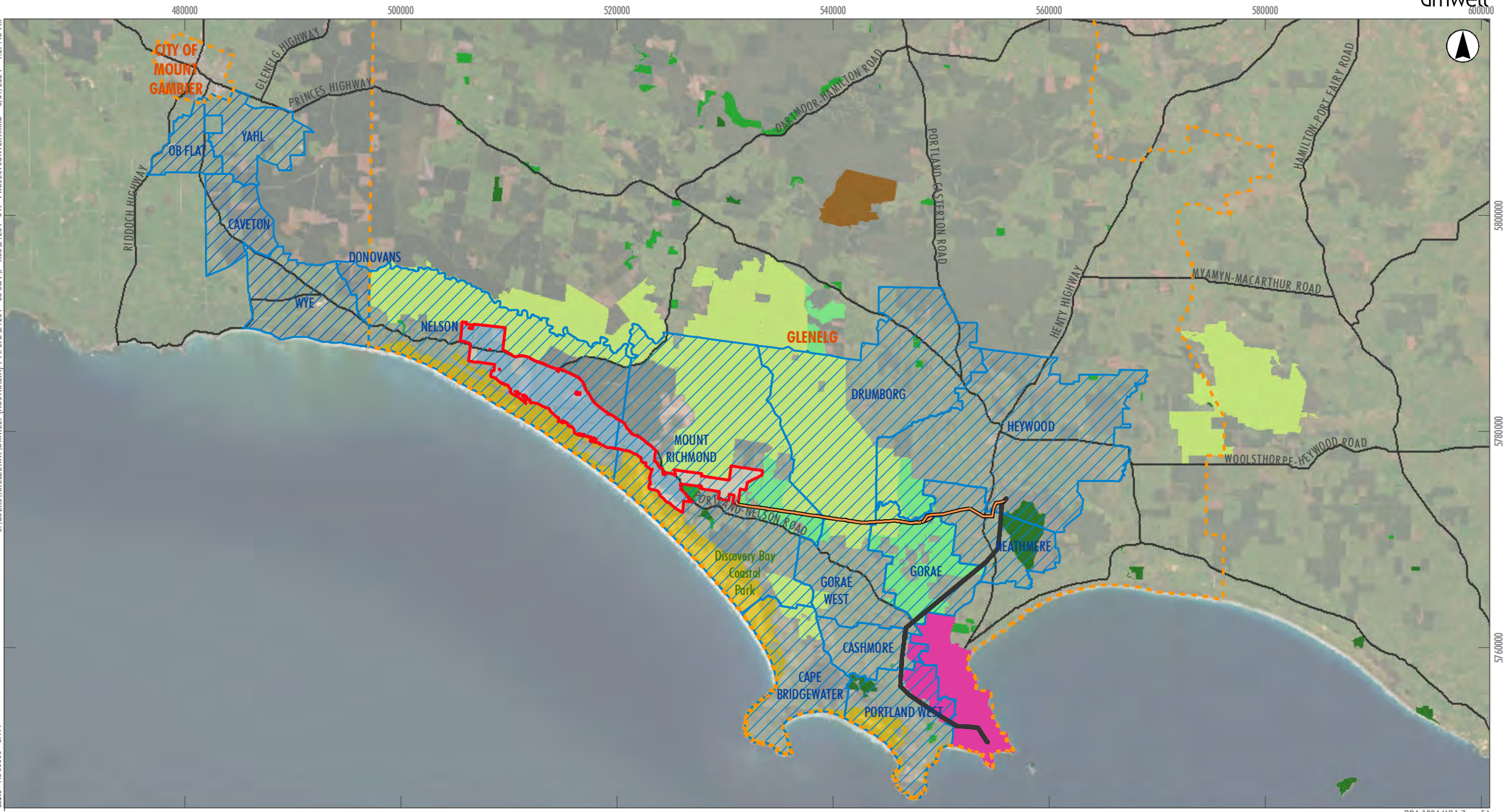


FIGURE 2.3
Area of Social Influence

2.3 Conduct the Social Baseline Profile

A social baseline gathers knowledge from both primary and secondary data sources to inform an understanding of the existing social setting in which a project is proposed and of potentially affected communities. The social baseline is a foundational component of SIA as it provides the basis from which social impacts associated with the project may be assessed and predicted, monitored, and managed over time.

2.3.1 Sustainable Livelihoods Approach

To understand the communities of interest to the Project and to evaluate their resilience and adaptive capacity to change, the social baseline has utilised the Sustainable Livelihoods Approach or 'community capitals' analysis (U.K. Department for International Development [DFID] 1999).

According to this framework, people seek to maintain their livelihood within a context of vulnerability. Specifically, threats to their livelihood include shocks (such as sudden onsets of natural disasters, problems, conflicts, and economic crises), trends (for instance, those relating to the economy, health, resources, and governance) and seasonality (such as cyclical fluctuations in prices or employment). People draw upon these assets to build and maintain their livelihood. A livelihood is considered sustainable '*...when it can cope with and recover from stresses and shocks and maintain or enhance its capabilities and assets both now and in the future, while not undermining the natural resource base*'.

The DFID (1999) approach draws on broad categories of community capitals as a fundamental basis to identifying and further enhancing community capacity and resilience. This methodology has been further developed by Coakes and Sadler (2011) to reflect the capitals approach - human, social, natural, physical, economic, and political. The vulnerability of each capital area can be assessed through the selection of a suite of indicators specific to each capital area to assess a community's vulnerability to change, or conversely, their adaptive capacity. Elements of each capital area are further outlined in **Figure 2.4**.

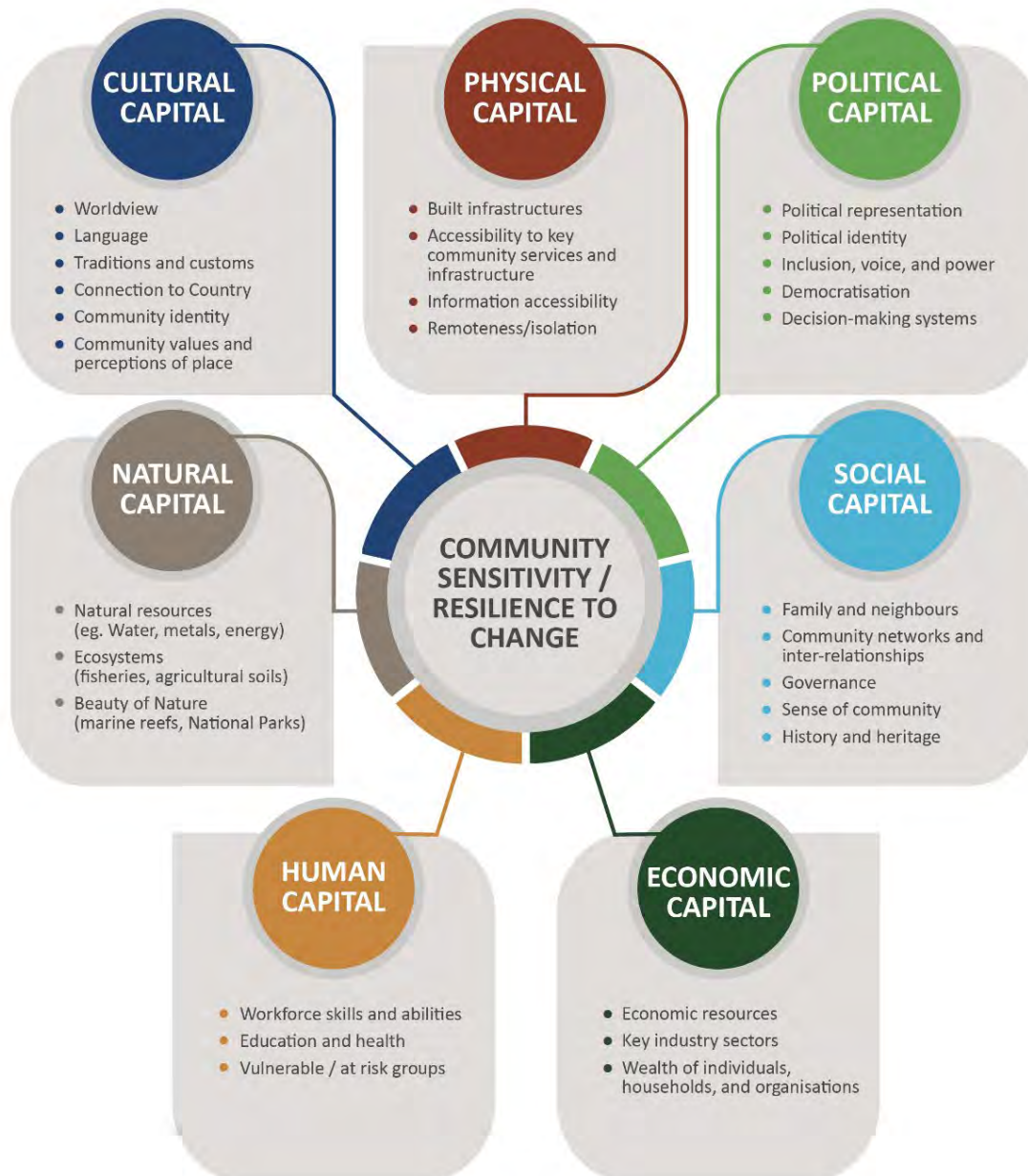


Figure 2.4 Community Capitals Framework

Source: Umwelt, 2020; Adapted from: (Coakes & Sadler, 2011).

To gain an understanding of the characteristics and composition of communities within the area of social influence, and to ascertain how the Project may change or affect people; socio-economic and demographic data has been gathered and summarised from key publicly available datasets, including the ABS Census (2016 and 2021), as well as through a review of local media, and local, regional, and State government plans and strategies.

Appendix A contains the community profile dataset that has been used to inform the social baseline of this assessment. Data sources and key indicators of interest are outlined in **Table 2.3**.

Table 2.3 Social Baseline Profile Indicators

Category	Indicator	Source
Political Capital	<ul style="list-style-type: none"> Federal, State and Local Government systems and structures. Aboriginal governance and representation. 	<ul style="list-style-type: none"> Federal, State, and Local representative and electoral information (Parliament of Australia 2021; Victoria Electoral Commission 2021; Glenelg Shire Council 2020). Register of Native Title Claims (National Native Title Tribunal, 2021).
Cultural Capital	<ul style="list-style-type: none"> Aboriginal ethnography. Aboriginal cultural values. Cultural practices and activities. Cultural heritage items and locations. Community cultural organisations and groups. 	<ul style="list-style-type: none"> Register of Heritage Items. Review of Secondary Sources and Community Groups in the Social Locality. Cultural Values Assessment – sponsored by Neoen and undertaken by the representative body of the Gunditjmarra Traditional Owners (GMTOAC).
Natural Capital	<ul style="list-style-type: none"> Community values associated with natural, biophysical, or environmental features National parks, conservation areas and reserves Land use profiles Access to natural resources Measures of tourism and recreation based on natural resources. 	<ul style="list-style-type: none"> Barwon South West's Great South Coast Region (DJPR, 2020) Capturing the full benefits of plantation forestry in the Green Triangle (Ernst & Young, 2020) General public discussion guide. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020) Regional Catchment Strategy (Glenelg Regional Catchment and Land Protection Board, 1997) Socio-economic impacts of the forest industry. Green Triangle (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017) Great Ocean Road Regional Tourism Summary (TEVE Research Unit, 2021) Great South Coast Regional Growth Plan (Great South Coast Group, 2014) Australia's Green Triangle (URS Forestry) Discovering our Shire (Glenelg Vic, 2022) For Unique Environments (Friends of the Great South West Walk, n.d) Great South West Walk (Friends of the Great South West Walk, n.d.).
Human Capital	<ul style="list-style-type: none"> Population by sex, age, and Aboriginality Population trends and projections Population density Median age 	<ul style="list-style-type: none"> General public discussion guide. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020) Glenelg Community Plan & Vision. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020)

Category	Indicator	Source
	<ul style="list-style-type: none"> • Index of Education and Occupation (SEIFA) • Highest level of formal education attainment • Self-assessed fair or poor health • Level of psychological stress • Obesity and level of physical exercise • Risk factors – smoking. 	<ul style="list-style-type: none"> • ABS Community Profiles (2021) • SEIFA Indexes for Australia (2016) • PHIDU Health Atlas of Australia (2016).
Social Capital	<ul style="list-style-type: none"> • Proportion of population with a different address 1 year ago (%) • Proportion of population with a different address 5 year ago (%) • Proportion of population aged 15+ who volunteer (%) • Proportion of population born overseas (%) • Proportion of single parent families (%) • Proportion of family households (%) • Proportion of group households (%) • Proportion of lone person households (%) • Total number of criminal incidents • Top crimes committed • Measures of early childhood development. 	<ul style="list-style-type: none"> • Australian Early Development Census (2019) • General public discussion guide. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020) • ABS Community Profiles (2021).
Economic Capital	<ul style="list-style-type: none"> • Proportion of the labour force employed full-time (%) • Proportion of the labour force employed part-time (%) • Proportion of the labour force who are unemployed (%) and trends • Median household income (\$/week) • Median mortgage repayment (\$/month) • Median weekly rent for a 3-bed house (\$/week) • Median rent/mortgage repayments as a proportion of median household income (housing stress) • Key industries of employment and economic productivity 	<ul style="list-style-type: none"> • Catchment Management Region. Land Use (Agriculture Victoria, 2020) • Capturing the full benefits of plantation forestry in the Green Triangle (Ernst & Young, 2020) • Forestry in the Green Triangle (The Green Triangle Forest Industries Hub, n.d.) • General public discussion guide. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020) • Glenelg Community Plan & Vision. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020) • Great South Coast Economic Futures (Fraser & Downie, 2019) • Annual Report (Great South Coast Group, 2019)

Category	Indicator	Source
	<ul style="list-style-type: none"> Forestry in the Green Triangle (The Green Triangle Forest Industries Hub, n.d.). 	<ul style="list-style-type: none"> Keppel Prince website (Keppel Prince, 2021) Socio-economic impacts of the forest industry. Green Triangle (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017) Media sources: Portland Observer (Sonti, Jobs go at Keppel Prince, 2021), ABC News ABS Community Profiles (2021).
Physical Capital	<ul style="list-style-type: none"> Proportion of occupied private dwellings that are fully owned (%) Proportion of occupied private dwellings that are owned with mortgage (%) Proportion of occupied private dwellings that are being rented (%) Total occupied private dwellings (%) Proportion of dwellings with internet access (%) Number of dwellings by type (housing stock) Method of travel to work/private car dependency Number of cars per household Availability of health facilities Availability of educational facilities Availability of short-term accommodation Transport networks/availability of public transport. 	<ul style="list-style-type: none"> South West Community Transport Directory (Corangamite Shire, 2020) Barwon South West's Great South Coast Region (DJPR, 2020) Great South Coast Regional Strategic Plan 2014-19 General public discussion guide. Glenelg Shire 2040 Our Future Together (Glenelg Shire Council, 2020) Winda-Mara Aboriginal Corporation website (Winda-Mara Aboriginal Corporation, 2018) ABS Community Profiles (2021) Southwest Community Transport Directory (Corangamite Shire 2020) Google Maps (2021) ABS Tourist Accommodation, Australia SALM (2015-2016) STR, Australian Accommodation Monitor (2017-2018) ACARA, MySchool (2020) AIHW, MyHospitals (2021) AIHW, Australian hospital statistics (2017-2018).

2.4 Conduct Community and Stakeholder Consultation

SIA involves the participation and collaboration of people who have an interest in, or those that are affected by a project. As Burdge (2004) outlines, stakeholders may be groups or individuals that:

- live, work, or recreate near the proposed project
- have an interest in the proposed action or change
- use or value a resource associated with the proposed project
- are affected by the proposed project.

This assessment has relied upon input through consultation with the following stakeholders (**Figure 2.5**).



Figure 2.5 Stakeholders Engaged

Neoen have a Community Engagement Plan in place (**Appendix B**) which stages engagement with the community throughout the Project lifecycle, from site selection through to decommissioning.

Outcomes from community consultation activities undertaken to date by Neoen have been reviewed and consolidated to understand the range of community views, concerns, interests, and feedback provided on the Project.

Engagement and consultation with stakeholders for the purposes of this assessment have consisted of several targeted SIA mechanisms including:

- personal meetings and interviews
- community information sessions
- community feedback survey
- local business and service provider survey.

Neoen-led engagement was conducted across several different platforms and mechanisms to increase capacity to engage with the Project. Efforts to increase accessibility of engagement included:

- A geographical spread of engagements across Heywood, Portland, Mount Richmond and Nelson, to increase access to in-person meetings.
- Neoen’s employment of a local community liaison staff member.

- Provision of on-line and in-person events and engagement opportunities.
- Establishment of a Kentbruck Green Power Hub office in Portland, run by the Community Liaison Officer on Mondays and Wednesdays from 4pm to 7pm and Saturday from 11am to 2pm.
- Direct engagement with Traditional Owners through the Cultural Values Assessment process.

A timeline of key engagement activities and related events has been compiled in **Table 2.4**.

Table 2.4 Engagement Timeline

Time	Engagement
Q1 2019	Feb: First briefing with Council Feb: Contact with host landholders (n=13) and neighbouring landholders (n=9) March: Gunditj Mirring Traditional Owners Aboriginal Corporation site tour March: Areas of interest pointed out for EES
Q2 2019	April: Community meetings and 3 information sessions with ~260 attendees April: Community survey received 100+ responses April: Community meeting held at Gorae West Hall with 35–40 attendees (most expressed support for option 1 and opposition to option 2, subsequently began advocacy campaign in support for option 1) June: Participation in business forum with Glenelg Shire Council and Committee for Portland, 140 businesses present
Q3 2019	July: Meetings with over 50 potential powerline hosts, 80% preferred underground cable, most landholders open to hosting a power line August: Minister's Decision for EES
Q4 2019	Oct-Dec: neighbour consultation Nov-Dec: Former DELWP public consultation on draft Scoping Requirements Dec: Community Information Day
Q1 2020	Feb: Community Advisory Committee (CAC) member nomination interviews
Q4 2020	Nov: CAC Meeting 1 Dec: Meeting with residents opposed to the overhead transmission line and substation
Q1 2021	Feb: Community meeting regarding opposition to Option 2 Transmission Line March: CAC Meeting 2
Q2 2021	May: meeting with Glenelg Shire Council June: Contact made and letters issued to local environmental groups June: Presentation to WASP environmental group
Q3 2021	Aug: CAC Meeting 3 Aug: Newsletter with project update included in the Portland Observer (3,500 copies) and letterbox drop to residents of Gorae, Cashmore, Gorae West, Mount Richmond and Nelson Aug: Press release issued regarding change of Transmission Line option Sept: SIA consultation with local environmental groups Sept: SIA interviews with 3 x local councils Sept: Meetings with neighbour and Aboriginal elder from Mount Richmond area Sept: Presentation to Friends of the Great South West Walk Sept-Oct: SIA business and service provider survey Sept: meeting with Glenelg Shire Council
Q4 2021	Oct: Project briefing with Gunditj Mirring Traditional Owners Aboriginal Corporation (GMTOAC) Committee

Time	Engagement
	Nov: Project briefing with GMTOAC members Nov: CAC Bus Tour Nov: Individual neighbour meetings with Nelson residents
Q1 2022	Jan: Launch of the Learning Hub, an educational resource for local schools, with materials for Years 5–6 and Years 7–8 Jan-Dec: Consultation with neighbouring landholders Feb: Meeting with Glenelg Shire Council Mar: Gunditj Mirring Board meeting regarding Future Act Notification
Q2 2022	May: Community Information Sessions in Heywood, Portland and Mount Richmond May: Meeting with Portland Committee members May: Friends of the Great South West Walk May: Gunditj Mirring met mast siting May: Meeting with Glenelg Shire Council
Q3 2022	July: Gunditj Mirring Site Walkover July: Meeting with Glenelg Shire Council July: Interviews with accommodation providers from Nelson, Heywood and Portland Aug: Community Information Session in Nelson Aug: CAC meeting 5 Aug: Portland 'shop front' office opening Aug: Friends of the Great South West Walk meeting Aug: Gunditj Mirring meeting on Country Sept: Nelson Tourist Association meeting Oct: Consultant commissioned to begin Cultural Values Assessment in collaboration with GMTOAC
Q1 2023	Jan: Consultation with neighbouring landowners Mar: CAC meeting
Q2 2023	Apr – Jun: Consultation with neighbouring landowners
Q3 2023	Jul – Aug: Ongoing neighbour meetings Jul: CAC newsletter update Jul: Glenelg Hopkins CMA meeting Jul: Council briefing with Mayor and Councillors Jul: Friends of the Great South West Walk meeting and sponsorship of 40 th anniversary
Q1 2024	Jan: Consultation with neighbouring landowners Feb: Committee for Portland meeting Mar: Council briefing Mar: Local CFA meetings Mar: Roma Britnell State MP meeting
Q2 2024	Apr – Jun: Ongoing neighbour meetings Apr: Dan Tehan Federal MP meeting Apr: AWU meeting Apr: Presentation at Native Title meeting Apr: Committee for Portland meeting
Q3 2024	Jul: Consultation with neighbouring landowners Aug: Portland Rotary Club presentation Aug: South West Trades & Labour Council presentation

An overview of the stakeholder groups surveyed, and the engagement mechanisms utilised, is provided in **Table 2.5** below. The issues, concerns and aspirations of stakeholders consulted have also been collated and summarised in **Section 4.0**.

Table 2.5 provides an overview of the stakeholder groups whose survey responses and insights provided during interviews and meetings have informed the SIA.

Neoen has continued engagement with key stakeholders in relation to the Project activities and EES process throughout 2023 and 2024 (refer to Chapter 6 of the EES for more information).

Table 2.5 Consulted Stakeholder Groups

Stakeholder Category	Organisation	No. Consulted	Main Engagement Mechanism	Notes
Landholders/Near Neighbours	N/A	72	In-person and phone meetings	Personal meetings and correspondence were undertaken by Neoen with 72 landholders and near neighbours as part of the Project's Scoping Phase between February and July 2019. This included preliminary discussions with approximately 50 potential host landholders regarding the construction of transmission infrastructure on their properties and interviews with 22 residents located within 3 kilometres of the wind farm site.
Community members	N/A	142	Survey (accessed online and at in-person information sessions) In-person community drop-in sessions	Neoen held community meetings in 2019 (1 session, 40 attendees) and 2022 (4 sessions, approximately 100 attendees across 4 events). Between April 2019 and October 2021, Neoen undertook an online community survey (n=114). The survey focused on community-identified positive and negative Project impacts, preferences for community benefit fund projects and preferences surrounding transmission line options. Please see Appendix D for a copy of the surveys. The majority of respondents were people who resided within 5 km of the Project (39%), or within 2-5 km of the Project (38%). 10 respondents (9%) owned land in the area but lived elsewhere, 5 (4%) did not live in the area but visited for recreation, a further 5 (4%) visited the area for work only and 7 (6%) did not specify their connection. The survey was reissued with minor changes between May and July 2022 (n=28).
Aboriginal Groups	Gunditj Mirring Traditional Owner Aboriginal Corporation (representing Gunditjmara Traditional Owners Community)	5	In-person meetings	In October 2021, Neoen held a project briefing with 5 committee members of the Gunditj Mirring Traditional Owner Aboriginal Corporation (GMTOAC) to discuss the Project and receive feedback on behalf of the Gunditjmara people. This meeting was followed by a formal project briefing by Neoen to the Gunditjmara native title rights holders (or members of the GMTOAC) of the Project Area in November 2021. Further meetings were held with the GMTOAC in 2022, including a site walk-over, met mast siting and board meeting to discuss Future act notification.

Stakeholder Category	Organisation	No. Consulted	Main Engagement Mechanism	Notes
Service Provider – Accommodation – delivered in 2022		20	Survey (delivered via phone interview)	Phone interviews were conducted with accommodation providers in mid-2022 to support development of the draft Workforce Accommodation management Plan and further assess impacts on tourism and accommodation supply.
Service Provider – delivered in 2021		9	Survey (delivered via phone interview)	Phone interviews were conducted by Umwelt in 2021.
Local business survey – delivered in 2021		7	Survey (delivered via phone interview)	Local businesses and service providers that participated in interviews with Umwelt were drawn from the following sectors - agriculture, forestry, and fishing (6), accommodation (6), followed by the construction industry (4) and mining industry (4).
Government - Local	Glenelg Shire Council Warrnambool City Council Moyne Shire Council	3	Online and in-person meetings	Interviews were conducted by Umwelt in August 2021.
Government – State	Parks Victoria DELWP (now known as Department of Energy, Environment and Climate Action (DEECA))	4	Online meetings	Meetings with Parks Victoria occurred in 2022. Former DELWP engagement has occurred throughout the Project assessment process.
Environmental Groups	Friends of the Great South West Walk (GSSW) Committee of Management South West Woody Weeds Action Team Nelson Coastcare – private respondent	3	Online meetings	Individual and group interviews/facilitated discussions were conducted by Umwelt in August 2021. Further engagement has occurred with Friends of the GSSW by Neoen in 2022.

2.5 Evaluate Social Impacts

Investigation and evaluation of the identified social impacts in relation to the Project has been undertaken to identify relevant strategies to manage, mitigate and/or enhance the social impacts relating to the Project. This has been informed through social research and community engagement. Key elements include:

- Prediction and analysis of social impacts (against baseline conditions) involving assessment of the extent, duration, sensitivity, and severity of social impacts relating to the Project.
- Integration of community feedback on perceived social issues, interests, and impacts.
- Integration of outcomes of relevant technical studies and other supplementary data or information.
- Identification of strategies to mitigate negative and enhance positive social impacts relating to the Project.
- Proposed arrangements to monitor and manage significant social impacts.
- Indications of likely residual impact.

In the absence of a prescribed approach to SIA methodology in Victoria, the impact significance evaluation has been undertaken using the framework provided in the New South Wales (NSW) Department of Planning, Industry, and Environment (DPIE) *Social Impact Assessment Guideline for State Significant Projects (2023)*, which considers consequence and likelihood levels, as well as key characteristics of each impact (extent, duration, severity, sensitivity/intensity and level of concern or interest) as defined in **Table 2.6**. Further, assessment has been informed by the DEECA Impact Assessment Guidance (Victoria State Government, 2021), as explained in **Section 5.0**.

The SIA has utilised data from a range of sources to develop a layered picture of the potential social impacts of the Project.

Table 2.6 Characteristics of Social Impacts (NSW Government, 2021)

Dimensions		Details needed to enable assessment
Magnitude	Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations).
	Duration	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
	Severity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
	Intensity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
	Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

To prioritise the identified social impacts, a risk-based framework has been adopted. Traditionally, the technical risk assessment process has not been greatly amenable to the inclusion of social impacts. One key adaptation of the approach is that both technical ratings and stakeholder perceptions of impacts are assessed (level of concern/interest and intensity/importance). This approach is consistent with Sandman’s risk equation (Risk = Hazard + Outrage) (Sandman, 1993), which acknowledges often low correlations between a risk’s technical ‘hazard’ (how much harm it’s likely to do) and its ‘outrage’ (how upset it’s likely to make people).

Stakeholder perceptions of impact are considered an independent and no less valid component of risk; with stakeholder perceptions often varying between individuals and groups, with no single perception more important than another. However, for the purpose of assessment the most common, or what is judged to be the general perception/sentiment of a stakeholder group based on consultation outcomes, has been used as a measure of perceived stakeholder impact (low, medium, or high).

The integration of the outcomes of technical ranking (severity/scale) with stakeholder perceived ranking of impacts (intensity or importance), thus affords a true integration of expert and local knowledge in SIA and enables both types of risk to be addressed in the development of impact mitigation, amelioration, and enhancement strategies.

Section 4.0 outlines the range of social impacts have been identified in relation to the Project, that require prioritisation for assessment and appropriate management and/or enhancement. These impacts relate to a number of social impact categories and have been informed through consultation.

It should also be noted that social impacts are often not mutually exclusive, with higher order impacts such as population change, resulting in second order impacts such as impacts on sense of community and service provision.

The social significance matrix, that considers both the magnitude of the potential social impact (minimal, minor, moderate, major and transformational) and the likelihood of the impact occurring (very unlikely, unlikely, possible, likely and almost certain) is then used to determine an overall evaluation of the social impact as ‘low’, ‘medium’, ‘high’ or ‘very high’, through the application of the consequence and likelihood framework, identified in the NSW DPIE SIA Guideline (2021) and presented in **Figure 2.6**.

		Magnitude level				
		1 Minimal	2 Minor	3 Moderate	4 Major	5 Transformational
Likelihood level	A Almost certain	Medium	Medium	High	Very High	Very High
	B Likely	Low	Medium	High	High	Very High
	C Possible	Low	Medium	Medium	High	High
	D Unlikely	Low	Low	Medium	Medium	High
	E Very unlikely	Low	Low	Low	Medium	Medium

Figure 2.6 Social Impact Significance Matrix

Both positive and negative impacts are considered in this regard, with slight adjustments made to the approach to reflect positive impacts e.g., level of concern becomes level of interest, severity becomes scale of improvement or benefit, sensitivity becomes importance of the improvement or benefit and the equity of its distribution, etc. The definitions and scale assigned to each of the likelihood and magnitude categories need to be relevant to the impact that is being evaluated, explained, and justified in the SIA; and where possible the consequence scale should be based on established measures and standards.

Figure 2.7 outlines the social impact evaluation process, with criteria for magnitude and likelihood described in **Table 2.7** and **Table 2.8**.



Figure 2.7 Social Impact Evaluation Process

© Umwelt, 2021.

Table 2.7 Defining Magnitude Levels for Social Impacts (NSW Government, 2021)

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Table 2.8 Defining Likelihood Levels for Social Impacts (NSW Government, 2021)

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

2.6 Develop Mitigation and Enhancement Strategies

The final stage of the SIA is to recommend mitigation strategies to address or minimise negative project impacts and recommend enhancement strategies to maximise positive social outcomes. Ways of addressing potential negative impacts include: making changes to a project to avoid adverse effects; reducing impacts during design, construction or decommissioning phases; restoring, rehabilitating or remediating the impacted environment or system; or compensating individuals or communities through in-kind or financial means (IAIA, 2015).

Beyond minimising negative impacts, projects can also develop strategies to maximise positive impacts. Keyways of contributing to local communities include social investment funding; local content (local employment and local procurement opportunities); shared infrastructure; capacity building; facilitating or supporting community initiatives; and in certain circumstances the payment of financial contributions to local authorities and/or local landowners (IAIA, 2015).

In identifying and implementing mitigation strategies, this assessment applies a hierarchy of mitigation as illustrated in **Figure 2.8**.

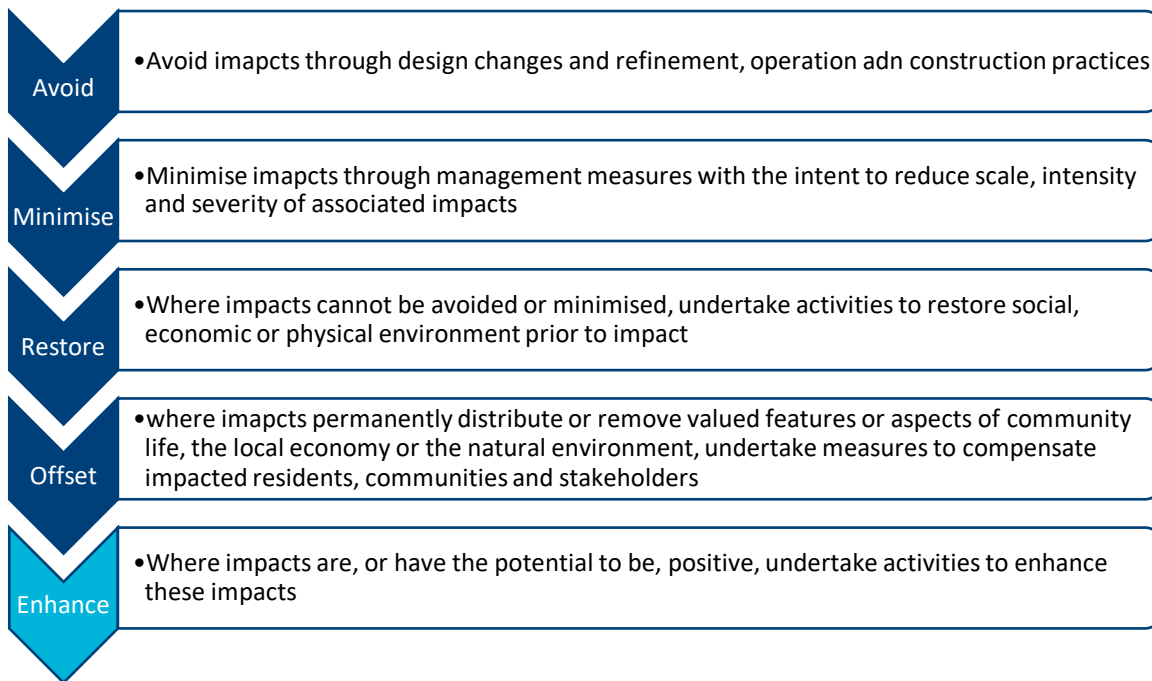


Figure 2.8 Hierarchy of Mitigation

Source: adapted from Worksafe Victoria, 2022.

This assessment provides mitigation and enhancement strategies based on:

- identified community need established through the social baseline, community and stakeholder engagement and impact evaluation processes
- reference to industry best practice
- integration of findings from other technical studies included in the EES
- understanding of Neoen’s existing corporate commitments.

While this assessment identifies options and commitments for strategies, detailed management plans will be developed and/or refined as part of post-approval processes.

3.0 Social Baseline

This section outlines the social baseline profile which has been developed in accordance with the methodology outlined in **Section 2.3**. The social baseline is structured as follows:

- An overview of the strategic planning, public policy, and regional development context.
- A description of known community or public perceptions of renewable energy sector development in the region.
- An understanding of other large-scale project developments either proposed or underway within the area of social influence that may influence how this proposed Project is perceived.
- A description of the community characteristics and existing context in accordance with the indicators outlined in **Section 2.0** and the community capital areas (political, cultural, natural, human, economic, social, and physical).
- A summary of the identified local and regional challenges and opportunities that related to the proposed Project.

3.1 Strategic Planning and Regional Context

This section draws on several data sources to build an understanding of the strategic planning context and policy setting relating to the Project, to identify any existing or ongoing socio-economic change processes within the study communities, and to determine how local communities have responded to these changes over time.

3.1.1 Energy Policy in Victoria

Australia's commitment at the international level to the Paris Climate Accord, public expectations, and rapidly decreasing energy prices from renewable sources, has influenced the growth of and investment in the renewable energy sector across the country.

Victoria has a relatively emission intensive power supply compared to other advanced economies worldwide (DELWP, 2019). The majority of Victoria's greenhouse gas emissions (70% in 2019; (DELWP, 2021)) are from fossil fuel combustion for energy and transport, with 76% of the State's electricity produced by the State's three brown coal-fired power plants (DELWP, 2018). As a result, the Victorian Government has acknowledged that the future reliability of the State's energy supply and the economic and social benefits associated with the renewable energy sector, in addition to the need to decarbonise the economy, rely on the development of a diverse and secure energy generation network (DELWP, 2021).

In 2015, the Victorian Government released its Renewable Energy Roadmap (Department of Economic Development, Jobs, Transport & Resources, 2015), that reported a substantial increase in renewable energy generation in the State, from 6% in 2009 to 12% in 2014. The Roadmap recognised that despite this increase, energy generation was still largely sourced from brown coal (84%), with four priority areas identified to diversify the energy mix:

- transforming Victoria's generation stock towards renewable energy
- addressing barriers to distributed generation and storage
- encouraging household and community renewable generation
- expanding the Government's role in facilitating the uptake of renewable energy.

Alongside the Roadmap, the Renewable Energy Action Plan was released in 2015 that outlines the State's approach to 'transitioning Victoria to a clean and modern energy future' to 'create jobs and build skills and capabilities across the sector' (Victoria State Government, 2015). The Plan outlines several actions and initiatives to encourage investment in the energy sector, with a \$146 million allocation for three focus areas – supporting sector growth, empowering communities and consumers, and modernising the energy system. Outlined in the Plan are key initiatives that supported the development of new wind farms, solar farms, software and battery systems at micro-grid and utility-scale sizes across the State.

The State's *Climate Change Act 2017* established a legally binding target of net zero greenhouse gas emissions by 2045, as well as five yearly interim targets of 28–33% below 2005 levels by 2025, 45–50% below 2005 levels by 2030, and 75–80% below 2005 levels by 2035. The KGPH is in alignment with Victorian policy objectives by contributing a supply of renewable energy to the Victorian electricity grid, thereby reducing reliance on fossil fuels for energy production.

3.1.1.1 Victorian Renewable Energy Targets (VRET)

In 2017, the State Government legislated a Victorian Renewable Energy Target (VRET) of 50% renewable energy generation by 2030 under the *Renewable Energy (Jobs and Investment) Act 2017* (Vic). In 2020, renewable energy sources generated more than 26% of Victoria's electricity, enabling Victoria to meet the first VRET target for 25% renewable energy generation by 2020. The Government has reported that the 2020 target has been achieved and is on track to achieve the 2025 and 2030 targets (DELWP, 2021).

The Victorian Government has also been investing in initiatives to achieve the VRET, including the Victorian Renewable Energy Auction Scheme that has contracted 928 MW of generation capacity, with the second VRET auction expected to deliver a further 600 MW of renewable energy generation, including partnerships with industry to implement large scale battery projects throughout the State (DELWP, 2021).

The VRET includes an emphasis on increasing the Social License to Operate (SLO) or the "level of acceptance or approval continually granted to an organisation's operations or project by the local community" (DELWP, 2021). SLO is supported by robust and appropriate community engagement and community benefit sharing. According to the Community Engagement Guidelines for the Australian Wind Industry (Clean Energy Council, 2018), community engagement should be based on openness, inclusiveness, responsiveness, and accountability and should be undertaken throughout all project phases from site selection to decommissioning. The evaluation of benefits for renewable energy projects includes economic development (often achieved through generation of local jobs, skills and capacity building and local procurement) and community benefits (often delivered through employee volunteerism, company sponsorship of community projects or groups) (DELWP, 2021).

One of the eligibility criteria for the VRET1 auction was to demonstrate community engagement and shared community benefit. It included a requirement to develop a Local Industry Development Plan and Major Project Skills Guarantee, providing evidence of how many local jobs would be created by proposed projects.

A minimum local content requirement of 64% for all projects, and a 90% local content requirement for local operations and local steel was also defined. Furthermore, proponents had to submit a detailed plan explaining how they would engage and share benefits with the community through the development of a Local Investment Plan (DELWP, 2017). The inclusion of such requirements in the process helped ensure an increased focus on the involvement of key stakeholders in project assessment and the identification of impacts on local communities, ensuring improved social sustainability and enhanced social outcomes.

The second VRET auction also focused on community engagement, local industry development and local investment, however, had an added emphasis on social procurement. The required documentation for VRET2 included a SIA, community engagement strategy, benefit sharing program and monitoring, evaluation and reporting plan. DEECA has released an updated guide for renewable energy developers - Community Engagement and Benefit Sharing in Renewable Energy Development in Victoria (July, 2021) - that is aimed at strengthening the guidance for renewable energy developers to gain a social licence to operate. Important changes in the 2021 guide include *'the inclusion of SIA replacing Social Risk Analysis... increased emphasis on legacy benefits, consideration of more diverse approaches to engagement, and further commitment to Aboriginal self-determination'* (DELWP, 2021 (2)).

The KGPH did not apply for VRET2. However, the Project responds to the guidance and requirements of VRET2 by including this SIA, and a community engagement strategy and community benefit sharing strategy.

3.2 Community Perceptions of Renewable Energy

In 2019, the former Victorian Department of Environment, Land, Water and Planning (DELWP) undertook a program of community consultation to produce the Barwon South West Renewable Energy Roadmap (DELWP, 2019). The Barwon South West Region includes Glenelg Shire (where the KGPH is proposed to be located), Southern Grampians Shire, Moyne Shire, Corangamite Shire and City of Warrnambool. High-level themes which emerged from this consultation are summarised in **Figure 3.1**. While they represent views from a large geographical area, they provide a useful insight into perceptions of renewable energy across Western Victoria.



Figure 3.1 Stakeholder Perceptions

Source: (DELWP 2019).

Other challenges and constraints identified in the Barwon South West Renewable Energy Roadmap include:

- Some residents expressing that they have a limited ability to participate in decision-making processes given the high volume of existing and committed large-scale wind farms and subsequent time commitments required to engage across multiple projects.
- There is a perceived lack of overarching, strategic coordination for the siting of wind farms, such that cumulative impacts are often not well considered.
- Local roads and bridges may not be suitable for the impact of heavy vehicles and large-scale infrastructure projects; residents are then subject to poorer road conditions, with maintenance costs borne by local government.
- Local government would like to see improved collaboration with agencies that set permit conditions because monitoring and enforcing compliance of wind farm permits presents a "significant burden on council resources".

- Local councils have requested specific support for managing requirements under State legislation, particularly for noise and nuisance (*Public Health and Wellbeing Act 2008*) and wind farm approval planning conditions (*Planning and Environment Act 1987*).
- Large-scale wind projects can decrease the availability and affordability of short-term accommodation in construction phases, which can impact the living standards for people of low socio-economic status.
- Community engagement requirements are not clear or consistent (DELWP, 2019).

Other stakeholders also provided specific views on the growth of the renewable energy sector throughout the Barwon South West Renewable Energy Roadmap consultation, with the following sentiments expressed:



Figure 3.2 Key Stakeholder Perceptions, Barwon South West Renewable Energy Roadmap

Source: Adapted from (DELWP, 2019).

Despite these challenges, there remains substantial enthusiasm for renewable energy projects in Victoria’s southwest. This is evidenced by the Barwon Region Alliance for Community Energy (BRACE), a network of community energy groups collaborating on a wide range of local energy initiatives (DELWP 2019).

3.3 Regional Development Context

The development of renewable energy projects in the Barwon South West region is not new. The region hosts several wind farms, some of which are well-established and have been in operation since the 2000s.

In 2011 the Glenelg Shire was described as a ‘*hub for renewable energy*’, with the industry identified as an important contributor to the local economy and the growth of the community (Glenelg Shire Council, 2015). Local investment in renewable energy continues, particularly in wind energy, and the industry is understood as a potentially significant provider of employment and career opportunities (DJPR, 2020). The total electrical power from wind farms in operation, under construction or awaiting approval in the Great South Coast region, equals that of Australia’s largest power station (the Loy Yang A & B coal-fired power complex in Victoria) (Fraser & Downie, 2019).

Glenelg Shire Council has articulated their community’s long-term aspirations in Council’s Community Plan and Vision *Glenelg Shire 2040 Our Future Together*. The natural environment is considered one of six key priority themes in the Plan, which includes priority actions to maintain and promote sustainable practices, and to mitigate the effects of climate change through collaborative efforts. To address these priorities, the Council states that it will advocate for a reduction in the Shire’s carbon footprint, incentivise investment in renewable energy, and promote the use of renewable energy, with aims of carbon neutrality and 100% renewable energy use across the LGA (Glenelg Shire Council, 2020).

The Council’s position on wind farms was published in the Glenelg Shire Council’s submission to the Senate Inquiry into the Social and Economic Impact of Rural Wind Farms (Glenelg Shire Council, 2015):

Council has supported the construction of wind farms in the Shire and considers that they make an important contribution to the Shire’s economy and community through rate revenue and community grants. In addition, Council also acknowledges that turbines can impact adversely on neighbouring residents and is of the view that careful planning is needed to ensure these adverse impacts for future developments are minimized.

In addition, there are several other projects which have recently been approved for development or are currently in a planning phase across the area of social influence. Such developments, summarised in the table below, may further intensify impacts experienced by local communities across the region or could result in cumulative changes to the community when considered in conjunction with the Project. As outlined in the last column of **Table 3.1**, the social impact considerations vary depending on the Project and what stage it is in, however are commonly constraints within local workforce and accommodation capacity, increasing local traffic and changes to populations.

The Commonwealth Minister for Climate Change and Energy declared an area in the Southern Ocean off Victoria, for offshore renewable energy, including offshore wind, in March 2024. The declared area in the Southern Ocean off Victoria covers 1,030km² and is offshore from Warrnambool and Port Fairy, in western Victoria.

Table 3.1 Other Developments in the Region with Social Impact Considerations

Project	Proximity	Details/Timing/Overlap	Social impact Considerations
Operational			
Dundonnell Wind Farm	70 km northeast of Warrnambool, approximately 190 km east of the Kentbruck GPH Project	Wind farm development consisting of 80 wind turbines and a rated capacity of 336 MW. The project would be connected to the National Electricity Market (NEM) via a 38 km 220 kV transmission line to the Mortlake Gas Fired Power Station (MOPS). Turbine construction was completed late 2021, with the Project operational.	The project employed 200 staff during the construction period and provides more than 1,500 indirect jobs because of its construction. Residents not in favour of the Project raised concerns of potential financial costs to the community and social fabric if residents or businesses relocated as a result of amenity impacts from the project.
Mortlake South Wind Farm	38 km northeast of Warrnambool, approximately 165 km east of the Kentbruck GPH	Wind farm development consisting of 35 wind turbines with a rated capacity of 157.5 MW.	The Project would support 80–100 construction jobs, and 10 ongoing operations and maintenance jobs.
Approved – construction to commence, underway or completed			
Warrnambool Line Upgrade	Project located along existing rail corridor between Geelong and Warrnambool, 140 km from the Kentbruck GPH Project	The Warrnambool Line Upgrade will deliver a fifth weekday return service between Warrnambool and Melbourne, improve safety and reliability, and will allow modern VLocity trains to travel on the line for the first time. Project consists of rail upgrading, new crossings and signalling upgrades. Project construction ongoing, following commencement in 2022.	Creating more than 1,000 jobs. Damage to local roads from construction vehicle movement.
Ryan Corner Wind Farm (Global Power Generation)	Near Yambuk, approximately 95 km to the east of the Kentbruck GPH Project	Wind farm development consisting of 52 turbines and transmission infrastructure with planned energy generation capacity of 218 MW. Construction underway, expected completion by end 2024.	The Project would generate 250+ employment opportunities during construction. Increased road traffic movements, and associate impacts to roadways. Positive socio-economic impacts such as employment opportunities, local procurement, and a diversifying economy.

Project	Proximity	Details/Timing/Overlap	Social impact Considerations
<p>Hawkesdale Wind Farm (Global Power Generation)</p>	<p>Near Hawkesdale, approximately 130 km to the northeast of the Kentbruck GPH Project</p>	<p>Wind farm development consisting of 23 turbines and transmission infrastructure, with planned energy generation capacity of 96.9 MW. Construction underway, expected completion by 2024.</p>	<p>The Project would generate 200+ employment opportunities during construction. Increased road traffic movements, and associate impacts to roadways. Positive socio-economic impacts such as employment opportunities, local procurement, and a diversifying economy.</p>
<p>Willatook Wind Farm</p>	<p>Located 20 km north of Port Fairy and 30 km northwest of Warrnambool.</p>	<p>Windfarm development consisting of up to 59 wind turbines and battery storage facility (BSF). Project to proceed with acceptable environmental affects, subject to the implementation of the relevant modifications.</p>	<p>Changes to local population and increased demand for local services. Opportunities for employment, training and skills development, local procurement, and community investment.</p>
<p>Preparation and Review – under assessment or in planning and design phase</p>			
<p>Victorian Offshore Windfarm Project (Australis Energy Ltd)</p>	<p>Located roughly 5.5 km off the coast, along Discovery Bay, 25 km west of Portland and 7 km from Nelson, with turbines ranging from approximately 5–20 km from the Kentbruck GPH Project</p>	<p>Proposed windfarm development consisting of up to 62 offshore wind turbine generators. If constructed the project would have a generation capacity of up to 495 MW and would connect to the National Electricity Market (NEM) using both subsea and overhead transmission lines connecting to the Heywood Terminal Station (VIC Offshore Windfarm Pty Ltd, 2021). Minster’s decision for project to require an EES made on 1 August 2021. EIS preparation ongoing. Subject to planning approvals, construction would commence in 2024/25 with expected completion by 2028.</p>	<p>The Project would employ several hundred construction workers and up to 100 full-time roles during operations. Turbines are expected to be visible from the coast and towns including Nelson. Changes to local population and increased demand for local services. Increased road traffic movements, and associate impacts to roadways. Opportunities for employment, training and skills development, local procurement, and community investment. Incoming workforce may impact community cohesion.</p>

Project	Proximity	Details/Timing/Overlap	Social impact Considerations
Spinifex Offshore Wind Farm) (Alinta Energy)	Located approximately 10 km east from Portland, within Portland Bay. The current investigation area is around 500 km ² . The project would be located approximately 50 km south east of the Kentbruck GPH Project.	Proposed windfarm development with a maximum capacity of 1000 MW to supply electricity to the Portland Aluminium Smelter and east coast electricity grid. Scoping and feasibility studies underway. Construction is likely to happen between 2025 to 2027, with operations from 2027 Development timelines have not been announced. The Project would connect to the grid via the smelter and would make the site among Australia's first smelters to be powered by 100% renewable energy.	Changes to local population and increased demand for local services. Opportunities for employment, training and skills development, local procurement, and community investment.
Road Upgrades Henty Highway Portland-Nelson Road Portland-Casterton Road Princes Highway West	Various, with the Portland-Nelson Road project being the most relevant to the Kentbruck GPH Project	Developments supported by the Federal Government's Roads of Strategic Importance funding program. The Program is expected to deliver road upgrades across the Green Triangle region in south west Victoria, with a focus on four key arterial road corridors that provide freight connections to the Port of Portland. Scoping and development works are underway, with the schedule for construction works to be determined as planning on the project progresses and in consultation with the Victorian Government. Some Tranche 1 works for the corridor commenced in late 2021 (bridge upgrades, road surfaces, and intersection upgrades), with the remained expected to commenced in early 2022.	Impacts on access routes for construction. Increased traffic and road safety risks. Changes to local population and increased demand for local services.

As the table above highlights, there are multiple existing and proposed wind farms across the Barwon South West region, with others currently under construction or in planning and assessment.

3.4 Community Profile

The following section summarises key findings and insights sourced from community profiling, particularly relating to community strengths and vulnerabilities, utilising the community capitals framework.

The complete dataset used to inform the social baseline is provided in **Appendix A**. 2021 ABS data has been used.

Consideration has also been made to the regional centres of Portland and Mount Gambier (South Australia), given that these are the areas from which the Project is likely to access services, facilities, labour or supplies throughout its construction and operational phases.

3.4.1 Political Capital

Political capital refers to the governing and organisational structures of the population, including formal and informal systems, and the existing means for public participation in various aspects of civil life.

The following sections outline the governance arrangements of relevance to the Project.

3.4.1.1 Federal Government

The Project Area falls within the Australian electoral division of Wannon which has been represented by Liberal Party MP Dan Tehan since 2010. Dan Tehan MP has been the Federal Minister for Trade, Tourism and Investment since December 2020 (Parliament of Australia, 2021).

3.4.1.2 State Government

In the Victorian parliament, the Project Area is located in the South-West Coast District (Legislative Assembly), and the Western Victoria Region (Legislative Council). Ms Roma Britnell MP of the Liberal Party has represented the South-West Coast District since 2015 (Victorial Electoral Commission, 2021).

The Western Victoria Region is represented by two Australian Labour Party members (Ms Jacinta Ermacora and Hon. Gayle Tierney), two liberal party members (Mrs Bev McArthur and Mr Joe McCracken), one member of the Greens Party (Dr Sarah Mansfield).

3.4.1.3 Local Government

The Glenelg Shire Council offices are located in the City of Portland, with the Shire formed in 1994 following the amalgamation of the City of Portland and the Shires of Glenelg and Heywood. Council elections were held in October 2020 and will be held again in October 2024. There are seven councillors on the Glenelg Shire Council, led by Mayor Karen Stephens (Glenelg Shire Council, 2023). Cr Karen Stephens was elected to the Glenelg Shire Council in November 2023. This is her third term as Mayor, following one-year stints in 2004–05 and 2012–13.

3.4.1.4 Aboriginal Governance and Traditional Owners

The Gunditjmara, Bunganditj and Jardwadjali people are the Traditional Owners of the land of which the Project is situated as well as of the land covering the broader LGA (Glenelg Shire Council, 2020). Historical evidence including oral histories suggests that the Gunditjmara Aboriginal population established permanent settlements up to 30,000 years ago in the southern area of the present-day Glenelg Shire.

Aboriginal and Torres Strait Islander (ATIS) people within the area of social influence are predominantly represented by the Gunditj Mirring Traditional Owners Aboriginal Corporation (GMTOAC). The GMTOAC is a Registered Native Title Body Corporate under the Native Title Act 1993 (Commonwealth) and a Registered Aboriginal Party (RAP) under the Victorian Aboriginal Heritage Act 2006, representing land and Native Title interests on Gunditjmara Country, and is responsible for the management and protection of cultural heritage in this area (National Native Title Tribunal n.d.) as well as caring for Country programs (GMTOAC n.d.).

Figure 3.3 provides an overview of the RAP boundary of the Gunditj Mirring Traditional Owners Aboriginal Corporation, as registered with the Victorian Aboriginal Heritage Council.

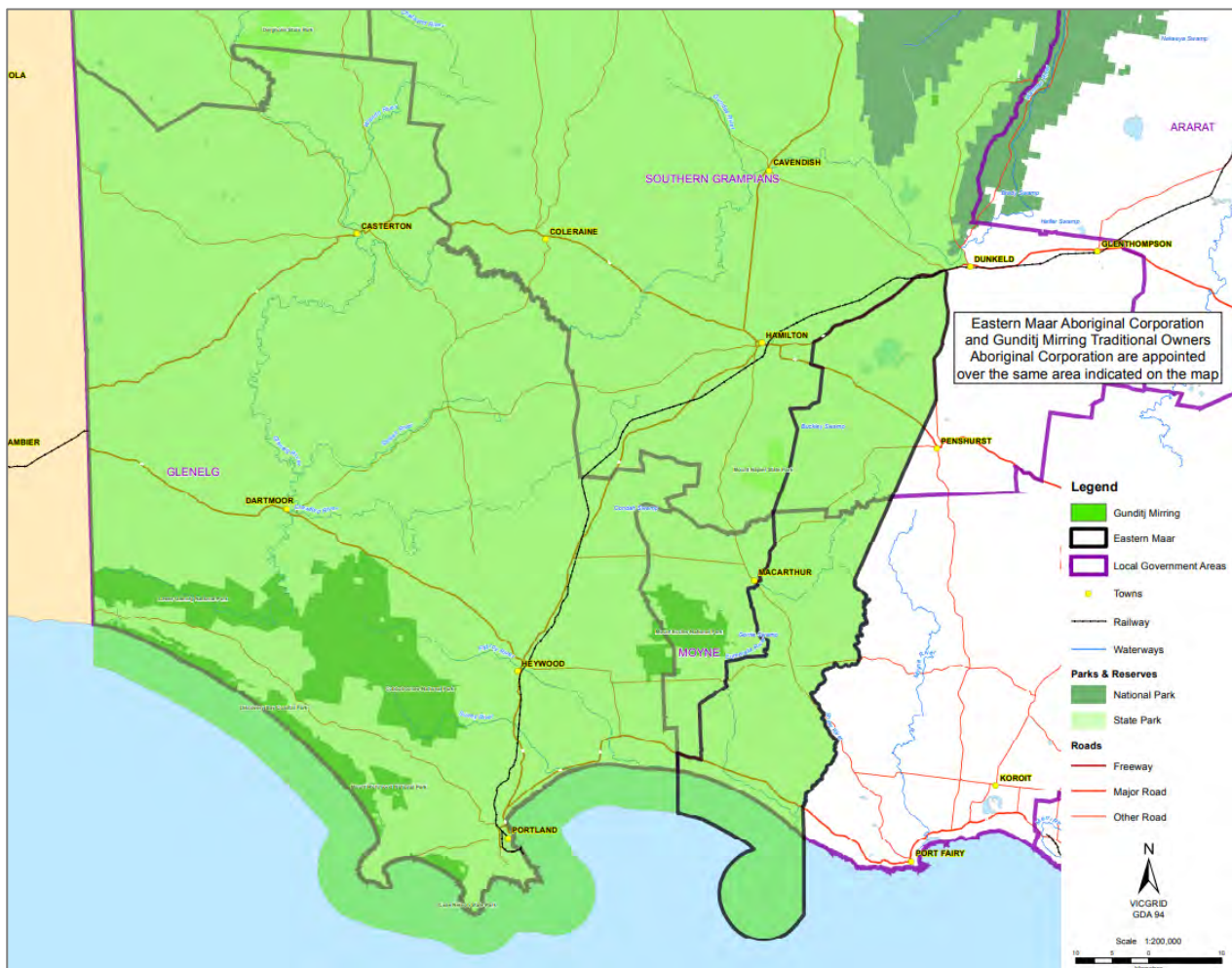


Figure 3.3 Gunditj Mirring Traditional Owners Aboriginal Corporation RAP boundary area

(Victorian Aboriginal Heritage Council, 2019).

3.4.2 Cultural Capital

Cultural capital refers to underlying factors that provide human societies with the means and adaptations to maintain themselves in their environment (Cochrane, 2006). It includes the way people know and understand their place within the world. It may also refer to the extent to which the local culture, traditions, or language, may promote or hinder wellbeing, social inclusion and development (IAIA, 2015).

The following provides a summary of the key characteristics of the area of social influence from a cultural capital perspective. This section has been developed through a desktop review of existing Aboriginal and Torres Strait Islander (ATSI) ethnography, legal Native Title cases and through initial engagement with Traditional Owners in the social locality.

3.4.2.1 Land Rights and Partnership Agreements

Gunditj Mirring Traditional Owners Aboriginal Corporation (GMTOAC)

The Gunditjmarra Traditional Owners Community established the Gunditj Mirring Traditional Owners Aboriginal Corporation RNTBC (GMTOAC) in 2005 to continue their connection to Gunditjmarra country and to progress their rights and interests in their cultural identity, social justice, native title, cultural heritage and land justice (GMTOAC, n.d.).

As stated in **Section 3.4.1.4**, the Gunditjmarra are Native Title rights holders over Crown land in and surrounding the Project Area; the Gunditj Mirring Native Title determination area was granted on 30 March 2007 to the Gunditj Mirring Traditional Owners Aboriginal Corporation (GMTOAC) (VCD2007/001 - Gunditjmarra - Part A). The applicants originally lodged six Native Title claim applications, the first in 1996, with all six combined into one application in 1999 (VC1999/007-2), which was accepted in 2000.

The determination area covers approximately 140,000 hectares across a large portion of the Glenelg Shire, with Native Title rights applying to certain parcels of land within this determination area, including the national parks and conservation areas around the Project Area; the Lower Glenelg National Park, Mount Richmond National Park, Discovery Bay Coastal Park and the Cobboboonee State Forest (**Figure 3.4**) (GMTOAC, n.d.). The consent determination area is bounded on the west by the Glenelg River, and to the north by the Wannon River (GMTOAC, n.d.).

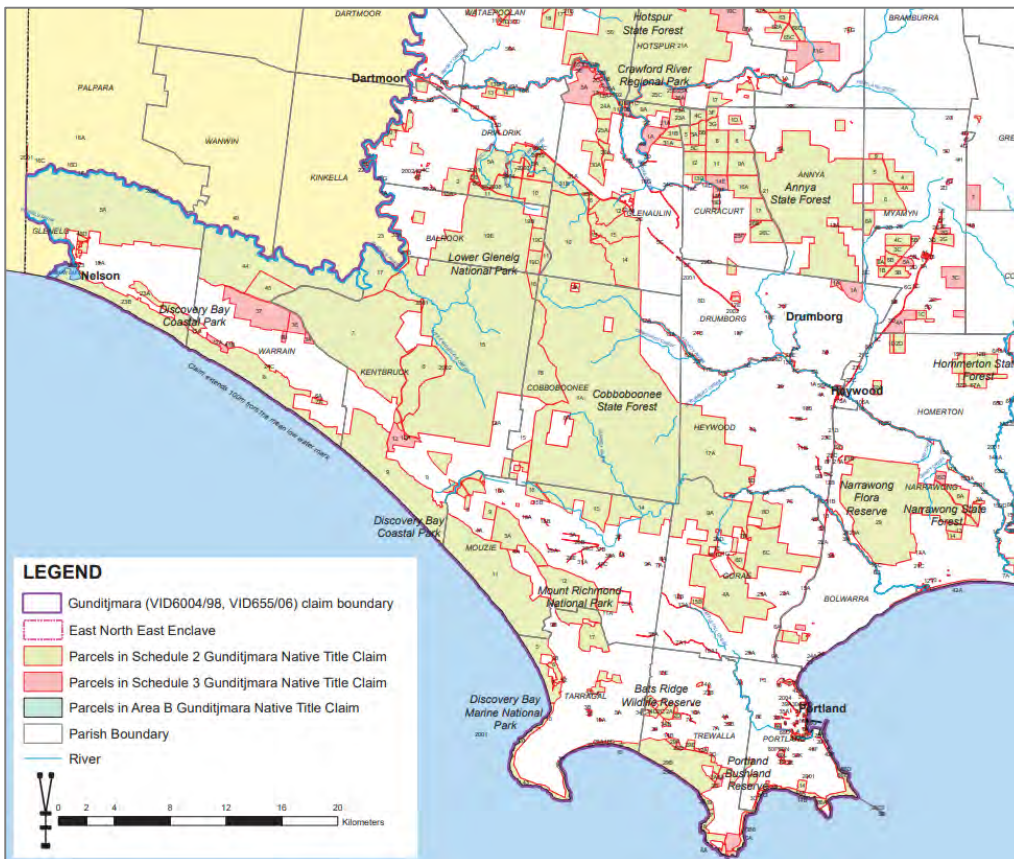


Figure 3.4 Gunditjmara Native Title Determination Area (VCD2007/001)

(Lovett on behalf of The Gunditjmara People v State of Victoria, 2007).

Partnerships with Glenelg Shire Council

In 2002 the Glenelg Shire Council signed a Memorandum of Understanding (MoU), acknowledging the hurt and suffering endured by Aboriginal and Torres Strait Islander (ATIS) people since European settlement in the region and through this, made a solemn commitment to recognition, healing, and reconciliation between (ATIS) and non-Aboriginal residents within the Shire. As part of this effort, the Council adopted the *Glenelg Aboriginal Partnership Agreement 2011–2020* and associated action plans, the latest of which contains initiatives across six themes that include support in early childhood, schooling, economic participation, governance and leadership, and country and culture (Glenelg Shire Council, Dhauwurd-Wurrung Eldery & Community Health Service, Winda Mara Aboriginal Corporation, & Gunditj Mirring Traditional Owners Aboriginal Corp, 2019; Glenelg Libraries, 2021).

3.4.2.2 Cultural Values

A Cultural Values Assessment (CVA), sponsored by Neoen, was undertaken by GMTOAC from 2022 to 2023.

As outlined within the Project’s Cultural Heritage Technical Report (Andrew Long & Associates, 2023), the CVA process focused on engagement with Gunditjmara to understand the Gunditj Mirring (Country) of the Project Area and the wider landscape, and its cultural values. The intention of the CVA was to build on existing information and research to explore non-archaeological and intangible heritage values, associates and histories from the region and activity area. Concurrently with engagement, documentary research has been occurring to provide an historical and contextual framework within which to understand the values of Gunditj Mirring (Country).

The following is a descriptive overview of the cultural values documented within the CVA as summarised in the Cultural Heritage Technical Report (Andrew Long & Associates, 2023):

- **Resource and Gathering Place:** this area of Country is cradled between Nyamat Mirring (Sea Country), Bochara Mirring (Glenelg River Country), and Woorrowarook Mirring (Forest Country - Cobboboonee Forest), forming an area rich in diverse resources that supported Gunditjmara gatherings over millennia.
- **Sounds of Country:** the sounds and the silences of Gunditj Mirring hold cultural value, an auditory experience that provides a sense of immersion in place and links the Gunditjmara present to the pre-invasion past.
- **Sky Country:** the waterbodies in this part of Gunditj Mirring, in particular Lake Mombeong, are utilized as reflective surfaces that provide a map of Sky Country. Cultural knowledges of Sky Country are an important aspect of Gunditjmara management of cultural ecologies.
- **Cultural View Lines:** cultural view lines cross the project site that provide visual links between key cultural sites and aspects of Gunditj Mirring. Cultural view lines, and the high points from which they can be seen, are important as teaching places and as wayfinding mechanisms. Cultural view lines hold value and meaning as visual and spiritual connections between culturally significant places.
- **Cultural Linkages:** the project area sits between Nyamat Mirring (Sea Country), Bocara Mirring (River Country), and Woorrowarook Mirring (Forest Country). These aspects of Gunditj Mirring are linked through cultural view lines and through cultural ecology, including the movements of fauna and the distribution of flora.
- **Trauma Lines:** the damage done to Gunditjmara and Gunditj Mirring by the British invasion and colonial occupation has broken links and injured cultural knowledges. The history and ongoing impact of these trauma lines is carried in Gunditj Mirring; healing Gunditj Mirring is needed to heal trauma.

3.4.2.3 Aboriginal Organisations and Community Groups

There are a range of ATSI organisations and community groups operating within the social locality in addition to GMTOAC and the Eastern Maar Aboriginal Corporation. An overview of these organisations, and a review of their activity in the community is highlighted below:

Barwon South West Local Aboriginal Networks (LAN) and Gathering Places: The First Peoples – State Relations office of the Victorian Government maintains a network of community groups and gathering places across Portland, Heywood, and Hamilton. LAN participants consist of Aboriginal and/or Torres Strait Islander people who have indicated their desire to support their local community. By promoting partnerships and collaborative action at a local level, LANs create the conditions in local communities to improve outcomes for ATIS people (Aboriginal Victoria, 2016).

Dhauwurd Wurrung Elderly & Community Health Service Inc (DWECHS): is an Aboriginal community health and aged care service operating from Portland. The service provides a range of support programs, including a health clinic, telehealth service, home and community care, youth group, women and child group, and play groups, to the Portland area and surrounding community.

Winda-Mara Aboriginal Corporation: is a community-controlled organisation with offices located in Heywood and Hamilton. The Aboriginal corporation employs over 75 people supporting the operation of a community healthcare clinic, family support services, housing, land management, cultural heritage and tourism services, child and youth services, and community engagement activities. The Winda-Mara Aboriginal Corporation was established in 1991 to address a community need for improved health, education, and employment opportunities for Aboriginal people in the region (Winda-Mara Aboriginal Corporation, 2018). Winda-Mara's Land Management Unit manages over 3,000 hectares of Aboriginal-owned land spanning over ten properties, all which are considered culturally significant to the local people and now all under the Budj Bim National Heritage Landscape.

Budj Bim Cultural Landscape: is located within Gunditjmara Country. Budj Bim contains extensive evidence of the Gunditjmara's aquaculture system. The Gunditjmara people are a living community with continuous links to the Budj Bim Cultural Landscape, a place with at least 6,000 years of cultural history told through the landscape and the stories of the people who still live there. Budj Bim is recognised nationally and internationally as a special place that offers unique and authentic visitor experiences of a living Indigenous culture, a history and a landscape which does not exist anywhere else.

3.4.3 Natural Capital

Natural capital refers to the natural assets and resources that contribute to community sustainability. Natural capital can include resources such as minerals, land, forests, and waterways, which provide benefit to the community, as well as environmental assets that provide social, cultural, or recreational value. A summary of the natural capital in the Project's area of social influence is provided below.

3.4.3.1 Settlement Pattern and Land Use

The area of social influence experienced European settlement from 1800 due to the development of the whaling industry, which at that time was central to the regional economy.

Land use in the region in the present day is predominately agricultural, with approximately 81% of the Glenelg-Hopkins Catchment Management Region (similar to the Shire of Glenelg area) developed for agricultural use, comprising mostly dryland pasture (over 2 million hectares) as well as horticulture. Approximately 2% of the catchment area is pine forest, 16% is native forest and less than 1% is used for urban and industrial development (Glenelg Regional Catchment and Land Protection Board, 1997). Forestry and agricultural activities are dependent on the use of natural resources of the area and conditions including arable land, prime climatic conditions, the topography, and natural water sources including high, reliable rainfall and favourable soils (Great South Coast Group, 2014).

Land use surrounding the Project Area is characterised as freehold agricultural land generally used for livestock grazing, with a significant proportion of national parks, state forests and conservation areas also nearby. The Project Area is predominantly located (74%) within substantially modified areas used for commercial forestry, specifically active management and harvesting of radiata pine. The remaining (approximately 26%) land in the Project Area is freehold, primarily used for grazing (with less than 0.2% of the Project Area covering reserve).

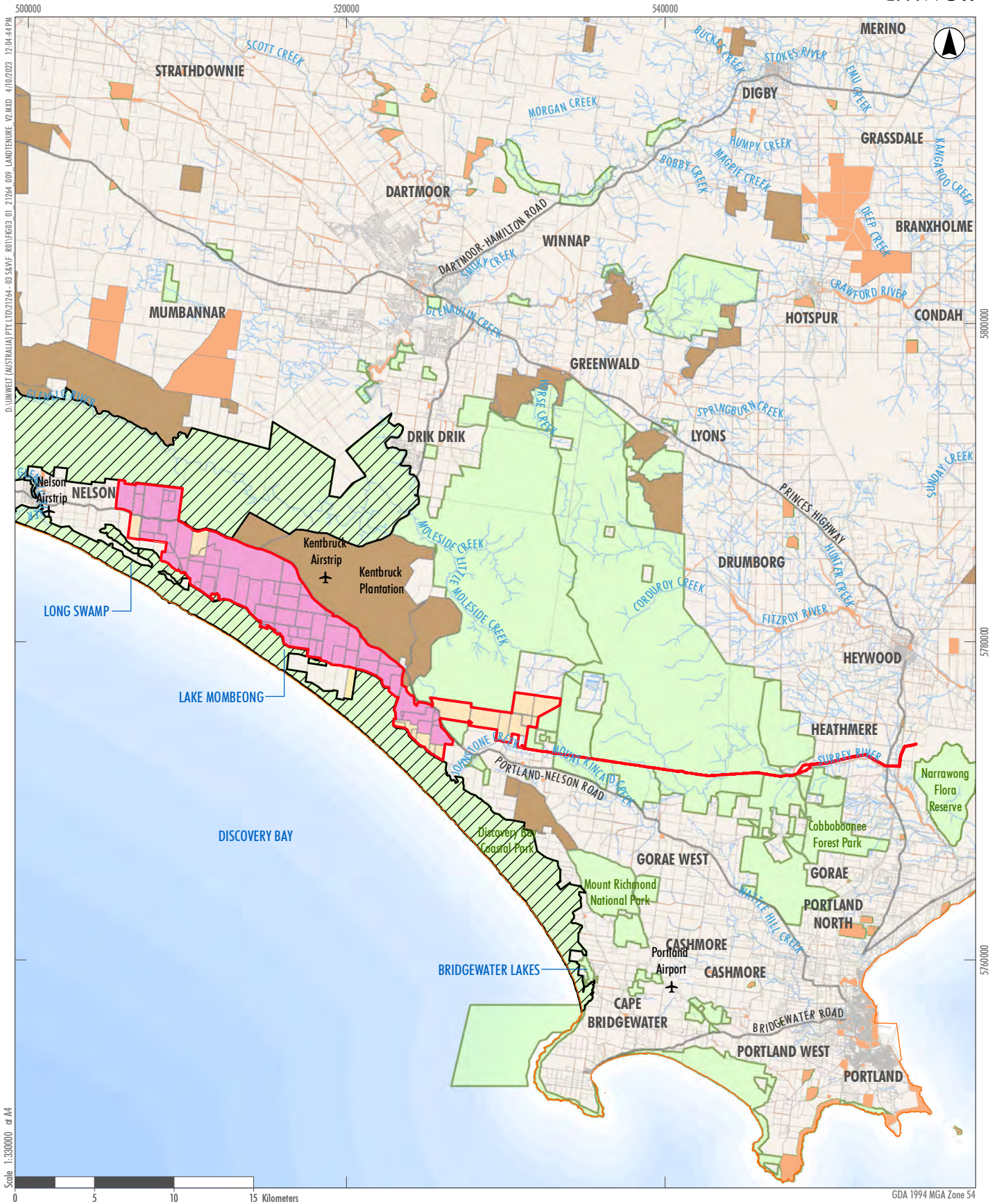


FIGURE 3.5

Land Tenure in the Region

3.4.3.2 Community Values Associated with Natural, Biophysical and Environmental Features

The natural environment is of high value to residents of the Glenelg Shire, as emphasised through recent community engagement undertaken for Council’s 2040 Community Plan (Glenelg Shire Council, 2020).

The Glenelg Shire has 107 national parks and conservation reserves covering 25% of the Shire’s land. The local area around the Project includes several areas protected for native forest and coastal ecosystems including Cobboboonee National Park, Lower Glenelg National Park, Discovery Bay Coastal Park (and associated Marine National Park), Mount Richmond National Park, as well as the Glenelg Estuary and Discovery Bay Ramsar Site². The Glenelg River runs through the Lower Glenelg National Park which also features the Princess Margaret Rose Cave. The local Nelson area around the Project includes sections of the Glenelg River including the mouth and the estuary, an extensive coastline, and remote beaches (Glenelg Shire Council, 2020).

These protected areas are popular for recreation and tourism activities, including sightseeing, walking, camping and recreational fishing. The Great South West Walk was established in the early 1980s as a circular 250 km walking trail starting in Portland and running through the Nelson area (Friends of the Great South West Walk, n.d.).

Mount Gambier

Mount Gambier, on the South Australian side of the border, is one of the closest regional centres to the Project, which services surrounding communities and is connected to the Project Area via major road routes.

Mount Gambier is home to abundant natural resources that support the associated manufacturing and forestry industries. The good soils, abundant ground water and a suitable climate result in the LGA being conducive to softwood plantations and productive agricultural land. Agricultural pursuits were what saw the land settled in the mid-1800s, and has since moved to include forestry, viticulture and wine making, and horticulture.

A number of small farms contribute to the production of vegetables, fruit, meat, dairy and eggs in the LGA. Despite the importance of the industry and the perception held by the community, the agriculture, forestry, and fishing industries only employ 5.8% of the population; the seventh highest industry of employment in the LGA (ABS 2016)

The region is also known for its limestone, hence the name the Limestone Coast, and on the coast, has a premier crayfishing industry.

Furthermore, the tourism value of the natural landscape is high, with the LGA home to volcanic craters, caves, sinkholes, and lakes including the famous ‘Blue Lake’. The city also has several manicured parks and gardens.

The natural resources in the LGA are of importance to residents, with some voicing concern about decreasing quality and quantity of water used for both domestic and agricultural purposes. There was also recognition of rainfall variability in the LGA, all leading to concerns about the sustainability of water supplies in the LGA (City of Mount Gambier, 2016).

Furthermore, the local community noted the importance of maintaining green spaces and optimising their use for community health and wellbeing.

² Ramsar sites are wetlands of global biodiversity significance, particularly for migratory species, and are protected under international treaty through the Ramsar Convention on Wetlands of International Importance.

3.4.3.3 Tourism Values Associated with Natural Resources and Places

“Glenelg is for explorers who are willing to take the time to experience the unique; who seek space alongside scenery” (Glenelg Vic, 2022).

Tourism to the ‘Great South Coast’ area is predominately driven key natural attributes including the coastlines, forests, plains, ancient rock formations, and native flora and fauna (DJPR, 2020). The area also benefits from tourists extending their journeys along Victoria’s famous Great Ocean Road, of which approximately 7 million people visited during 2019 (TEVE Research Unit, 2021).

Nelson, Portland and surrounds are best known for nature-based experiences and pristine environments. As Glenelg Shire explains in their tourism strategy, “Glenelg Shire offers a spectacular array of natural attractions and historic sites. From the rugged coastline and pristine beaches of the Southern Ocean to Indigenous heritage sites and mighty rivers, Glenelg Shire boasts some of Australia’s most spectacular locations” (Glenelg Shire, 2019, p. 5).

The area hosts key attractions including the Great South West Walk (GSWW), Cape Bridgewater, Discovery Bay, the Lower Glenelg National Park, the Cobboboonee National Park and Glenelg River. The Lower Glenelg National is a popular destination for canoeing on the Glenelg River or exploring the Great South West Walk. Cape Bridgewater features rugged cliffs, blowholes, sand dunes and a petrified forest.

There is a strong connection to nature among visitors and locals. For example, the Friends of the Great South West Walk is a not-for-profit organization consisting of active volunteers with a deep connection to the GSWW. Around 100 volunteers contribute 4,000 hours of volunteer work a year to maintaining the tracks. Their descriptions of the track and the environment it passes through focus on wild spaces, exhilarating ocean scenes, spectacular lookouts, and abundance of wildlife.

“Discovery Bay is wild and exposed. Few beaches in Australia run for 55km on open sand facing such gigantic surf as the beach of Discovery Bay. Sandy beaches make the loudest noise and this beach can really roar. It is the 55km beach and the wild, wild ocean that exhilarates every visitor who dares the isolated shores” (Friends of the Great South West Walk, n.d).

When describing parts of the trail, the Friends of the GSSW refer to “towering gorges” and “the most spectacular lookouts imaginable.” They describe parts of the Glenelg River as “one of the best canoe trips in Australia [where] wildlife is in abundance and includes platypus, ducks, moorhens, emus, kangaroos, wallabies, possums, koalas, wombats and kingfishers.” (Friends of the Great South West Walk, n.d).

The Glenelg 2040: Our Future Together community strategy reiterates this focus on pristine environmental features. The document draws on the perspectives of 1,691 participants to build a community vision for Glenelg Shire. The vision for Glenelg South, which includes Portland, Cape Bridgewater, Bolwarra, Dutton Way, Cashmore, Gorae and Mount Richmond, includes a goal to *“be a thriving tourism area while maintaining care of our pristine environmental features, native animals, and increasing biodiversity, with a balance to ensure locals can still enjoy the lifestyle.* (Glenelg Shire, 2020, p. 46). A similar goal is apparent for Nelson as the strategy includes a vision that *“In 2040, Nelson is the western gateway to the Shire and a regional eco-tourism destination of choice”* (Glenelg Shire, 2020, p. 52).

The 'I am Portland' website describes Portland as 'literally an anglers paradise' (Great Ocean Road Regional Tourism, 2022). It is a well-known location to see whales and seals and an important location for commercial and recreational fishing. Portland hosts the Hooked on Portland Seafood and Fishing Festival each year, an event that celebrates Portland as a coastal centre and a thriving fishing and tourism hotspot (Great Ocean Road Regional Tourism, 2022).

Wind farm tourism is a niche within Portland, Victoria and South Australia more broadly, providing tourists the opportunity to see and learn about renewable energy. The Codrington Wind Farm Tours in Portland integrates visiting the Codrington Wind Farm with a rural country scenic experience (InVictoria, n.d.), presenting the Codrington Wind Farm as a complementary part of the rural coast landscape. Similarly, the Wind Farm Tourist Drive in the Wattle Range Local Government Areas encourages visitors to travel a scenic Wind Farm route as part of the South Australian LGA's 'Clean and Green' offering (Wattle Range Council, n.d.). The Wattle Range Council promotes the WindFarm Tourist Drive as a complementary attraction to the Region's eco-tourism attractions which include natural features such as lakes, caves and national parks.

3.4.4 Human Capital

The level of human capital within a community is assessed by considering population size, age distribution, education and skills, general population health and the prevalence of at-risk groups within the community. The following characterises the human capital of the Glenelg LGA and study communities.

3.4.4.1 Population Characteristics and Trends

Table 3.2 outlines the key townships and their populations in relation to their proximity to the Project.

Table 3.2 Key Townships

Community	Population	Distance from Project
Nelson	191	3 km west
Donovans	83	30 km northwest
Dartmoor	322	30 km north
Mount Gambier	26,878	40 km northwest
Portland	11,230	45 km southeast
Heywood	1,815	47 km east
Casterton	1,668	80 km north
Hamilton	9,974	106 km northeast
Port Fairy	3,340	112 km east
Warrnambool	33,655	146 km east

Source: ABS, 2021.

Glenelg Shire Council notes a reduction in the number of young people living in the Shire and a projected ageing population (Glenelg Shire Council, 2020). The population slightly decreased over the 10 years from 2016 (19,557) to 2021 (20,152) and is expected to continue to decrease in the 20 years from 2016 by over 5%, particularly for those in the 45–55-year age bracket. In contrast, the population of those aged over 65 years is expected to increase (refer to **Figure 3.6**).

A decline in the younger population as well as family households in the Glenelg LGA, (70% in 2006 to 66% in 2021) has been reported as being due to:

- closure of the only primary school in Nelson (Glenelg Shire Council, 2020)
- the lack of higher education options in the wider area
- a lack of education and employment opportunities, coupled with fewer recreational outlets, transport options, housing opportunities and health services for young people (Glenelg Shire Council, 2020).

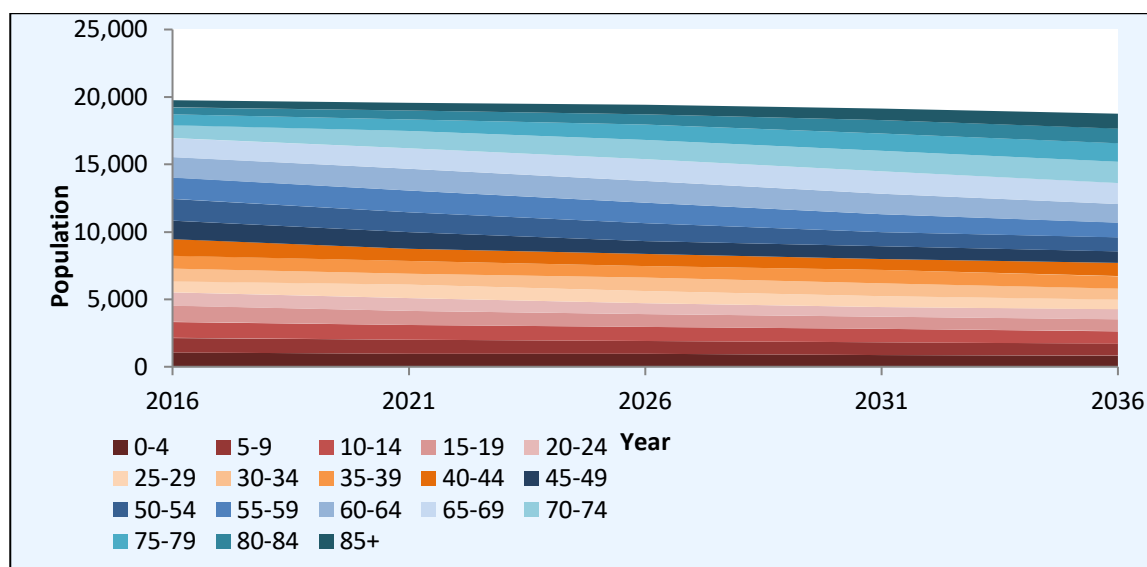


Figure 3.6 Glenelg Shire LGA Population Projections

Source: (Victoria in Future, 2019).

In comparison, the population in nearby Mount Gambier LGA (in South Australia), has risen over the same time period and is expected to continue to grow.

The median age across all the study communities is higher than the Victorian average of 38 years, with the communities with higher median ages including Nelson (60 years) and Cape Bridgewater (54 years). Mount Richmond has the highest proportion of female residents (56%); however, across the population of the whole area of social influence, there is a relatively uniform gender mix (refer to **Appendix A**). Similarly, the median age in the South Australian study communities is generally higher than the SA median of 40 years, with the suburb of Donovans, proximal to Nelson, having the highest median age of 61 years.

Glenelg Shire Council has the lowest population density of any Victorian LGA (Glenelg Shire Council, 2020), and is considered a “small, connected community” (Glenelg Shire Council, 2020). A large concentration of the LGA’s population lives in Portland, Heywood, and Casterton (70% of the Glenelg Shire), with approximately half of residents living in and around Portland (Glenelg Shire Council, 2020).

There is a relatively high proportion of residents who identify as either Aboriginal or Torres Strait Islander within the study area population (three times the state average: 2.7% in Glenelg LGA in 2021 compared to 1.0% in Victoria). This is particularly the case in Heywood where the proportion of the population identifying as Aboriginal or Torres Strait Islander totals 6.2%.

3.4.4.2 Education Attainment

Only 31% of the residents in the LGA had completed Year 12 or equivalent of schooling compared to 60% in Victoria. Early school leavers are more likely to experience unemployment or underemployment, public welfare dependency and poor health (Glenelg Shire Council, 2020).

Glenelg Shire Council reported that residents of Glenelg Shire are 50% less likely to enter tertiary education and have lower than State average degree-level qualifications. In contrast, there is a higher rate of certificate level qualifications in the Shire compared to Victoria (21% compared to 14%). This could be a result of more limited higher education options, with students having to travel or relocate to assess tertiary education options (Glenelg Shire Council, 2020). However, there is also industry-specific expertise in the region associated with Green Triangle forestry activities (The Green Triangle Forest Industries Hub, n.d.).

3.4.4.3 Physical Health, Mental Health and Wellbeing

The prevalence of mental health issues and suicide is a growing area of concern to the Council, and it has been suggested that mental health issues are related to an increasing proportion of people living alone, and closure of community meeting places including community centres, general stores, and food/drink venues (Glenelg Shire Council, 2020).

There is a higher level of self-assessed fair or poor health in the LGA (17.1 age-standardised rate (ASR) per 100 people) compared to Victoria (14.2 ASR per 100) (PHIDU, 2020). In addition, the male suicide rate in the LGA is 31% higher than the Victorian average, and the LGA has the third highest rate of obesity in Australia, with only 22% of women and 28% of men participating in organised physical activity (Glenelg Shire Council, 2020).

Furthermore, psychological stress is more prevalent in women in the LGA (19.7% of women have high psychological stress compared to 18% in Victoria), and there are significantly more female daily smokers (18.8% compared to 10.2% in Victoria) and male occasional smokers in the LGA (15.4% compared to 5.6% in Victoria).

A high proportion of the Shire's children are facing significant challenges in their development (considered 'developmentally vulnerable') when they commence primary school. In 2018, 30% of children were considered developmentally vulnerable in one or more Australian Early Development Census domains (physical health and wealth being, social competence, emotional maturity, language and cognitive skills, communication skills and general knowledge), a significant increase from 15% in 2009 (Australian Institute of Health and Welfare, 2019).

3.4.4.4 Socio-Economic Advantage and Disadvantage

In summary, **Figure 3.7** outlines the Socio-Economic Indexes for Areas (SEIFA), prepared by the ABS, with a low score indicating a greater degree of disadvantage (the lowest 10% of areas receiving a decile of one, and the highest, a ten). It should be noted that no comparison can be made between LGAs and suburbs and localities (SAL) on ranking, as rankings are only comparative within each geographic classification. Areas and communities with higher levels of socio-economic disadvantage are more vulnerable to changes, such as house price increases and are often less resilient or prepared to capitalise on economic benefits from Projects. Therefore, communities within Gorae West SAL, Gorae SAL, Heathmere SAL, Heywood SAL, Portland SA2 and Glenelg LGA are considered more vulnerable population groups for the purpose of this assessment.

The SEIFA Index of Education and Occupation (IEO) for each of the SALs reflects the general level of education and occupation-related skills of people within an area, indicative of relative disadvantage compared to other areas in Victoria. The majority of the study communities are in the fifth decile or below, indicating that they have a reasonably low level of education and occupation-related skills in comparison to other communities in Victoria. Specifically, Heywood, Portland and Glenelg have the lowest level of education and occupation-related skills and are within the lowest 10% of Victoria, whilst Cape Bridgewater has the highest level of education and occupation-related skills compared to the other study communities.

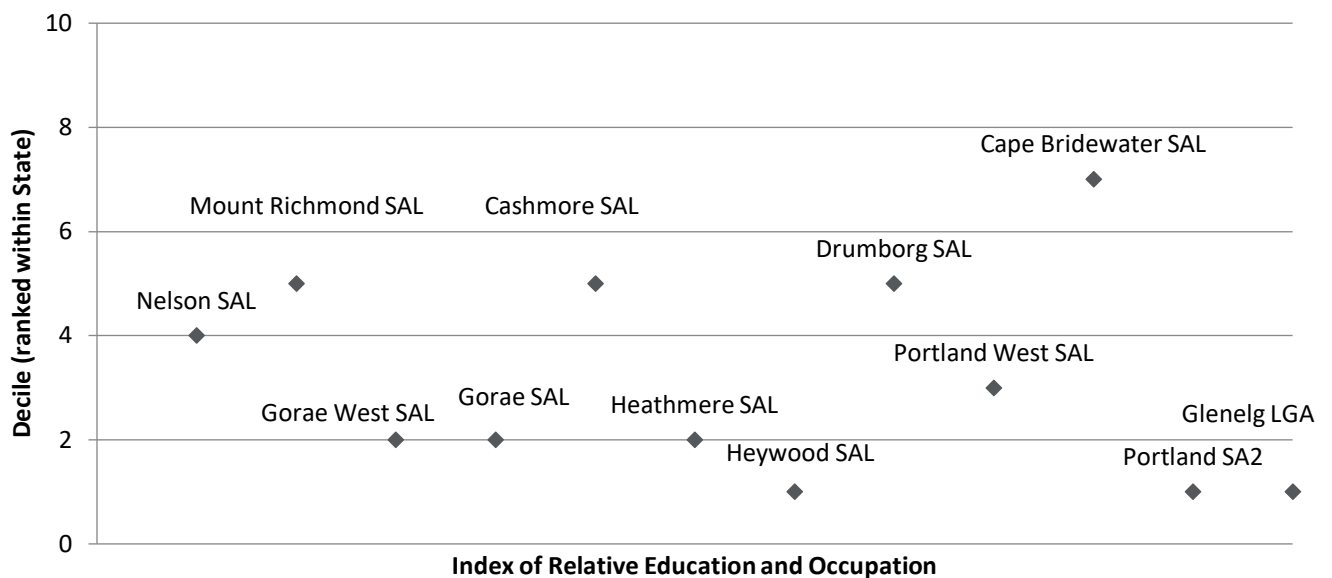


Figure 3.7 SEIFA Index of Education and Occupation

Source: (SEIFA, 2021).

3.4.5 Economic Capital

Examining a community’s economic capital involves consideration of characteristics which could include industry and employment, levels of workforce participation, household income and cost of living, such as weekly rent or mortgage repayments. The following provides a summary of the key characteristics of the study areas from an economic capital perspective (refer to **Appendix A** for the complete dataset).

3.4.5.1 Workforce Participation

The proportion of the labour force employed full-time in the Glenelg LGA has decreased by 3% since 2006 and has consistently remained below the State average (53.0% compared to 56.2% in Victoria in 2021). In contrast, the part-time employment rate has increased by 6.7% in the 10 years since 2006. This trend is not uncommon in an ageing population or in ‘lifestyle’ locations.

In March 2021, the unemployment rate for the Glenelg LGA was 4.3%. In comparison, Regional Victoria recorded an unemployment rate of 4.7% and Victoria 6.6 % during the same period. By December 2021 unemployment in Glenelg LGA had risen to 5.6%, with 3.8% in Regional Victoria and 5.1% in Victoria (Australian Government 2021). In previous years, such as at the time of the 2016 Census, the unemployment rate was highest in Heathmere (10.6%) and Nelson (9.7%), with the localities of Mount Richmond, Cashmore and Drumborg having a 0% unemployment rate.

In the South Coast of Victoria, underemployment remains a key concern that needs to be addressed. Underemployment exists “when the hours of work of an employed person are below a threshold and are insufficient in relation to an alternative employment situation in which the person is willing and available to engage” (ABS, 2012). In order to address this challenge, a report released in July 2022 by the Australian Government (Australian Government, 2022) found that fostering greater employment in the South Coast of Victoria should emphasise the following factors: investment in transport options to address spatial barriers to employment and education for people without reliable access to a car; re-engaging young people in employment, especially those previously employed in hospitality; support for employment and education opportunities for people with disabilities; support for mature aged people, and support for employment and education opportunities for Aboriginal and Torres Strait Islander people.

3.4.5.2 Household Income

Nelson has the lowest median weekly household income (\$1,104 in 2021) across the study communities, whereas Cashmore has the highest (\$1,812 in 2021), representing a range of household financial profiles across the area of social influence (the State average is \$1,419). Within the Glenelg LGA, the medium weekly household income has risen from \$1,043 in 2016 to \$1,214 in 2021.

Serious labour shortages due to low population growth, low unemployment rates, an ageing population, and low educational attainment rates are highlighted as key workforce challenges that may limit business activity in the region (Great South Coast Group, 2020).

3.4.5.3 Level of Housing Stress

At the time of the 2021 Census, the cost of housing in communities proximal to the Project was lower than the State, with the median monthly mortgage repayments and the median weekly rental cost both lower than the State medians across all the study communities. In 2021, 26.7% of households in Glenelg LGA were recorded as being in rental stress, and 9.6% of households were indicated as being in mortgage stress. This is in comparison to 30.9% and 15.5% respectively in Victoria. Alongside the growth in the median weekly household income, the cost of rental properties has risen across the Glenelg LGA. The cost of living remains low, with median rent, as a proportion of median weekly household income, well below the State average.

The low median household income in Nelson means that it has the highest cost of living within the area of social influence, just slightly below the State average, with the median weekly rent equalling 20% of the median weekly household income respectively.

Natural attributes and agricultural productivity suggest that agricultural land prices are high, with land values in South West Victoria amongst the highest of any plantation region across the country (Agriculture Victoria, 2020). In the region, the median price per hectare increased by 16.7% between 2019 and 2020. Over a 20-year period the compound annual growth rate has been 7.8%. Land price growth has been driven by a combination of low interest rates, and a strong demand from graziers looking to take advantage of the region’s high rainfall (Rural Bank, 2020).

3.4.5.4 Economic Resources

The SEIFA Index of Economic Resources (IER) reflects the economic resources of households within an area and includes variables such as household income, housing expenditure (e.g., rent) and wealth (e.g., home ownership). A low score indicates a relative lack of access to economic resources in general, while a high score indicates greater access to economic resources.

When considering the population within the area of social influence, the localities of Heywood and Portland are again the most disadvantaged, whereas Cashmore, Portland West and Cape Bridgewater are among the top 20% of SALs in the state in relation to their access to economic resources. The Glenelg LGA sits in the third decile, indicating a below average level of access to economic resources (refer to **Figure 3.8**).

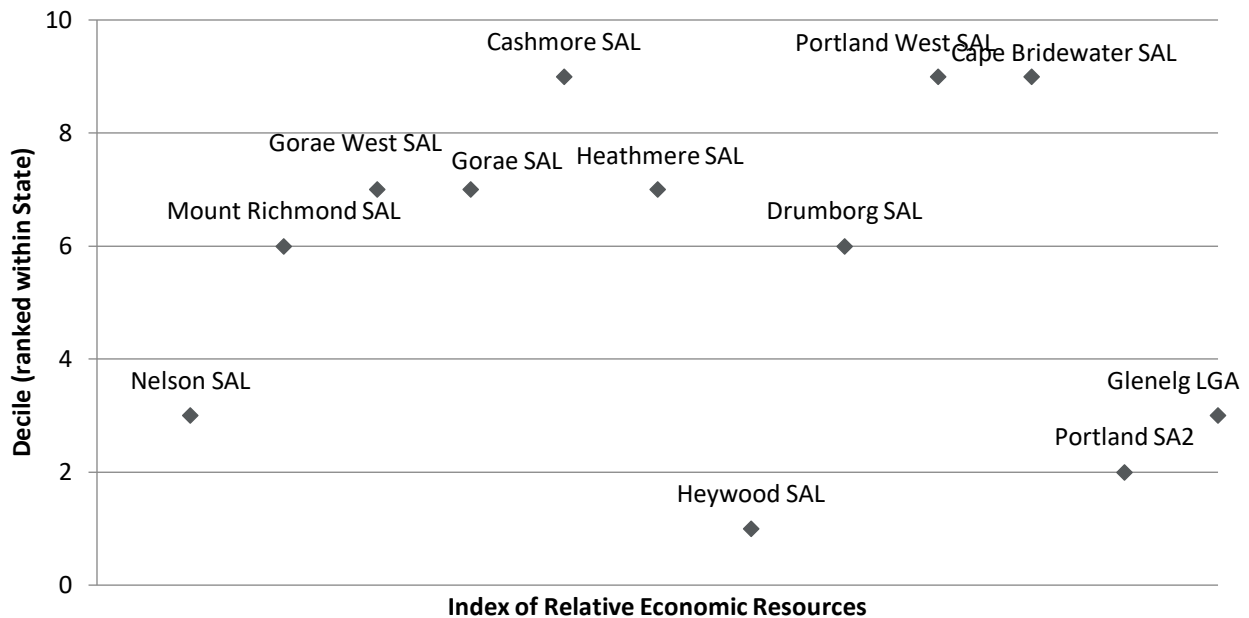


Figure 3.8 SEIFA Index of Economic Resources

Source: (SEIFA, 2021).

3.4.5.5 Key Industries by Value Added

The Great South Coast region's key industries include agriculture, tourism, and energy production (Fraser & Downie, 2019), specifically:

- the dairy industry which accounts for 22% of Australia's dairy production, which is worth \$1 billion every year (Great South Coast Group, 2019)
- tourism, which sees over one million visitors per year enter the broader region
- forestry which constitutes 17% of Australia's plantations and generates an estimated \$2.6 billion in economic output annually (Ernst & Young, 2020)
- fisheries, landing approximately \$4 million worth of rock lobsters and around \$1 million worth of king crabs annually.

As shown in **Figure 3.9**, the Agriculture, Forestry and Fishing industry generated the most value added for the Glenelg Shire LGA in 2020/21, representing 27.5% of all value added generated in the Shire. Manufacturing, Healthcare and Social Assistance, and Transport, Postal and Warehousing were also important industries in Shire generating 14.1%, 11.2% and 10.2% of the Shire's total valued added.

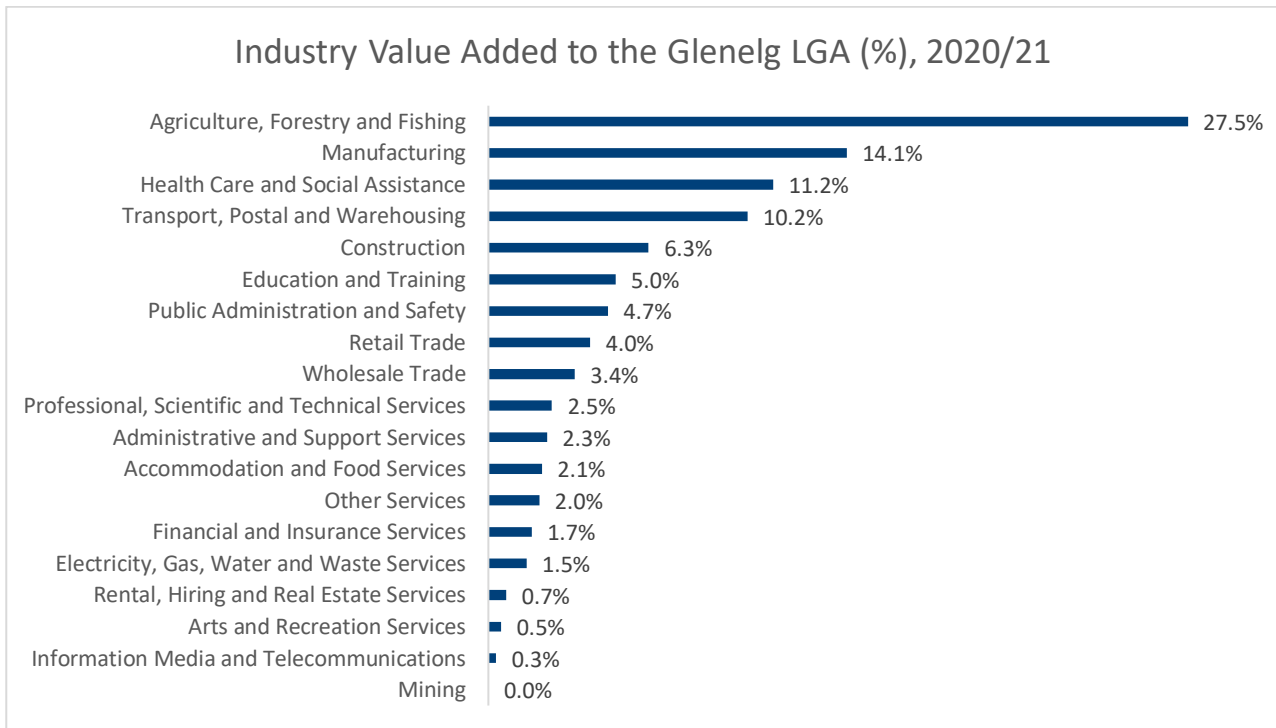


Figure 3.9 Value Added by Industry, Glenelg Shire LGA, 2020/21

Source: National Institute of Economic and Industry Research (NIEIR), 2021. Compiled and presented in *economy.id by.id* (informed decisions).

There are a range of industries and infrastructure strengths in the region. These are considered below:

Port of Portland: There is a reported \$1.5 billion of annual value of trade through the Port of Portland, and abundant renewable energy assets such as wind, geothermal, wave and natural gas reserves (Great South Coast Group, 2019). This is likely to expand in coming years with the Portland area anticipated to be designated as an Offshore Wind Priority Area by the Federal Government. The Victorian Government has committed to supporting a Renewable Energy Supply Chain Hub in Gippsland after it was designated as a priority area for offshore wind (State Government of Victoria, 2023). A similar outcome may occur in Portland in response to this burgeoning industry. This provides the potential for greater regional specialisation in onshore and offshore wind but may also result in further pressure on employment and procurement options as additional companies compete for resources. Consequently, some sectors may experience significant job losses, while others will continue to grow (UTS, 2022). While total employment changes may be relatively minor, some communities may be disproportionately burdened with renewable energy supply chains drawing from the existing labour force (Ceda, 2023). International evidence suggests that government investment in capacity-building mechanisms for new industries is a key factor in regional supply chain outcomes (U.S. Department of Energy, 2022). As such, it is highly important that Government and industries work together to ensure that the transition to renewable energy is managed efficiently and equitably (Ceda, 2023). The impact on local employment and community based on these economic trends is further considered in Section 4.7.3.

Portland Aluminium Smelter: The Portland Aluminium smelter is one of the largest employers in the region, with approximately 460 direct employees and around 170 contractors. The smelter recently benefitted from significant Federal and State Government funding to afford their operations to continue until at least 2026. It is expected that its continuing operation will support demand for coal-fired power generators within the Latrobe Valley (ABC News 2021a; 2021b).

Wind Farm manufacturing: There is also manufacturing in the region that supplies wind farm developments. For example, the Yambuk Wind Farm was associated with the establishment of a (wind turbine) blade manufacturing facility in Portland in 2005. However, despite the development of the facility, blades for the Portland Wind Energy Project were eventually sourced from overseas and the facility was closed in 2007, citing investment uncertainty associated with unclear Federal government policy (The Age, 2007).

Portland is also home to the only wind turbine tower manufacturer in Australia, Keppel Prince, which is the second largest employer in the Portland area. Keppel Prince Engineering are based in Portland and have had early involvement in renewable energy projects, establishing a manufacturing line for large wind towers in 2001 (Keppel Prince, 2021). However, there have been recent issues with the company’s ability to compete on Victorian wind tower contracts with cheaper foreign suppliers (Sonti, Jobs go at Keppel Prince, 2021). Notwithstanding, Keppel Prince employs a team of approximately 350 employees, and is a significant contributor to the local economy through ongoing procurement benefits, and flow-on regional economic benefits, of which the Project would potentially be able to draw construction requirements.

The Barwon South West Renewable Energy Roadmap (2019) notes that the region has a strong history of manufacturing, particularly in Geelong and Portland. As such, there is an extensive supply chain through well established businesses. However, the roadmap also notes that manufacturing is an extremely competitive sector requiring ongoing investment in advanced technological capabilities. The roadmap identifies competition with international suppliers as a key risk for local procurement targets, especially without investment and policy certainty.

Tourism: There is significant tourism in the LGA, with approximately 380,000 tourists visiting annually. Tourism in Nelson includes repeat visitors to the area and has a focus on eco-tourism (Glenelg Shire Council, 2020). There was a significant decline in tourism during the COVID-19 pandemic, with a negative economic flow on effects to local accommodation providers, hospitality services and retail vendors.

Green triangle forestry: Ernst & Young estimate that the Green Triangle forest industry generates an estimated \$2.6 billion in economic output every year (Ernst & Young, 2020) and supports approximately 2,000–3,000 direct jobs 23% of which are based in the Victorian part of the Green Triangle (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017). Green Triangle forestry is also estimated to provide an additional 3,000–4,000 indirect jobs associated with the industry (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017; Ernst & Young, 2020).

Key operators in the Green Triangle include:

- AKD Softwoods
- GFTP
- GPFL
- McEwens
- Other growers
- Private owners.
- OneFortyOne
- HVP Plantations
- PF Oslen
- Australian Bluegum Plantations
- Timberlands Pacific
- Forestry SA
- SFMES
- Fairthorne

Forestry in The Green Triangle

The Project is located within the Green Triangle, Australia's second-largest collective plantation and wood processing zone and one of Australia's major forest regions. The Green Triangle stretches along the southwest Victorian coastline into South Australia, covering an area of six million hectares, with Portland and Mount Gambier the processing hubs of the industry (URS, 2011). The forestry industry has a long history in the region with plantation forestry present since the early 1900s. The Green Triangle covers 321,000 hectares between the towns of Mount Gambier and Portland, spanning the border of Victoria and South Australia. Most of the Green Triangle Forest resources are privately owned (URS Forestry) and the area supports 17% of Australia's national plantation area, comprising extensive plantation softwood and hardwood resources (The Green Triangle Forest Industries Hub, n.d.).

Most people who reside within the Green Triangle view the forest industry as important to their local community (67% of Victorian-side residents) and most feel that the forest industry has positive impacts on local employment (75% of Victorian-side residents). However, the sector was considered to have fewer benefits and more negative impacts than farming and tourism industries. Residents were most concerned about the associated impacts to roads, bushfire risk and landscape amenity (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017).

As well as providing the raw materials for forest products, plantations in the Green Triangle support other activities including livestock grazing, bee keeping, bushwalking, horse riding and camping areas, and recreational hunting (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017).

3.4.5.6 Key Industries by Employment

Across the SALs of Portland, Nelson and Mount Gambier, key industries of employment for residents varied notably in 2021, as shown below in **Figure 3.10**. In Portland, Health Care and Social Assistance was the largest industry of employment for residents, representing 17.1% of all employed residents. Manufacturing and Retail Trade were also top industries of employment for residents in Portland (14.9% and 8.9% respectively). Mount Gambier had similar economic drivers to Portland with Health Care and Social Assistance, Retail Trade and Manufacturing being the top employers for residents (17.4%, 13.2% and 10.0%). The region also has an established softwood forestry processing industry and is unique in that it contains a range of businesses across the forest products value chain from seedling cultivation to fibre processing.

Nelson had notably different employment drivers in 2016 compared to Mount Gambier and Portland. Key industries of employment for residents of Nelson included Agriculture, Forestry and Fishing (28.2%), Accommodation and Food Services (14.1%), and Retail Trade (9.0%).

The comparison of resident industry of employment in Portland, Mount Gambier and Nelson highlights:

- The importance of the Agriculture, Forestry and Fishing industry in Nelson.
- Potentially limited economic diversity in Nelson, with the top industry of employment accounting for more than a quarter of all resident employment.
- The role of Portland and Mount Gambier as service hubs, reflected by the high representation of Retail Trade workers and healthcare workers.
- The importance of Manufacturing in Nelson and Mount Gambier as a source of resident employment.

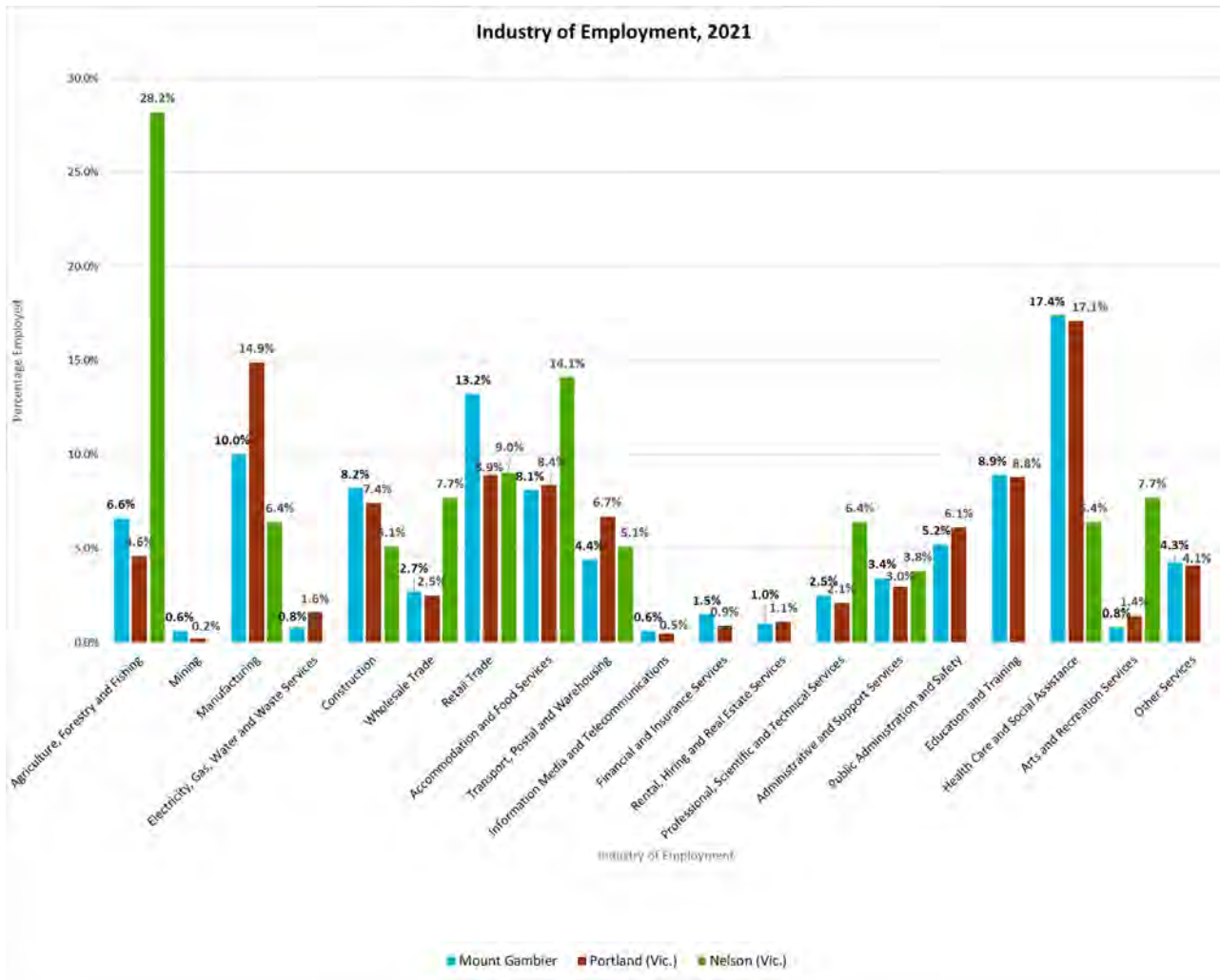


Figure 3.10 Resident Industry of Employment in Portland, Nelson and Mount Gambier SALS

Source: Census of Population and Housing, 2021, TableBuilder, SAL, INDP.

Portland

Only 51.1% of Portland's labour force is **employed full-time**, with an unemployment rate the same than the State average (5.0% in 2021). This suggests that there is a number of residents seeking work.

Whilst there is a low proportion of the population holding **tertiary qualification**, with only 8% holding a bachelor's degree and a quarter of the population with a certificate level qualification, of those that undertook tertiary education, almost one fifth studied engineering or related technologies (18%). This indicates that the existing skills held by the local population could be suited to those required for the Project.

Manufacturing is the top industry of employment for Portland, employing 16.4% of the population. In Portland, 15.9% of the population are technicians and trade workers, whilst 14.9% are professionals and 14.1% are labourers. This further indicates that the employability of residents is relatively aligned with the Project when giving regard to previous work experiences.

The Portland Aluminium Smelter is a **key employer** in the region, however, there are rumours it may be closing which could result in a rise in the unemployment rate in the town.

Portland also has well-established **suppliers to the wind industry**, such the only wind turbine tower manufacturer in Australia, Keppel Prince.

Mount Gambier

Just over 50% of Mount Gambier's labour force is **employed full-time (55%)** with the unemployment rate also being 5% in the LGA. Whilst the unemployment rate has fallen in the period between 2016-2021, the full-time employment rate has dropped while the **part-time employment** rate has risen.

The LGA also has a similar level of attainment of tertiary qualifications, with 5% holding a bachelor's degree and 21% with a certificate level qualification. As of 2016, those with tertiary qualifications primarily studied **engineering or related technologies** (17%), and management and commerce (16%). As is the case in Portland, this indicates that the existing skills held by the local population could be suited to those required for the Project.

In line with the LGA's tourism popularity, the top industry of employment in Mount Gambier is **retail trade** (14.3%), followed by health care and social assistance (13.8%). Manufacturing is the third highest industry of employment, employing 11.1% of the population. Employment in manufacturing has steadily declined, offset by modest increases in retail trade employment and in the health and related sectors.

The City of Mount Gambier is an economic hub for the region, with an annual economy of \$6.8 billion, 25% higher than Warrnambool LGA.

The Mount Gambier economy is **relatively diverse**, ranking 160 out of 565 LGAs across Australia for diversity. The economy is characterised by a **number of small businesses** (80% of businesses employ less than 20 people) across the retail, manufacturing, education, health care and social services industries.

The diversity of the economy is a key value to the community, and the community wants to ensure a continued importance placed on **work/life balance** and job satisfaction.

3.4.5.7 Development Constraints

The Great South Coast region faces challenges as a low-growth economy with a need to establish higher-value industry investment, greater productivity, and skilled labour (Fraser and Downie 2019). To overcome these challenges, the Great South Coast Group, a formal alliance of local government, business, and community partners, has identified priorities across five focus areas:



The 'Great Eco-Tourism' priority area specifically identifies key actions to develop industrial areas that benefit from renewable energy generation (Great South Coast Group, 2020). The region is described as an alternative energy (renewable sources and natural gas) production hub, to which well-established wind energy projects are a notable contributor. Renewable energy is identified as a major economic growth opportunity for the region that can help the region achieve its strategic goals of economic development and in addressing climate change. The Great South Coast Group highlights abundant renewable energy resources as a key asset for the region and seeks to encourage local energy production and appropriately sited energy facilities (Great South Coast Group, 2014).

Potential benefits of renewable energy that are identified for the region include manufacturing of local components, economic diversification particularly in rural areas, and the potential to develop a renewable energy research centre. However, the Great South Coast Group highlights specific challenges that may be associated with renewable energy development in the region such as:

- Potential impacts to amenity and the environment.
- Cumulative impacts on road conditions.
- Impacts to housing affordability and accessibility arising from localised influxes of workers on major projects including wind farms and forestry.
- A need to develop and improve the local electricity distribution network which is at 90% capacity.

3.4.6 Social Capital

Various indicators can be used to examine and assess social capital. Such indicators include the level of volunteering, population mobility, crime rates, and the demographic composition of the community, such as the percentage of people born overseas and language proficiency. The following provides a summary of the key characteristics of the study areas from a social capital perspective (refer to **Appendix A** for the complete dataset).

3.4.6.1 Community Mobility

Communities within the area of social influence have relatively low mobility when compared with Victoria, with the LGA home to a lower proportion of people with a different address both one year ago (10%) and five years ago (28%) (compared to Victoria - 15% and 39% respectively). This suggests a reasonably stable and established population that is well-connected. However, there appears to be a trend for retirees travelling during the winter months (Glenelg Shire Council 2020).

3.4.6.2 Community Participation

All communities, except for Mount Richmond, have a higher than State average rate of volunteerism, with the communities with the highest rate being Nelson, Portland West and Gorae (34%, 35% and 35% compared to 19% in Victoria), indicating a strong sense of place and existing social networks and ties, as well as potentially strong attachment to community values and local surrounds.

3.4.6.3 Community Diversity

A significantly lower proportion of the population is born overseas in all study areas except for Cape Bridgewater (17% born overseas), in comparison to the Victorian average; indicating a relatively homogenous population (<9% across study communities, 30% in Victoria).

3.4.6.4 Community Composition

The study communities also have a higher proportion of lone person households than the Victoria average (32% in Glenelg LGA and 26% in Victoria), a trend that is increasing (31% in 2011 to 37% in 2021) with Nelson and Heywood having the highest proportion of households in this regard (37% and 35% respectively).

3.4.6.5 Level of Social Cohesion

The Glenelg LGA has a lower crime rate than the Victorian average (5,521.6 per 100,000 compared to 6,019.7 per 100,000 in Victoria in 2020). However, the total number of criminal incidents has risen since 2019 by 0.3% and similarly, rose between 2018 and 2019 by 5%. In the years between 2016 and 2018, the crime rate dropped in line with the Victorian average.

The top five crimes committed in the LGA were criminal damage, other theft, breach family violence order, public health and safety offence and common assault, with the suburb of Portland having significantly more crime than other suburbs (784 incidents), and the study community of Heywood having the third highest number of incidents (63 incidents) (Crime Statistics Agency 2020).

3.4.6.6 Relative Advantage and Disadvantage

Figure 3.11 provides the overall socio-economic status and level of disadvantage within each community, as determined by the Index of Relative Socio-economic Disadvantage (IRSD) - a SEIFA score prepared by the ABS which ranks areas in Australia according to their relative socio-economic disadvantage. A low score indicates a greater degree of disadvantage, with the lowest 10% of areas receiving a decile of one, and the highest, ten. It should be noted that no comparison can be made between LGAs and state suburbs on ranking, as rankings are only comparative within each geographic classification.

When considering the relative socio-economic disadvantage of the study communities, Heywood and Portland demonstrate the most disadvantage in comparison to the other study communities, with Cashmore and Cape Bridgewater having the least socio-economic disadvantage. The Glenelg LGA sits in the fourth decile of Council areas in the state, indicating it has a higher-than-average level of disadvantage.



D:\UMWELT (AUSTRALIA) PTY.LTD\21264 - 03 SRVF - GENERAL\21264_R00_001_SEIFA_V1.LMXD 4/07/2023 1:03:29 PM

Scale 1:250000 or A4

0 2 4 Kilometers

GDA 1994 MGA Zone 54

- Legend**
- Wind Farm Site
 - Proposed Terminal Station Location
 - Main Wind Farm Substation
 - Heywood Terminal Station
 - Roads
 - Heywood-Portland 500kV Transmission Line
 - Overhead component of Option 1A
 - Underground component of Option 1A and 1B
 - Underground component for Option 1B
 - Option 2A
 - Option 2B
 - Index of Relative Socio-economic Disadvantage (IRSD)
 - 880 - 950
 - 951 - 1000

FIGURE 3.11

Index of Relative Socio-economic Disadvantage (IRSD)

3.4.7 Physical Capital

Physical or built capital includes the provision of infrastructure and services to the community and what is currently available or accessible to people. Within this, it is important to consider the type, quality, and degree of access to public, built and community infrastructure (including amenities, facilities, services, and utilities) as well as the provision of, and diversity of, housing (refer to **Appendix A** for the complete dataset).

3.4.7.1 Housing Tenure

Communities within the area of social influence have a higher proportion of dwellings that are fully owned (without a mortgage) than across Victoria. This is common in farming communities where properties are often passed down through generations, however, this trend is decreasing in line with rising mortgage prices.

Interestingly, the proportion of houses owned with a mortgage is decreasing in the Glenelg LGA, whilst the number of rental dwellings is rising. The community with the highest proportion of rental properties is Portland, with just under a third of dwellings rented (24.8%), whilst communities such as Mount Richmond and Gorae appear to have no rental properties.

While most of the study communities have a high proportion of occupied dwellings, Nelson interestingly only has a 31% occupancy rate (compared with 89% in the broader state of Victoria). In addition, Mount Richmond, Heathmere, and Portland also have a lower than State average occupancy rate (75%, 83% and 89% respectively).

3.4.7.2 Housing Typology

Most of the housing in the study communities comprises free-standing houses, particularly in Nelson, Mount Richmond, Gorae, and Cashmore which have 100% freestanding houses. Portland has the highest mix of housing with 89% being free-standing houses and an even split between semi-detached housing and flats or apartments (5% each).

3.4.7.3 Access to Internet

Several of the study communities have a slightly lower proportion of dwellings with internet access compared with Victoria (access ranges from 70–87% in the study communities, compared to the Victorian average of 86%), except for Portland West and Cape Bridgewater which have higher proportions of access (87% and 88% respectively) and Cashmore which is on par with the State average.

3.4.7.4 Transport Infrastructure

Regarding the provision of transport infrastructure, the broader Great South Coast region has ample rail, road, ports, and airport facilities (DJPR, 2020). The region is traversed by the Princes Highway (National Route 1) and the Henty Highway, with Glenelg and Hamilton Highways also providing access from Ballarat and Geelong respectively via Hamilton. The region is also home to the Portland Port – one of Australia’s premier deep-water ports which receives approximately 300 ships per annum (Port of Portland, 2021). Significant export commodities include grain, woodchips, logs, aluminium ingots, livestock, processed mineral sands, and timber products (Port of Portland, 2021).

3.4.7.5 Leisure Facilities

In addition, the Shire has 25 sports grounds which is an oversupply relative to demand, with community members believing there is a need to upgrade many of these and ensure greater alignment with community needs (Glenelg Shire Council 2020).

3.4.7.6 Private Car Usage

There appears to be a large dependency on private car transport in the locality. Most study communities have a higher proportion of residents travelling to work by car compared with the Victorian average (62%), and the Regional Victorian³ average (67%). The communities with the highest proportions include Gorae, Cashmore, and Portland (71%, 71% and 69% respectively). In contrast, three study communities have a lower proportion of residents driving to work – Drumborg, Nelson, and Mount Richmond (49%, 51% and 52% respectively). In the Glenelg LGA, the proportion of residents driving to work has increased from 62% in 2011 to 66% in 2016. Furthermore, there are a higher number of cars per household in the study communities in comparison with Victoria (a range of between 1.7 to 2.8 in comparison to 1.7 cars per household in Victoria).

Road safety concerns, due to volume of freight traffic and the heavy freight use on roads, has been related in part to a lack of rail options and heavy use by forestry and agricultural industries, resulting in quicker deterioration of road condition, safety and accessibility challenges for road users (Glenelg Shire Council, 2020). As one local community member noted:

“Locations and times are important for me because Nelson is somewhat isolated, the main road is extremely dangerous, particularly at night because of a large amount of wildlife and heavy freight vehicles.”
Quote from consultation undertaken for Glenelg Shire 2040 (Glenelg Shire Council, 2020).

3.4.7.7 Availability of Social Infrastructure

Social infrastructure provision has been reported across the Glenelg Shire as insufficient to service the community (refer to **Table 3.3** a summary of available services and facilities) and includes:

- Limited health services requiring many residents having to travel long distances or wait long periods (up to six weeks) to see a General Practitioner (Glenelg Shire Council, 2020).
- A lack of reliable telecommunication services (Glenelg Shire Council, 2020).
- A lack of transportation to connect the Glenelg Shire to major cities, including poor public transport and rail infrastructure, limiting economic activity and tourism, as well as people’s access to education and training (particularly young people) (Glenelg Shire Council, 2020).

As a result of insufficient infrastructure, there are few community events, recreational activities, and spaces in which to meet and socialise in smaller townships such as Nelson.

Furthermore, a declining regional population in the area has also meant that shops, restaurants, pubs, and general stores have faced economic difficulty resulting in closure over recent years (Glenelg Shire Council, 2020).

³ Defined using ‘Rest of Vic.’ (exc Melbourne) ABS GCCSA Statistical area.

Mount Gambier

Mount Gambier is known as the **regional capital** for southeast South Australia and southwestern Victoria, with a further **38,000 people from surrounding LGAs accessing Mount Gambier** for retail shopping, education and training, employment, sport and recreation, and cultural activities.

The occupancy rate for residential dwellings in the LGA is on par with the South Australian (SA) average, however, has decreased in the period between 2006-2016. Interestingly, the number of semi-detached dwellings and flats or apartments in the LGA matches the SA average, indicating the city-nature of Mount Gambier.

Mount Gambier has a lower rate of home ownership than the SA average, with a higher proportion of rental properties, again a trend that is more common in city settings than rural settings.

Regarding infrastructure, the community has noted aviation accessibility as lacking given the cost associated with air travel and the LGA was ranked poorly for access to rail infrastructure given the nearest railway station is 81.8 km from the city. The relative isolation of the LGA was a key concern of residents, particularly in relation to accessing health infrastructure and services.

Furthermore, access to tertiary education in the LGA is relatively high, with the city being ranked 77 out of 565 for this indicator. However, residents did note access to a range of courses that will enable them to obtain employment locally as of importance.

Table 3.3 outlines the available social infrastructure (health and education), as well as transportation identified in the key towns of Nelson, Heywood, Portland and Mount Gambier, with a complete audit contained in **Appendix A**.

Table 3.3 Summary of Available Social Infrastructure

Locality	Health	Education	Transport
Nelson	No health facilities identified	No education facilities identified	One community transport provider One medical transport service
Heywood	Rural health clinic Aboriginal health clinic District Hospital	Two schools (primary and secondary) Two early learning centres	Four community transport providers A medical transport service Regional train service
Portland	A district hospital Aboriginal health clinic Six general practitioner clinics Two podiatrists Three dentists Audiologist Optometrist Two psychologists Five pathologists	Ten schools (primary and secondary) Four early learning centres	Local public bus services Regional bus services A regional coachline service Local taxi service Medical transport service Regional train service

Locality	Health	Education	Transport
Mount Gambier	A district hospital Hearing clinic Aboriginal health clinic Ten general practitioner clinics Paediatric clinic Three optometrists Three podiatrists Radiologist Thirteen allied health services	Twelve schools (primary, secondary, and specialised) Fourteen early learning centres TAFE SA Southern Cross University Uni SA Learning Centre Rural health clinic	One local and one regional medical transport service One local and one regional bus service Two community transport providers One regional airport
Warrnambool	Two hospitals Fourteen general practitioner clinics Seven optometrists Four podiatrists Two radiology clinics Fourteen psychologists Fourteen allied health services	Twelve schools (primary, secondary, and specialised) Sixteen early learning centres South West TAFE Deakin University	Two local taxi services One local and one regional bus service Three local medical transport services Two community transport providers Regional train service One regional airport

Sources: (Corangamite Shire, 2020), Google Maps (2021), (City of Mount Gambier, 2017).

In addition, information relating to the existing capacity of the key tertiary training provider in the area of social influence (South West TAFE) was gathered through consultation as part of this assessment. The South West TAFE campus employs up to 580 apprentices and trainees per year, with commencement between October to March. The South West TAFE has a strong focus on the health and the social services sector, while their Gippsland branch specialises in forestry training. However, South West TAFE currently has in place a certification and traineeship program in partnership with a large local manufacturing business to increase apprenticeships and training in the manufacturing sector.

As part of the Build Apprentices Program (BPA), the Victorian Government have also provided subsidised programs within the civil construction industry, including short courses in traffic control and machinery and plant operations to increase the capacity of the construction industry in the region. TAFE plans to increase its growth in these area over the next five years, with construction of a civil construction training facility proposed between Portland and Warrnambool.

3.4.7.8 Short-Stay Accommodation Market

A review of short-stay accommodation has been undertaken as part of the social baseline, to better understand the existing availability and capacity to potentially service the incoming construction workforce. **Table 3.4** contains a snapshot of the accommodation market in key relevant tourist regions.

Table 3.4 Tourist Region Accommodation Snapshot 2017–2018 (STR 2018; 2021)

Tourist Region	Room nights available ⁴ ('000)	Room nights occupied ⁵ ('000)	Total Revenue (\$m)	Occupancy ⁶	Average Daily Rate ⁷	Revenue per Available Room ⁸
Total 2017–2018						
Great Ocean Road, VIC	868.7	541.7	\$91.84	62.4%	\$169.54	\$105.72
Limestone Coast, SA	365.1	191.6	\$23.02	52.5%	\$120.14	\$63.06
Total 2020–2021						
Great Ocean Road, VIC	928.6	429.3	\$88.18	46.2	\$205.41	\$94.96
Limestone Coast, SA	430.7	241.0	\$34.53	56.0	143.30	\$80.19

Table 3.5 Short-Term Accommodation Occupancy Rates

	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22
Glenelg Entire %	41.7	45.5	53.5	36.4	51.9	46.0	53.4	63.7	77.0	55.4	52.5	61.9	44.9
Glenelg Hotel %	40.2	41.1	50.3	36.1	53.5	37.8	42.8	54.7	80.6	66.9	58.0	59.8	38.2
Mount Gambier Entire %	58.9	55.4	59.0	46.6	54.2	55.7	61.3	74.1	84.2	70.3	77.0	79.7	63.0
Mount Gambier Hotel %	46.1	37.9	34.9	27.1	32.9	26.5	35.7	56.7	65.4	43.3	59.8	63.8	39.0

Source: AirDNA, 2022.

As reflected in the table above, the summer months in both towns experience higher occupancy rates, likely due to the increased demand from tourism. **Table 3.4** reflects the market capacity between Mount Gambier and Portland considering the number of room nights available and occupancy rates. The data infers that the Portland accommodation market is more constrained than Mount Gambier, which has more rooms available than occupied. However, both towns experience their peak occupancy during the summer months indicating the importance of the tourist and visitation season for communities within the area of social influence.

More up-to-date data is available for local Airbnb accommodation, with **Figure 3.12** showing occupancy rates for Airbnb properties in the Glenelg LGA and Mount Gambier between 2016 and 2022.

⁴ The number of room nights available for a given period. For example, a 100 room hotel open for the month of June would equal 3,000 room nights available (100 rooms x 30 nights).

⁵ The number of nights that rooms were occupied during a given period. For example, if 70 rooms in a 100-room hotel were occupied every night for the month of June, then room nights occupied would be 2,100 (70 rooms x 30 nights).

⁶ The average proportion of rooms occupied each night for a given period. Calculated as room nights occupied/room nights available. Using the above as an example, occupancy is 70% (2,100 room nights occupied/3,000 room nights available).

⁷ This is the average price that visitors pay for their room per night. Calculated as total revenue/room nights occupied.

⁸ This indicates the profitability of each room in an establishment. Calculated as total revenue/room nights available.

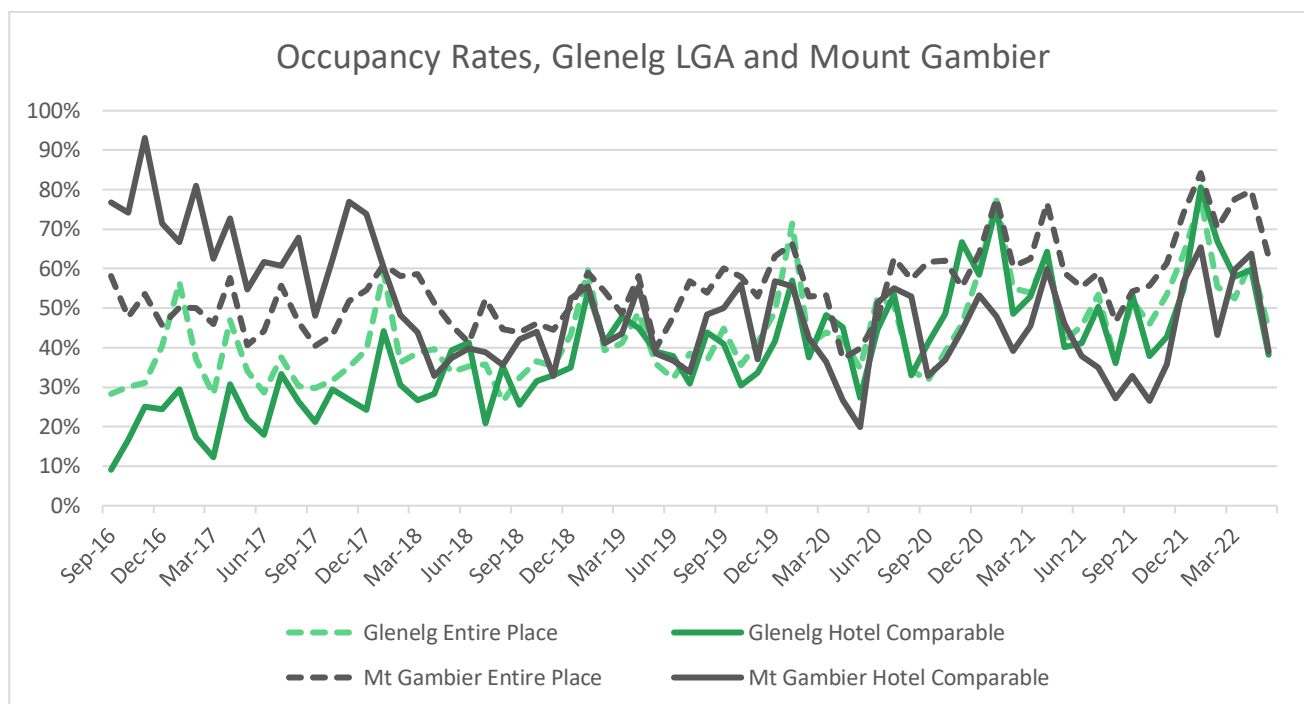


Figure 3.12 Short-Term Accommodation Occupancy Rates

Source: AirDNA, 2022.

3.5 Local Challenges and Opportunities

Table 3.6 outlines the key challenges and opportunities for the Glenelg LGA as identified from review of secondary data sources including, local, regional and State government reports, strategies and plans, Census data, local media, as well as previous community consultation outcomes.

Table 3.6 Local Challenges and Opportunities

Opportunities	Capital	Challenges
<ul style="list-style-type: none"> Strong Aboriginal governance systems. Political will and commitment to the growth of the renewable energy sector. 	Political	<ul style="list-style-type: none"> Limited wind sector experience within LGA. Limited large-scale development within LGA.
<ul style="list-style-type: none"> Develop centres of excellence in agriculture, fishing and forestry by supporting ecologically sustainable practices. Opportunities, including employment, to capitalise on the region’s renewable resources – wind, solar, water – to generate more renewable energy. Employment opportunities associated with investment in the Green Triangle forestry industry. Conservation areas, extensive coastline and other natural attributes benefits from demand for nature-based tourism. 	Natural	<ul style="list-style-type: none"> Employment growth placing additional pressure on natural resources and ecosystems. Environmental impacts of intensive farming methods such as chemical fertilizers, pesticides, mechanical ploughing, plant and animal growth hormones. Environmental health impacts from local manufacturing facilities. Impacts of climate change on ecological function, biodiversity, and ecosystem service provision. Additional vulnerability may be experienced by farming households without other forms of income as climate change effects result in reduced productivity.

Opportunities	Capital	Challenges
<ul style="list-style-type: none"> Lack of development in areas of perceived wilderness and strong community values associated with conservation areas, wilderness recreation, biodiversity and eco-tourism. 		
<ul style="list-style-type: none"> Facilitation of apprenticeship opportunities, enabling remote learning and supporting education-employment pathways based on an above average proportion of workers with vocational qualifications, and a desire amongst students or young people to learn a trade. Expertise and skills associated with industry such as manufacturing and port sectors in and around Portland. 	Human	<ul style="list-style-type: none"> Low educational attainment, with approximately 40% of young people finishing secondary school compared to over 60% across the State. This cohort exhibits higher levels of vulnerability. Few tertiary education options have meant that students face long commutes, or choose to relocate out of the Shire – with many not returning to the area. A gap in the number of workers with higher education degrees. Insufficient health services, at a distance from regional and rural communities, extended wait times and particularly inadequate for older and ageing population. Groups with higher health care needs, including older people, are particularly vulnerable. Glenelg Shire has the third highest rate of obesity in Australia. Male suicide rates are higher than the Victorian average.
<ul style="list-style-type: none"> Employment opportunities associated with investment into timber and renewable energy sectors. Demand for nature-based and lifestyle tourism. Port of Portland provides access to export markets. 30 specialist firms identified in the Victorian Government’s ‘Wind and Solar Facilities – Victoria Business Supply Chain Directory’ situated in Barwon South West (DELWP, 2019). Well established businesses, including logistics and transport, associated with the forestry and manufacturing industry in and around Portland and Mount Gambier. 	Economic	<ul style="list-style-type: none"> Costs of responding to the impacts of climate change including increased insurance costs, bushfire, coastal impacts, rainfall changes. Trend of retirees travelling during the winter months presents a challenge for local businesses and community organisations as well as broader consequences to the stability of local economic activity. Tourism sector changes due to increasing rate of development across the region, affecting sense of wilderness of visitation areas.
<ul style="list-style-type: none"> High rates of community volunteerism, with the Friends of the Great South West Walk a notable example. A Council that is committed to becoming a leader in the renewable energy sector. 	Social	<ul style="list-style-type: none"> A need for investment in education, training and skills development. Older and ageing population. Community demand for social activities, particularly for women’s and additional community events.

Opportunities	Capital	Challenges
<ul style="list-style-type: none"> • Oversupply of sports grounds. • Close to a major transmission line. • Connected through major state roads linking South Australia and Victoria. 	<p>Physical</p>	<ul style="list-style-type: none"> • Freight volumes on roads impact road safety and condition. • Community identified need for enhanced recreational facilities for those bushwalking and fishing. • Housing and infrastructure upgrades are needed to support growth and liveability. • A need for improved waster amenities in public spaces. • High reliance on private car ownership. • Lack of reliable telecommunications and power supply. • Limited access to water. • Demand for upgraded sewerage system to address risks of sewerage entering bore water supply. • Impacts of climate change on built environment including utilities and housing. • Discontinuation of flights from Portland to Melbourne due to low passenger numbers. • Limited public transport networks.

3.5.1.1 Identification of Vulnerability within the Area of Social Influence

The following groups and locations have been identified through the social baseline as being particularly vulnerable to change:

- Locations with high levels of socio-economic disadvantage including the localities of Heywood, Heathmere, Portland West and Portland.
- Unemployed and underemployed individuals, particularly school leavers.
- First Nations communities and individuals.
- Older people and people with chronic illnesses and mental health concerns.
- Low-income households and renters.

4.0 Perceived and Predicted Social Impacts

This section documents the likely and perceived social impacts (both positive and negative) in relation to the Project, as gathered through stakeholder and community consultation, and with pre-mitigation significance ratings described. Supplementary insights have also been compiled to further contextualise, benchmark, and qualify the matters raised through community consultation, to inform the evaluation of each social impact. Measures or strategies to respond to, or address, perceived impacts are also outlined as identified by the community.

The outcomes of related technical studies undertaken for the Project’s EES have also been considered and incorporated into the relevant sections. Outcomes of these studies have informed the assessment of how people might experience planned project activities, as well as the environmental, physical and economic changes that the Project is likely to generate. Proposed mitigation and enhancement measures for Neoen to adopt to address the assessed social impacts are also included where relevant.

4.1 Social Impact Summary

A summary of the key social impacts identified in relation to the Project are outlined in **Figure 4.1**, with detailed description of these impacts provided in subsequent sections. A summary of the evaluation of social impacts (both positive and negative) predicted in relation to the Project is provided in **Section 5.0**. **Section 6.0** outlines the approach to social impact management based on the impacts assessed.

Note, where references to overhead transmission lines are made in this chapter, it refers to feedback given by community members before overhead transmission line options were removed from the Project.

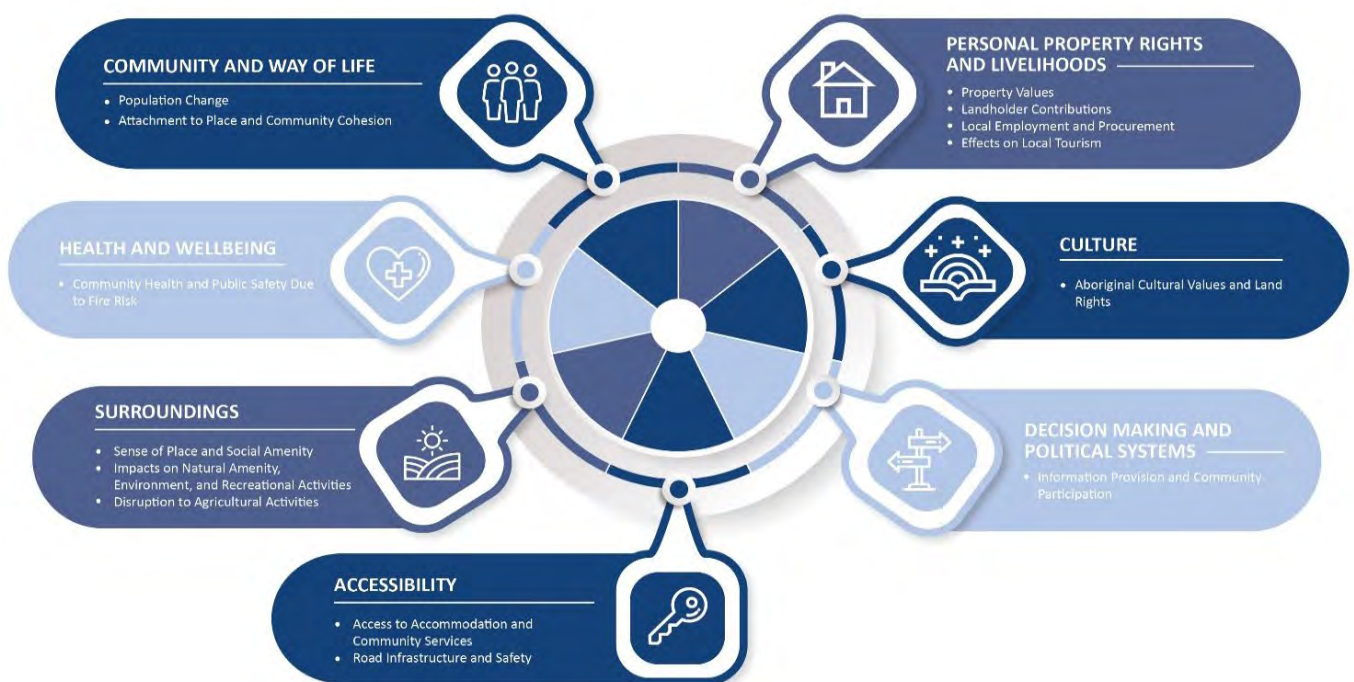


Figure 4.1 Summary of Social Impacts

4.2 Overview of Community Sentiment

Broadly, there is strong community support for the placement of the wind farm site amongst forestry land, with some stakeholders suggesting that the Kentbruck locality is a highly appropriate location for the Project, with its more remote location anticipated to impact less residents and surrounding landholders.

Conversely, other stakeholder groups have raised concern and opposition to the Project, largely due to the location of the Project in proximity to valued cultural and biodiversity conservation areas, including the Lower Glenelg National Park, Discovery Bay Coastal Park, the Discovery Bay Ramsar site, the Glenelg Estuary and the Cobboboonee National Park. Further details of this included in **Section 3.4.3.2**.

Of the service providers and businesses surveyed as part of the SIA, the majority expressed a desire to see the Project approved to bring local employment and business opportunities to the region. In this regard, local businesses surveyed were asked to quantify their attitude towards the Project by providing a rating from one (1) very negative to ten (10) very positive, with an average score of **8.9 out of 10** obtained.

Members of the broader community were asked to rate their general attitude toward the Project on a scale of zero (0) to ten (10), with 0 reflecting no support and 10 reflecting strong support. Overall, the broader community were also highly in favour of the Project, with an average attitude rating of **8.3 out of 10** obtained (see **Figure 4.2**).

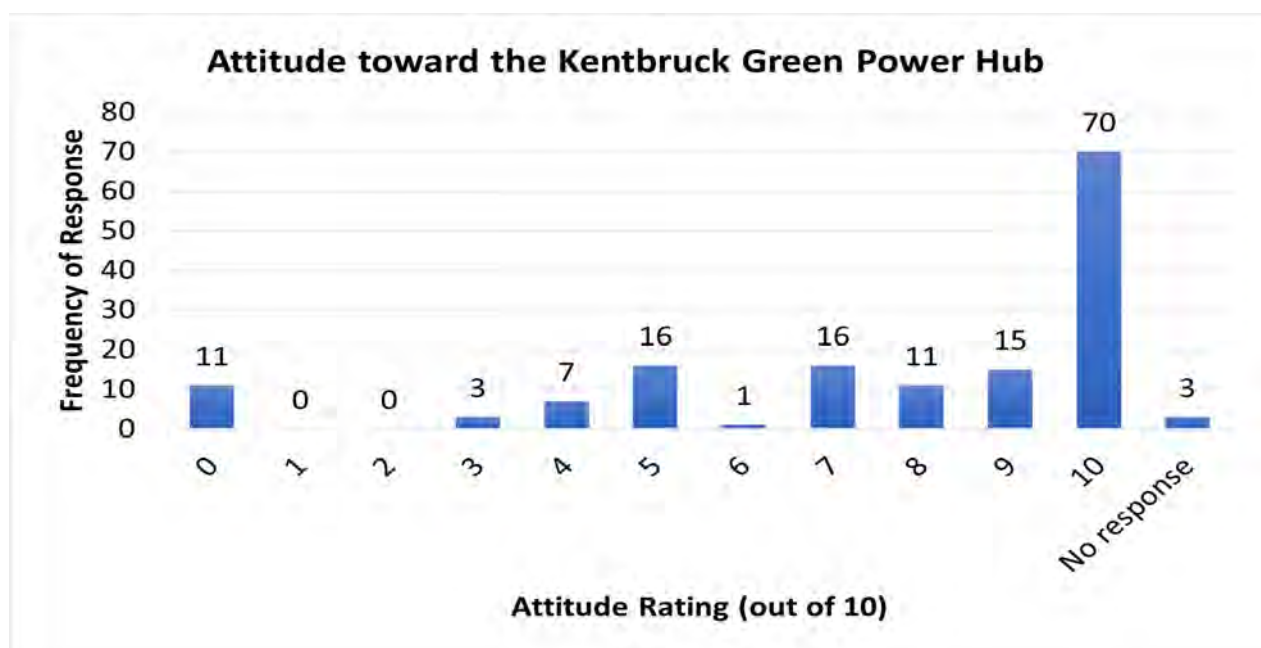


Figure 4.2 Level of Community Support for the Project.⁹

N=154

Umwelt (2022).

⁹ Survey data used to present levels of community support for the Project is from a survey conducted 2019 when the Project was in its early stages of planning, design and assessment.

In the same survey, when asked to indicate any concerns in relation to the Project, 54 members (or 33%) of the broader community indicated that they little to none, as reflected in the following example quotes:

No concerns. Just can't wait for the project to start & create many jobs in the area and boost the local economy. – Community Resident

Totally positive about the project, it is 21st century thinking. – Community Resident

None. Let's get on it and start this project up. – Community Resident

Regarding the benefits of wind farms, responses from the broader community survey indicated that the Project's ability to generate renewable energy was the most important benefit (n=97), followed by its role in combatting climate change by reducing greenhouse gas emissions (n=84) and economic investment opportunities for regional areas (n=82).

Further, key stakeholders and members of the broader community described the overall global impacts of transitioning to renewable energy and the potential local investment opportunities in power supply and energy security that the Project represents or may offer, as positive impacts. A snapshot of the community sentiment is captured in the responses below and displayed in **Figure 4.3**.

Construction will be good for economic development as well as supporting the transition away from fossil fuels. – Accommodation Service Provider

This project excites all of the business owners that I work with. The benefits will be going for many years. Progress, renewable energy, and many other opportunities will come from this. – Community Resident

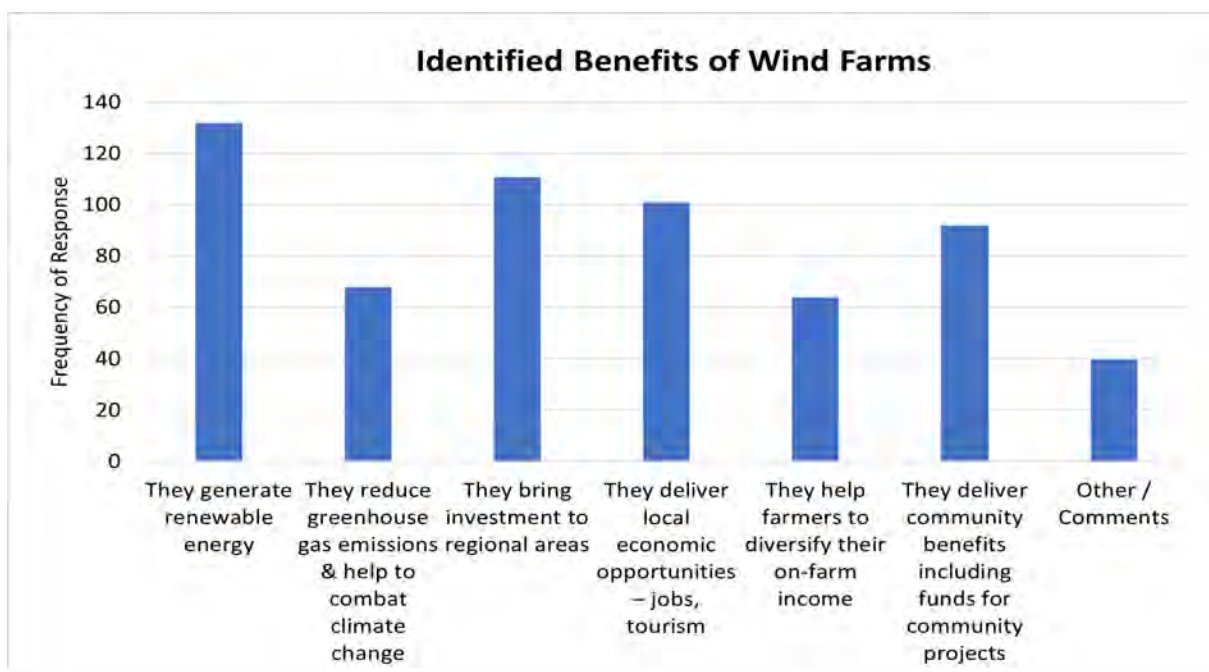


Figure 4.3 Identified Benefits of Wind Farms – Broader Community

n=161; multiple responses allowed.

Umwelt (2021).

However, respondents also identified concerns about windfarms in the community survey. With regards to concerns about the wind farms in general, 74 of the broader community and stakeholders expressed concern about visual or noise impacts, 66 about the effects on natural areas and habitats, 49 on land use or land use values, and 44 relating to disturbances such as traffic during construction

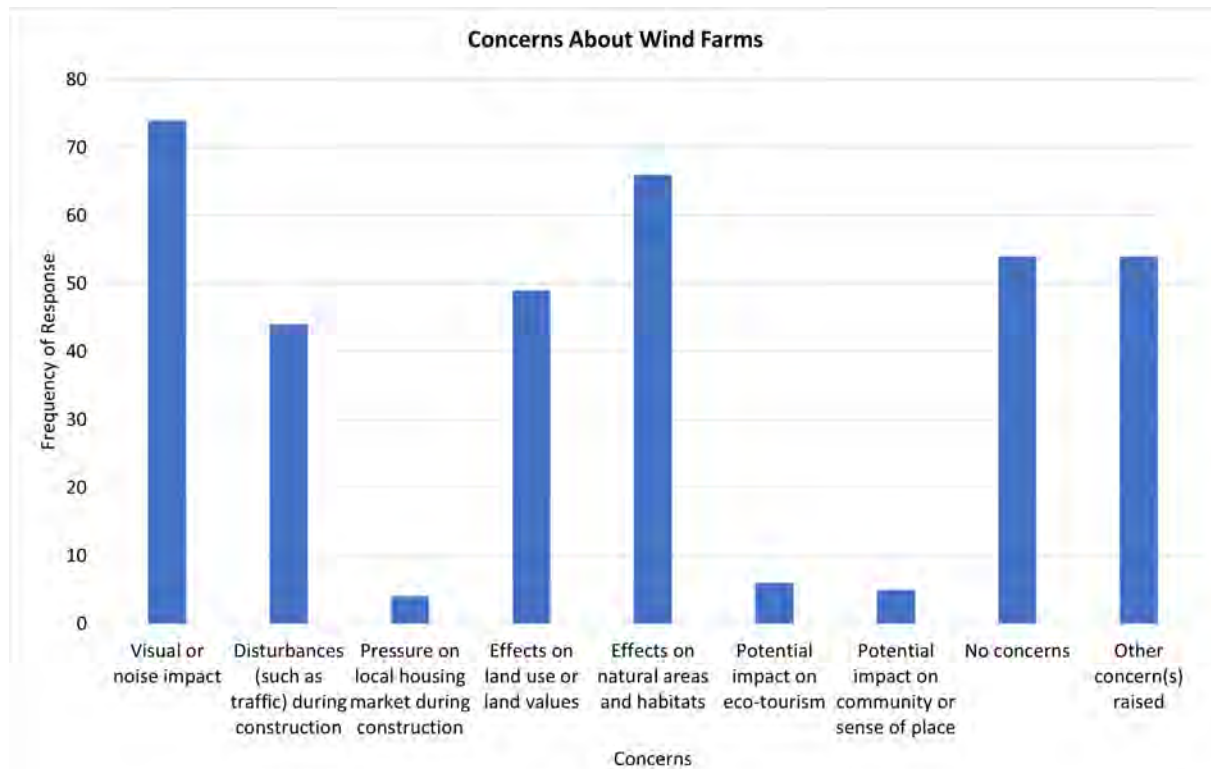


Figure 4.4 Concerns About Wind Farms

n=161; multiple responses allowed.

The following sections document the range of social impacts identified and assessed for the Project.

4.3 Community and Way of Life

Impacts on community refer to changes to the composition, cohesion and character of a social locality, along with changes to how the community functions and people’s sense of place (NSW Government, 2021). Similarly, impacts on way of life refer to changes to how people live, get around, work, play and interact with each other.

4.3.1 Population Change

Changes to population are fundamental impacts within SIA, given that the size, composition, and behaviours of a community are underpinned by its population and characteristics. Population change (influx and outflux) is usually described as a first order social impact which has the potential to create second order social impacts, such as impacts on community infrastructure and services, changes in sense of community, sense of place, social cohesion, and community networks etc. In this regard, Burdge (2004) suggests that population change of greater than 5% in a local area is likely to result in a significant impact being experienced.

Utilising workforce projections, existing ABS Census data relating to age, gender and household size, and assumptions in relation to source locations for the workforce, estimates of potential population changes in the Glenelg LGA due to the proposed Project have been made and are based on the assumptions that those migrating into the region for employment will be of working age.

To assess population change, two scenarios relating to the construction workforce have been considered. These scenarios are outlined below:

- Scenario 1 – assumes 75% of the workforce will migrate into the region (most likely).
- Scenario 2 – assumes 50% of the workforce will migrate into the region (less likely).

Population change estimations are provided at an LGA level only, given there is insufficient data available to accurately model how the incoming workforce (both construction and operational) will be distributed within specific communities in the LGA. However, available data on current townships of residence within the LGA and capacity of relevant housing/accommodation options outlined in **Section 3.4.7.8**, has been considered to infer the communities where employees in the construction and operational phases could potentially be housed. Based on this data, comment is provided on the viability of each scenario given current availability of accommodation.

Within the Glenelg LGA, a proportion of the current population are unemployed (approximately 4.4%) (ABS, 2022), with unemployment historically particularly high in smaller communities such as Nelson compared to the Victorian average (3.7% unemployment at the 2021 census compared to 5.0% across Victoria). However, despite these figures, the size of the population centres of Portland (11,230) and Mount Gambier (26,878), located across the border in South Australia, exhibit strong existing freight, transport, and manufacturing centres. Engagement with employment service providers has indicated that the prominent labour hire sourced in the region is for construction workers, labourers, and machinery operators. Consequently, it is likely that a proportion of the proposed construction and operational workforces will be able to be sourced from within the locality. The neighbouring Moyne Shire also has a strong wind industry already in place.

Therefore, in considering population change associated with the Project, Scenario 1 (25% of the Project workforce may be sourced from within the locality, with 75% migrating into the area), is the most likely of the two operational scenarios assessed, assuming as noted above that a proportion of the existing population in the region may be likely to take up employment relating to the Project, based on the availability of suitable skill, qualifications and experience. Impacts and benefits relating to local employment and procurement are discussed further in **Section 4.7.3**. Scenario 2 is considered an aspirational scenario and will be dependent upon focused strategies being put in place by Neoen to facilitate local employment and training.

The Project aspects that have the potential to most significantly influence population change and subsequent impacts on access to community services are considered further below.

4.3.1.1 Construction Workforce

The construction phase of the Project is expected to last for up to 29 months, with two construction scenarios under consideration by Neoen. Scenario 1 (**Figure 4.5**) features a faster construction timeline of 24 months and peak of almost 350 construction workers while Scenario 2 (**Figure 4.8**) applies a staged approach to construction spread across 29 months and a peak of 300 construction workers.

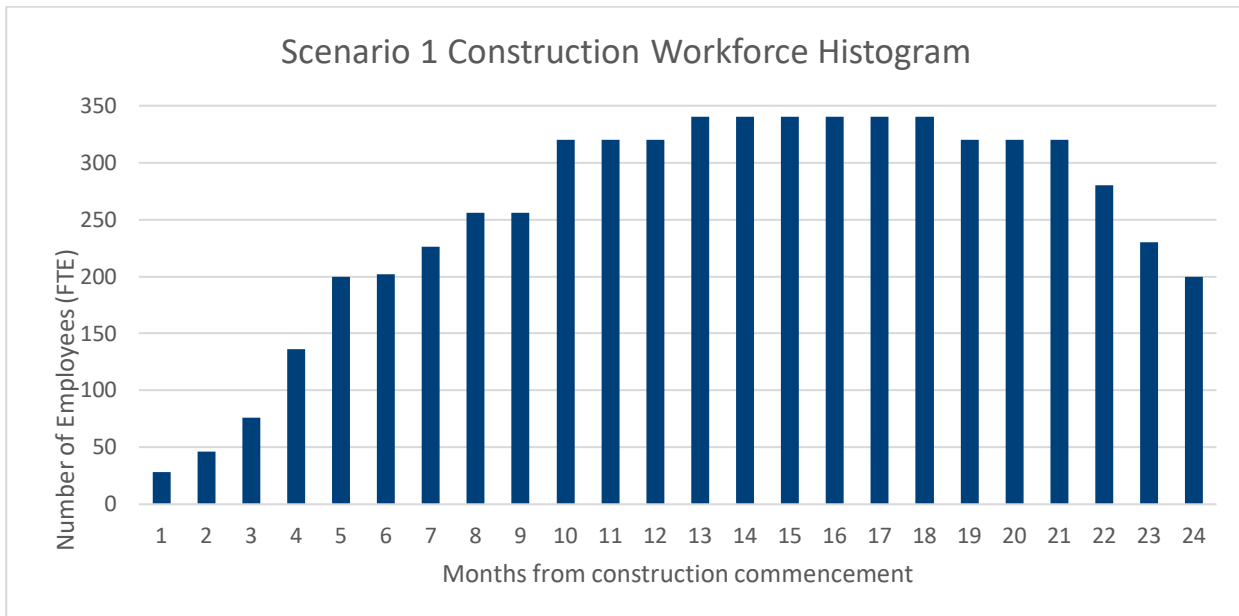


Figure 4.5 Scenario One Construction Workforce Histogram

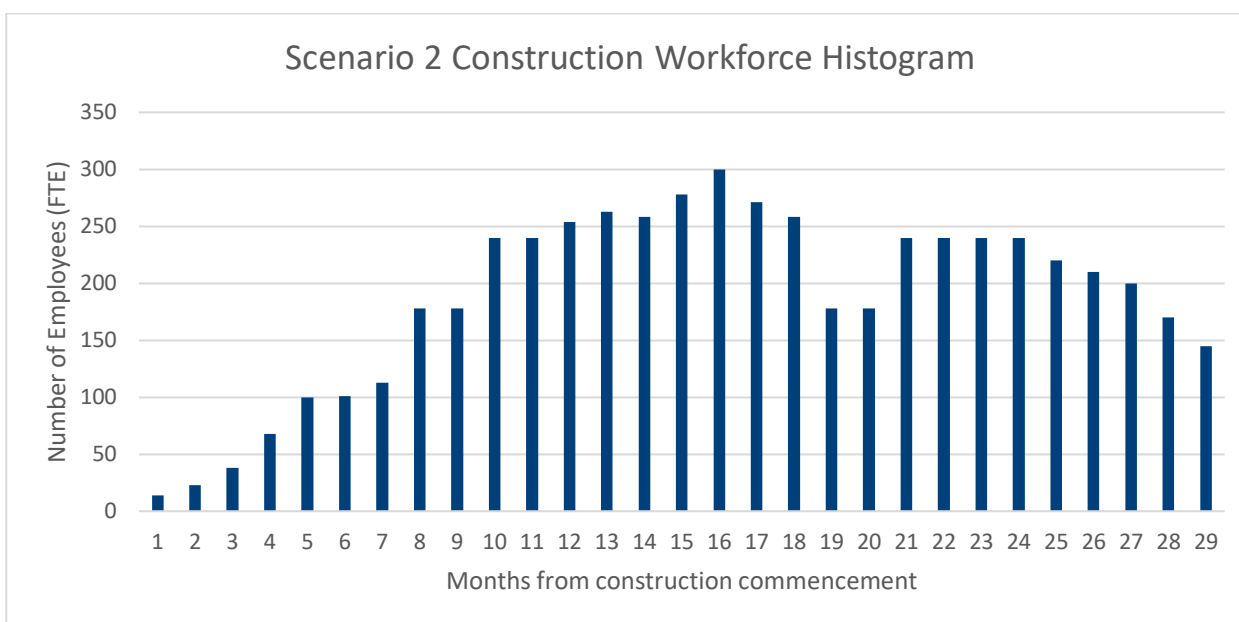


Figure 4.6 Scenario Two Staged Construction Workforce Histogram

Construction workforces can result in social impacts to the communities in which they are housed, as construction work is transient, and workers often do not bring their families. Given the nature of the work being completed and the timeframe of the construction phase, the following assumptions have been made:

- It is not expected that any proportion of the construction workforce coming in from outside the LGA will choose to permanently relocate to a community within the Council boundary.
- The workforce will predominantly be housed across Mount Gambier and Portland, in line with the Workforce Accommodation Management Plan (See **Appendix C**).

- It is unlikely that families will accompany these workers in migrating to the area.
- Construction workers that come from outside the region are expected to be housed in temporary commercial accommodation, or local rental properties (as required).

In considering the social impacts associated with the Project’s construction workforce, **Table 4.1** summarises the population change estimates based on the two construction workforce scenarios, with the change representing the non-resident workforce. **Table 4.1** represents a ‘highest impact’ scenario based on Scenario 1 workforce modelling, with impacts lower for the staged approach to construction.

Table 4.1 Construction Workforce Population Change Estimates – All Scenarios

Scenario	Temporary Peak Population Increase
Scenario 1 (75% migration into the social locality)	260
Scenario 2 (50% in-migration into the social locality)	175

4.3.1.2 Operational Workforce

During the operational phase of the Project, approximately 14 jobs are likely to be created; and it is expected that this workforce will permanently reside in the LGA. Given that the Project operational phase is expected to be up to 40 years, it is assumed that family members of workers who relocate from outside the LGA will also move into the area.

In Summary:

At the level of the social locality, including Portland, Nelson, Mt Gambier and Heywood, the predicted temporary population influx into the LGA caused by the construction workforce has been assessed as a maximum of 260 additional people at construction peak, with 14 jobs likely to be created during operations. Operational jobs are expected to predominantly be filled by locally based people.

Specific indirect impacts from population increase, including impact on access to accommodation and other services, and impacts on place attachment are assessed in following sections.

4.3.2 Disruption to Sense of Place Due to Changes to Landscape

Impacts relating to the community can relate to potential impacts on the level of social cohesion within a community, its stability, character, as well as impacts on the composition of the population (NSW Government, 2021).

When asked what makes this part of the world special, survey respondents commonly referenced the natural beauty of the area, with the majority of responses highlighting natural features such as the Glenelg River, national parks, beaches, fishing, outdoor activities, bushwalking, bird watching, boating, Indigenous history and the presence of the Great South West Walk. Some respondents referenced a sense of belonging, noting that they considered the area home and had been born and raised in the area, or often returned home due to family connections. Responses used descriptions such as:

Quiet, peaceful, serene, a country feeling. – Accommodation provider

Unique area popular with tourists for natural environment. – Accommodation provider

Not over-commercialised like many other tourist areas, peaceful and quiet. – Accommodation provider interview, 2022

Strong sense of community... people look after each other. – Accommodation provider interview, 2022

Natural beauty and diversity, within 50 km sea, Glenelg River, sand dunes, diversity and relatively low population. – Accommodation provider interview, 2022

The only natural port in Australia, and the industry that goes along with that. The fishing industry that attracts tourists. – Community member, 2022

Of those with concerns, views were expressed that the project would impact their community negatively:

Eye sore, put them where no one lives. – Member of the Broader Community

I'm not against wind farms however I feel this plan is not suitable for this pristine area. – Member of the Broader Community

The impact upon local community values and family ties associated with land, particularly where there is a strong family history, was raised as a concern by some stakeholders due to perceived project-induced changes to the local landscape.

Impact on sense of place was particularly pertinent in relation to the Option 2 transmission line. Some argued that the transmission line was likely to be more impactful than the turbines, due to their remote location:

The proposed (wind farm project) site reduces the impact on local residents due to its remote location, but the transmission line will have a greater impact on local residents and should be minimized as much as possible. The area proposed for the overhead transmission lines doesn't fit with the environment and local expectations of a green project. – Member of the Broader Community

I'm excited about the Green Power Hub and I love the idea that it's in the forest plantation, and not on someone's doorstep. We've all read the story that they are looking below ground instead of above ground and that was received well. – Accommodation Service Provider

Previously potential host and neighbour landholders to the Option 2 transmission line have raised the potential disruption that the Project may cause to their sense of belonging and attachment to place. As a landholder was reported as saying in a Portland Observer article in 2021:

"I bought it [my home] because it was a beautiful area, a dream home and a place where everyone can come around and enjoy the serene beauty of the area... I'm all for the wind farm by all means but just from the community perspective option one (underground) is much more beneficial than option two (overhead)" (Sonti, 'Put the lines underground', 2021).

In contrast, no stakeholders have raised concerns relating to the underground transmission line (Option 1) impact upon their attachment to place or sense of community.

The social impact of the Project on people's attachment to place has therefore been ranked as a **medium social impact** (possible to occur with minor consequence) for the broader community and a **high social impact** (likely to occur with moderate consequence) for adjoining landholders.

Impact Nature: Negative

Impact Duration: Construction and operation

Impact Extent: Social locality and adjoining properties

Mitigations:

- Minimise: Previous iterations of the Project design included turbines at the western boundary of the site (nearest to Nelson), between Portland-Nelson Road and Discovery Bay. Several of these turbines have since been removed from the Project in response to consultation and due to planning and environmental constraints. This mitigation will minimise impacts on change to sense of place.
- Minimise: Pursuing transmission line Option 1 is likely to minimise changes to sense of place by reducing the number of people impacted and extent of visual and social impact of transmission lines
- Offset: Implementation of a Community Benefit Strategy may ameliorate some of the impacts by supporting initiatives that build sense of place.
- Offset: Neighbour Agreements for impacted neighbours may partially compensate neighbours for their loss of sense of place.

4.3.3 Disruption to Sense of Place Due to Population Influx

Others expressed concern about changes to the social fabric of Nelson and other smaller towns like Cape Bridgewater and Heywood, with the potential for the town's rural amenity and sense of place to be altered as a result of an influx of Project workforce during construction.

I think it being a tiny community of Nelson, they might not want a big scale wind farm to ruin their quiet fishing town by having it invaded by 350 people. I'm in favour of it, but it could change the picture of the place. Change its look and feel of the place. – Employment Service Provider

There may be a temporary (for the period of construction) increase in the number of people using the Nelson facilities including the food and fuel providers, however most of the workforce is expected to base themselves at the larger regional centres nearby (Portland and Mount Gambier). It is unlikely that the construction workforce would use Nelson as a staging point due to its small size and lack of appropriate accommodation and facilities. The Workforce Accommodation Management Plan (**Appendix C**), which has been developed as part of this assessment, emphasises avoiding large accommodation concentrations in Nelson to protect the sense of community and existing tourism.

The social impact of the Project on people's attachment to place during construction has been ranked as a **high social impact** (possible to occur with moderate consequence) for the community of Nelson.

Impact Nature: Negative

Impact Duration: Construction

Impact Extent: Smaller communities of Nelson, Heywood and Cape Bridgewater

Mitigations:

- Minimise: Implement a Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population.
- Minimise: Develop a Local Participation and Social Procurement Plan to increase local employment opportunities, thereby reducing need for non-local workforce.

4.4 Surroundings

Surroundings impacts refer to changes to landscape features including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, changes to land uses and aesthetic value and amenity. Changes to these elements can result in a flow-on loss of sense of place and social amenity.

4.4.1 Industrialisation of the Landscape And Changes to Visual Amenity

Stakeholders raised concerns about changes to visual amenity due to the presence of turbines and associated infrastructure. Property owners were particularly concerned regarding the views of wind turbines from their residential properties, altering the rural and natural character of the landscape.

Visual amenity was raised as a key concern relating to the Project, with approximately 46% of survey respondents raising concerns regarding visual and/or noise impacts. Key vantage points raised by stakeholders were within the Discovery Bay Coastal Park and from residential dwellings and private properties. Other members of the community raised concern regarding the visual changes to the landscape and the altered sense of place that the Project would cause. This sentiment is reflected in the responses below.

The wind turbines are an eye sore, they're not pretty and there's no direct improvement to our life i.e., the electricity prices don't go down, the corporate get rich, but the community don't really get much, other than our visual amenity impacted. – Local Business

The Mount Gambier area is quite picturesque and like to keep it that way. – Accommodation Service Provider

We've just moved into the house at Christmas time [2018] and are recently retired. We will do whatever we can to oppose the Project. We don't support wind energy in general and have major issue with the visual changes this Project will cause. – Neighbouring Landholder

We worry about the impact on our farm. Our bird life. Noise factor and Visual from our house. – Neighbouring Landholder

Furthermore, through Neoen’s consultation with potential hosts to the transmission line, many concerns relating to visual amenity were noted, particularly regarding the overhead Option 2 route. This route option has received strong opposition from the landholders of land with the potential to be affected by the line as well as from the broader community, with far-reaching community preference for Option 1, based on reduced visual impacts.

The overhead powerline should never be allowed, go underground the whole way to Heywood substation. – Member of the Broader Community

The visual impact of the powerlines on forest and farmland is a problem as they are industrial in nature. – Member of the Broader Community

It was great to hear that Neoen has removed the overhead transmission line option based on community feedback, it would have been a real eyesore and people weren’t happy about it. Neoen has consulted well with the community so far on the project. – Local Government

I was a part of a committee that was in favour of the Project, but we preferred underground power lines through the Cobboboonee Forest. It was not ideal for me as a landowner with the power lines, we wanted the Project to go ahead but to make as little impact to the area as possible. – Accommodation Service Provider

The Landscape and Visual Impact Assessment (LVIA) (refer to Appendix L in the EES) identified 50 dwellings within 10 km of the wind turbines, with the assessment determining that:

- Five dwelling would have a high visual effect.
- Two dwelling locations would have a moderate to high visual effect.
- Eight dwelling locations would have a moderate visual effect.
- Six dwelling locations would have a low moderate visual effect.
- Two dwelling locations would have a low visual effect.
- 27 dwelling locations would have a negligible visual effect.

The LVIA further noted that the landscape within the viewshed is considered to have a medium sensitivity to accommodate change and is characterised by landscape types that are typically found in surrounding areas of the Glenelg Shire and within the broader southwest Victorian coastal landscape. Some characteristics of the landscape are likely to be altered by the wind farm, however the landscape will have some capability to accommodate change. This is due to the predominantly broad, consistent, and visually contiguous landscape characteristics within, and beyond the Project Area.

On balance, the LVIA concludes that the Project would be an acceptable development within the viewshed landscape, however, there are areas with landscape characteristics that indicate a high sensitivity to development, such as the coastal edge (beach, sand dunes and lakes/swamps)

associated with the Discovery Bay Coastal Park and GSWW, which may be impacted by the Project and potentially result in visually dominant alterations to perceived characteristics.

Neoen plans to install soft landscape works (tree and shrub planting) at properties or nearby dwellings within 10 km of wind turbines where the Project would result in moderate-high to high visual effects. Landscape works will aim to filter or screen views toward wind turbines. The implementation of landscaping works would be based on a reasonable and feasible approach to provide substantive screening of wind turbines, and to offer property owners the opportunity to opt in, or out of landscaping mitigation works to cater for individual preferences.

The social impact of the Project on people’s visual amenity because of the proposed physical changes to the landscape associated with the construction and presence of the wind turbines and associated infrastructure is likely to vary depending on stakeholder interest and location. Impacts have been rated as:

- A **high social impact** (likely to occur with moderate consequence) for host and neighbouring landholders to turbines.
- A **medium social impact** (possible to occur with minimal consequence) for members of the broader community.

Impact Nature: Negative.

Impact Duration: Construction and Operation.

Impact Extent: Social locality and adjoining properties.

Mitigations:

- Minimise: Buffer zones around residences and the siting of turbines has reduced visual impacts to residences through design.
- Offset: Neighbour Agreements for impacted neighbours will partially compensate neighbours for loss of sense of place due to visual effects.
- Neoen plans to work with residents who are likely to experience moderate-high or high visual impact, to understand their personal preferences to visual screening and to agree on the vegetation to have in place, in order to mitigate or reduce the extent of the impact on their visual amenity.

4.4.2 Impact of Noise Generated by Wind Turbines on Social Amenity

Social amenity disruption, including changes to levels of noise may result in stress and/or frustration being experienced by people living, working, or recreating nearby the Project.

Community respondents in the online survey indicated that wind turbine noise was a potential issue of concern, with noise understood to be caused by the rotation of wind turbines, from the transmission line and substation static. Stakeholders raised that compensation for neighbouring landholders was likely to ameliorate most concerns:

Most will receive it well I think, there's always going to be a few odd ones that won't (especially if they don't get anything out of it but have to cop the noise, that's usually what they complain about). I've been on a few wind projects around here now. They just need to work with landholders that are affected. – Local Business

The noise and vibration assessment (Appendix O in the EES) undertaken for the Project identified 40 receivers within 5km of proposed turbines including; 14 neighbouring residential dwellings, 19 designated camping sites, and an additional 7 residential dwellings on properties who have entered into agreements with Neoen for as hosts of the Project. Of these residential dwellings, 2 were identified within the Project boundary, 3 outside the Project boundary where a noise agreement is proposed between the landowner and Neoen, and the additional 2 are situated outside the Project boundary however have been identified as hosts for ancillary infrastructure for the Project. The noise and vibration assessment specific to the construction period identified 59 receivers within 2 km of proposed construction activities, including 11 receivers and 3 camping grounds.

The Environmental Noise Assessment (Appendix O in the EES) found that 'operation of the proposed wind turbines is predicted to result in noise levels below the criteria determined in accordance with NZS 6808' and that 'operational noise levels from the Project's related infrastructure and on-site quarry are below the Noise Protocol limits' (Marshall Day Acoustics, 2023). The assessment also found that noise impacts could be mitigated through design and management approaches, reducing likely impacts on residents and visitors to areas near the turbines and associated infrastructure.

Despite this, perceptions of noise often differ from technical assessments of noise impact and the lived experience that people may have from stress and anxiety associated with the increase in ongoing noise. For this reason, a clear community engagement and complaints management mechanism is required to address concerns as they arise during both construction and operations of the Project.

The social impact of noise generated by the Project on people's social amenity has been rated as **low** (*possible to occur with minimal impact*).

Impact Nature: Negative

Impact Duration: Construction and Operation

Impact Extent: Social locality and adjoining properties

Mitigation:

- Minimise: Deliver transparent community engagement and complaints register to communicate and proactively respond to concerns if and as they arise.

4.4.3 Impacts on Natural Amenity and Local Environmental Values

Identified impacts on natural amenity and local environmental values relate to the impact of the wind turbines, transmission lines and ancillary infrastructure on:

- birds and animals

- water
- natural and coastal ecosystems
- weed and feral animal management
- community values associated with national parks and conservation
- longer term environmental effects and project decommissioning.

The potential adverse impacts of the turbines on wildlife (airborne species such as birds and bats) were raised by various stakeholder groups, including local businesses and environmental groups and members of the broader community, with 41% of respondents to the community survey identifying ecological and environmental concerns associated with the Project. Comments included:

I'm worried about bird losses, eagles etc. - Community member

Danger to birds. - Community member

Concerns about fire management, Koala management, water management, water bores used in construction. I'm particularly concerned about an underground line in a National Park. - Community member

High pitched noise sends people insane and effects dogs and other animals. - Community member

The Project could potentially have adverse/perverse impacts on ecological values and species in the National Park and the Discovery Bay Ramsar site. – Environmental Group

I'm concerned that the recently approved Discovery Bay Ramsar site will be impacted by the Project. – Member of the Broader Community

Impact on the Biodiversity of this unique area. In particular the threat to birds and bats. There has not been adequate research to estimate the harm to wildlife from these huge turbines. – Member of the Broader Community

A lot of the same species issues in the Northeast Project in Tasmania may be relevant to this Project. Potential case study to look at – as I think they designed the turbines to be less likely to kill birds. – Local Business

Stakeholders raised several recommendations for mitigating these impacts, including locations to avoid, particular habitats to protect, and changes to turbine design. Recommendations from members of the community included:

Can the turbine blades be painted a colour other than white to minimise bird strike? – Community Group

No habitat should be impacted and believe that if the underground cable can be done so that there is no impact – that is great. Unfortunately, due to past logging practices the some of the best largest trees, critical habitat remains along roadsides in the Cobboboonee, so they need absolute protection. – Member of the Broader Community

Larger setbacks and fewer turbines near sensitive wetland areas may mitigate potential harm. – Environmental Group

I regularly see two brolgas near Lake Mombeong so I don't want to see turbines near the lake. – Community Group

Traditional Owners consulted expressed a desire to understand how the Project may impact on water and areas of native vegetation, not only areas located within Native Title lands. There was also a concern regarding the potential for an increase in feral animals and weeds, particularly given the history of logging practices in the area that some stakeholders perceived have been harmful.

Community values associated with natural features or environmental assets, and the potential for the Project to affect such values, has been a key community concern raised through consultation. This was particularly common in relation to impacts on nearby conservation areas, national parks, and the Discovery Bay Ramsar site. As one environmental group representative stated:

[We] consider the development to be entirely inconsistent with [our] objectives as an on-ground environmental organisation focussed on habitat restoration and threatened species recovery, in recognition of the extremely significant biodiversity and landscape values of nature reserves immediately adjacent to the proposed Project area. – Environmental Group

Some community respondents also noted their concerns regarding the longer-term environmental impacts associated with decommissioning of the wind farm, requesting further information regarding end-of-life plans and commitments by Neoen.

They may deliver the project although there is a payoff, due to the fact they also will leave negative environmental impacts when the wind towers are decommissioned, metal, cement & hundreds & thousands of litres of very toxic chemicals left for future generations. – Member of the Broader Community

What happens when the use by date finishes? - Member of the Broader Community

At the end of the life of the Project, the wind farm would either be decommissioned or upgraded with new turbines and ancillary infrastructure. Upgrading (repowering) the Project would extend the operational period of the Project. Decommissioning would respond to community concerns by ensuring the removal of all above-ground non-operational equipment, removal and clean-up of any residual contamination and rehabilitation of all storage areas, construction areas, access tracks and other areas affected by the Project.

According to the Flora and Fauna Existing Conditions and Impact Assessment report (refer to Appendix C in the EES) developed for the Project (Biosis, 2024), the most relevant threatening processes relate to pest plant and animal invasion and habitat impacts, and plant and animal pathogen infection and spread. Project design has been altered in response to findings of the ecological technical studies and other EES studies in the following ways:

- Reduction in the extent of the Project Area; several parcels of land in the Original Layout have been removed and will not be used for project infrastructure, including parcels to the south of the GTFP Plantation near the Glenelg Estuary and Discovery Bay Ramsar site.

- Exclusion of turbines from within 300 m of boundaries with surrounding conservation reserves, and other public land supporting native vegetation.
- Exclusion of turbines from within 500 m of wetlands within the Glenelg Estuary and Discovery Bay Ramsar site.
- Exclusion or relocation of turbines in areas where foundations may intersect groundwater near wetlands.
- Exclusion of turbines from sections of farmland and Blue-gum plantation in the east of the Project area, in areas identified as breeding areas or movement corridors for Brolga.
- Removal of the transmission line option involving vegetation removal along the boundary of Mount Clay State Forest.
- Undergrounding of the internal electricity network in the areas identified as breeding buffers or movement corridors for Brolga.
- Full undergrounding of the off-site transmission line to the Heywood terminal station

The social impact on community values associated with the natural surrounds and ecological features, has been ranked as a **high social impact** (likely to occur with moderate consequence).

Impact Nature: Negative

Impact Duration: Construction and Operation

Impact Extent: Adjoining properties, broader community, Traditional Owners, Visitors

Mitigations:

- Avoid/ Minimise: Establish Environmental Management Plans to manage remaining environmental impacts, considering community and Traditional Owner involvement in ongoing monitoring activities.
- Avoid/ minimise: Implement project design changes to avoid significant ecological values (as outlined).
- Minimise: Communicate decommissioning plans and share information on Project commitments to reduce concern about future decommissioning, recycling and waste management.
- Offset: Consider prioritising habitat restoration and environmental contributions as part of the Shared Benefits Strategy.

4.4.4 Changes to Enjoyment of Pristine Natural Areas

Multiple stakeholders raised concerns about the impact of the KGPH on enjoyment of surrounding National Parks and nature reserves and of nature-based recreation in the surrounding area to the Project. For many, the area represents a 'pristine' or 'untouched' environment with very little human-made visual or audial intrusions.

Environmental groups noted that the placement of wind turbines was considered critical in reducing impacts on the social amenity of visitors, walkers and campers accessing the area, both during construction and operation of the KGPH. In particular, stakeholders raised views from Discovery Bay and noise and visual impacts from campsites as areas of key importance. Environmental groups expressed a desire for the visual and noise assessments in the EES to consider the impacts of flicker, noise, and visual amenity on surrounding campsites and along Discovery Bay beach given these are important local recreational and visitation areas.

What would the turbines look like from different vantage points, particularly from physical observation at Discovery Bay (along the length of the beach, not just one position) and a few spots along the walk (i.e., Swan Lake to Mount Richmond). – Community Group

Will there be views from Discovery Bay? That's where walkers will be looking from the beach, as it is completely untouched. – Community Group

Community groups also requested the ability to collaborate with Neoen on identifying important locations, saying:

Let's have a meeting to map locations of interest and to highlight any pinch points of community values/areas of importance and their proximity to project infrastructure to then develop measures or refinements in the design ahead of the planning application submission. – Community Group

The social impact on community values associated with nature-based recreation has been ranked as a **high social impact** (likely to occur with moderate consequence).

Nature: Negative

Duration: Construction and Operation

Extent: Adjoining properties and broader community

Mitigations:

- Minimise: 2 km exclusion zones have been implemented around GSSW campsites to reduce views and noise impacts from turbines.
- Minimise: Project design has resulted in noise levels below the criteria determined in accordance with NZS 6808 while noise levels associated with the Project's related infrastructure and temporary quarry comply with Noise Protocol limits (Marshall Day Acoustics, 2022). Similarly, investment in opportunities to support the on-going management, maintenance and improvement of the GSSW trail may offset some of this impact by contributing to the on-going management of this important asset and area.
- Offset: Neoen has consulted with the Friends of the GSSW about ongoing contributions to the volunteer organisation as part of a Shared Benefits Strategy for the Project, and will consider this as the Project proceeds. This contribution to ongoing track maintenance may partially offset some of the impacts on the GSSW and surrounding natural areas.

Existing research suggests that locating wind farms in areas of high natural value can reduce enjoyment of the environment for some. However, perceptions are strongly linked to acceptance of renewable energy overall and there is little evidence that presence of wind turbines substantially reduces likelihood or length of visitation (Tverijonaite & Sæþórsdóttir, 2020).

4.4.5 Benefits Arising from Complementary Land Uses of Forestry and Wind Farms

At the regional scale, broader community respondents highlighted that the location of the Project within the commercial forestry plantation represented a positive example of complementary land uses. Community members felt that it was an ideal site choice and reduced the likelihood of disruption to other sectors, such as agriculture that have been associated with the development of other renewable energy projects in the region.

People think that good farming land shouldn't be taken for wind farms, but this might not be applicable to the Kentbruck Project. – Education Service Provider

It utilises an existing area that has pine plantations and poor farmland. The location will benefit from the prevailing winds along that stretch of coast. – Community Resident

Utilising forest lands for renewable energy is a brilliant concept. – Community Resident

The complementarity of land uses between forestry and wind farms is an indirect impact of the Project. While it is not a direct impact, this section reflects community perception on the broader value of contributing to renewable energy while reducing or avoiding impacts on other land uses, such as residential areas or farmland.

4.5 Accessibility

Impacts to accessibility refer to changes to how people access and use infrastructure, services, and facilities (NSW Government, 2021).

4.5.1 Access to the Great South West Walk and Cobboboonee National Park

Stakeholders noted potential accessibility and social amenity impacts for visitors to the area, particularly in relation to construction activity impacts on access to crossings associated with public recreational areas. The trail that surrounds the Project Area has been raised as a sensitive route and attraction that may be disrupted by the Project. Feedback received from members of the community and users of this high value asset are captured below:

The route of the walk is well known, as it is physically marked and mapped – how has Neoen considered this? – Community Group

We are concerned about the campsites and the impact of construction on campers, as they go there for serenity and would want to see works stop at a certain time of day. – Community Group

How can turbine location be planned/designed at a distance from the Lake and the campsites, applying the same exclusion zone as is done for residences? – Community Group

Concerns about the impact of Transmission Line Option 1 on access to the Cobboboonee National Park was also raised during consultation and within the Traffic Impact Assessment (AECOM, 2022), as construction activities of the transmission infrastructure would intersect with the walking trail.

The social impact of access constraints and social amenity during construction on recreational users of National Parks and the Great South West Walk has been ranked as a **high social impact** (*likely to occur with moderate consequence*).

Nature: Negative

Duration: Construction

Extent: Visitors to Cobboboonee National Park, Lower Glenelg National Park and Discovery Bay Coastal Park

Mitigations:

- Minimise: Develop a Construction Management Plan that considers impacts on visitors to National Parks.
- Minimise: Consider limiting hours of construction activities, especially in locations near camp sites or in peak camping and visitation periods.
- Minimise: Establish alternative routes, clear signage, and overpasses during construction where construction activities overlap the GSSW.

4.5.2 Access to Short-Term Accommodation

As described in **Section 3.4.5.5**, there is significant tourism activity in the LGA, with approximately 380,000 tourists visiting annually. Visitation into Nelson includes repeat visitors and has a focus on eco-tourism (Glenelg Shire Council, 2020). As described in **Section 3.4.7.8** and in **Appendix C** the social locality experiences its highest accommodation occupancy during the peak tourist season over the summer months. It is also understood that the sector recently experienced change due to the COVID-19 pandemic, with an increase in domestic travellers, yet a decline in international visitors, which has had negative flow on effect to local accommodation providers, hospitality services and the retail sector. Based on this, it is understood that where the Project's construction workforce may overlap with the peak tourist season, the accommodation market will experience an increase in pressure to meet demands from multiple sectors.

The influx of construction workers could force tourism out of available accommodation – a short term bonus for some landlords but at a long-term cost to the town. – Environmental Group

During the service provider survey undertaken as a part of this SIA in 2021, five accommodation providers from Portland and Mount Gambier were asked if they felt that there was adequate accommodation in the local area to support both current and potential incoming demand as a result of the Project. A similar finding was identified in 2022 when 20 accommodation providers were surveyed. While a couple of respondents expressed concern about the unknown impact on eco-tourism, there was little concern

expressed about the capacity of accommodation providers, with many highlighting proximity of the Project to larger regional towns like Portland or Mount Gambier in South Australia for accommodation overflow. All respondents indicated that there was capacity in the local accommodation market to support increased visitation and demand. Respondents also commented on the high number of accommodation providers in the area, and the high competition amongst providers. One community member noted that a key benefit of the Project would be increased demand for Airbnb rental properties in the area.

Local accommodation providers were asked how other projects or developments within the region had impacted on service provision. Four out of the five providers who answered this question, did not foresee any negative impacts based on past experiences and felt that if managed appropriately, could bring significant local and regional benefits.

If there's multiple projects, it would be fantastic. To have every accommodation provider full to capacity would be huge! It would likely increase the rental and sale market. It would be a relatively large boom to the area. Bring it on! – Accommodation Service Provider

To mitigate any pressures on the accommodation market caused by the Project, accommodation providers suggested that Neoen consider using multiple accommodation service providers to house the construction workforce, as well as planning and sourcing accommodation as early as possible to ensure the appropriate management of the workforce influx.

Maybe space out the workers so not all with one person – everyone gets the help. – Accommodation Service Provider

As **Appendix C** investigates in detail, occupancy rates are highly seasonal. Across Glenelg, occupancy rates were over 80% in December 2021 and close to 80% in December 2020. Interviews with local tourism providers undertaken in 2022 indicate that occupancy rates over summer are even higher in Nelson, where tourism focuses on fishing, boating and hiking over the summer months and populations in caravan parks expand dramatically. While most accommodation providers interviewed across Nelson, Portland and Heywood could not give an exact occupancy rate, the majority nominated between 90–100% occupancy from December to April. Between June and August, accommodation providers reported a much lower and more variable occupancy, although many reported a steady increase due to the relaxation of Covid rules since late 2021.

As the Workforce Accommodation Management Plan provided in **Appendix C** indicates, the smaller townships of Nelson, Cape Bridgewater and Heywood have extremely limited capacity to house the incoming workforce associated with the KGPH construction workforce. In contrast, Portland and Mount Gambier could host 49% and 98% of workforces respectively without compromising existing occupancy rates in short-term accommodation.

Proactive collaboration with local tourism providers and community groups to integrate the Project with existing local visitation trends and attractions could be a measure adopted by Neoen to alleviate such impacts on the tourism sector. Similarly, the implementation of a Workforce Accommodation Management Plan will be required to manage impacts on local housing and tourism sectors.

The social impact relating to access to short-term accommodation and conflict with the tourism industry will differ based on geographical context and time throughout the year. Impacts are identified as:

- **High social impact** (likely to occur with major consequence) for **Heywood, Nelson and Cape Bridgewater**, especially during peak summer tourism season. If not managed, this will be **negative social impact** as construction workers disrupt access to accommodation for tourists and other visitors.
- **High social impact** (likely to occur with moderate consequence) for Portland, especially during peak summer tourism season. If not managed, this will be a negative social impact as construction workers disrupt access to accommodation for tourists and other visitors. If managed well, this will be a **positive social impact** as demand for accommodation will support local accommodation providers and other businesses.
- **High social impact** (likely to occur with moderate consequence) for **Mount Gambier**. This is a positive social impact as demand for accommodation will support local accommodation providers and other businesses.

Impact Nature: Positive and negative

Impact Duration: Construction

Impact Extent: Social locality

Mitigations

- Minimise: Implement the Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population.
- Minimise: Develop a Local Participation and Social Procurement Plan to increase local employment opportunities, thereby reducing need for non-local workforce.

4.5.3 Access To Affordable Housing

Incoming workforces will also likely impact residents' access to local rental accommodation. Stakeholders raised that there are existing pressures on housing markets, outlining the existing vulnerability for low-income households.

The housing boom – there's been a big influx of people coming out of Melbourne and houses are going for \$200,000 more than they would have 12 months ago. People are having a sea change or trying to get away from the lockdowns. People are also building houses, rather than purchasing ones already built. – Employment Service Provider

Stakeholders also raised historical examples of large-scale projects driving housing price increases in the region:

The Mortlake gas power station – workers took up rental housing in Warrnambool, which pushed students and lower socio-economic groups [of the population] out of the market. This was a big issue for us as we are critically interested in service provision for our community and in the case of the students, needed to ensure they are looked after, and that the city is being retained as a training and education centre. – Local Government

Suggestions to improve accommodation constraints within the area of social influence were offered by those surveyed, including the provision of a specific workers accommodation facility during the construction period and community transportation to take workers into towns to spend locally. However, workers accommodation facilities were also considered contentious, with some providers suggesting that the development of such facilities may also limit local spend in the community.

Supporting that many workers may be difficult. They might have to put in workers accommodation, but they have to be mindful that it does not impact on the locals and the environment. Sourcing the right place to put it would be key and I'm sure they can do it tastefully and tactfully. – Employment Service Provider

If they bring in workers camps, there will be even lower spend, but if they live in the community, there will be greater spend. – Local Business

Investors might need to think about building more homes for rentals in the area. – Local Business

Possibility of bush huts – Traditional Owners

Have a bus to get them into the community – Local Business

If developers funded a housing project, or purchased a number of dwellings, e.g., an apartment block, this could be used by the project while it's needed and then adapted to be used as affordable housing by the local community longer-term. This would be a real legacy project that wind companies could consider and would directly meet the needs of our community and alleviate the impacts of these projects at the same time. – Local Government

The social impact relating to access to affordable rental housing has been ranked as **high** (possible to occur and of moderate consequence) for lower income households in Portland, Heywood, Cape Bridgewater and Nelson.

Nature: Negative

Duration: Construction

Extent: Social locality

Mitigations:

- Minimise: Implement the Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population.
- Minimise: Develop a Local Participation and Social Procurement Plan to increase local employment opportunities, thereby reducing need for non-local workforce.

4.5.4 Access to Health and Community Services

Whilst the construction workforce may not reside permanently in the region and would be unlikely to utilise services such as childcare or schools, this workforce is still likely to access a range of health, hospitality, and recreation services within the towns in which they are temporarily located; therefore, having the potential to impact on service capacity.

As noted in **Section 3.4.7.7**, the capacity of existing social infrastructure within the local area and across the Glenelg Shire varies:

- Access to health care services across the Glenelg Shire is limited with residents currently facing long wait periods.
- Declining resident population has placed increased strain on finding employees for retail, restaurants and pubs.
- The Glenelg Shire currently has an oversupply of active open space, however many of these facilities have limited or poor quality.
- However, a select number of service providers consulted as part of the SIA suggested that they would generally be able to adapt to the potential temporary increase in population for the types of services required when considering this Project only. Further, as it is unlikely that the construction workforce will be housed in Nelson, due to the limited availability of short-term accommodation (as highlighted in **Section 3.4.7.8**), with services instead being accessed in the main service centres of Portland and/or Mount Gambier where health and community services are available.

The Project's Economic Impact Assessment (Aurecon, 2023) states that the existing hospitality, transport, and retail services can likely absorb the additional demand from incoming workers during construction while access to local health facilities may be an issue for temporary workers. Employment and projected population change due to workforce influx should be managed in consultation with local and state government to facilitate early community infrastructure provision responses and in consideration of the cumulative rate of change expected due to other proposed projects across the region (refer to Appendix S in the EES for further information).

Given the estimated construction workforce numbers required for the Project, the social impact of the construction workforce on other user's continued access to services has been ranked as a **medium social impact** (possible to occur with minor consequence). The implementation of the Workforce Accommodation Management Plan to distribute the construction workforce across Portland and Mount Gambier will help to mitigate this impact.

Impact Nature: Negative

Impact Duration: Construction

Impact Extent: Social Locality

Mitigations:

- Minimise: Implement the Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population and service requirements.
- Minimise: Consider employing or contracting a medical practitioner to support health service needs of construction workforces during the peak construction period.

4.5.5 Road Infrastructure and Traffic Disruptions

Concerns relating to construction traffic, change in local road conditions, such as traffic disruptions, road safety risks for users, inaccessibility in the case of road closures, and/or increased travel time were also identified.

Currently, local roads are perceived to be inadequate to handle a likely increase in heavier traffic, with landholders who reside along local roads raising concern for their own safety at intersections, crests, and property access points. For instance, one host landholder held safety concerns regarding intersections along the Portland to Nelson Road indicating that speeding is an existing issue along this road and the increase of Project personnel may exacerbate the issue. The landholder indicated that they have been lobbying Council to implement reduced speed limits along this road to limit risk of fatalities. In addition, members of the broader community raised concerns regarding the level of traffic on small rural roads caused by other windfarm projects developed in the region in recent years.

Traffic on small roads such as Spinks and Foleys. – Member of the Broader Community

Road traffic – increased truck interruption / damage to roads, farm or home, access when turbines being transported. – Member of the Broader Community

Local roads unsuitable for heavy traffic. – Member of the Broader Community

Key stakeholders and the broader community also noted concerns relating to the condition of local roads following the construction period of the Project, with road maintenance highlighted as a pre-existing and ongoing issue associated with general use, and due to cumulative impacts of multiple large scale renewable developments in the region.

Should the Project be approved, stakeholders expressed the desire for Neoen to provide for the maintenance of road infrastructure in the region, and to upgrade key transportation routes that may be affected by heavy vehicle movements during construction.

The extra-large vehicles on the roads which are already in a bad state due to lack of maintenance by VIC Roads – Tourism Service provider

Impacts on local roads with heavy vehicles will likely be a major issue, I saw this for two years on other wind farm projects in the region and at the end of construction no one fixed the roads. Local residents were affected by it during the construction and longer-term – Local Government

The Nelson-Portland Road carries high volumes of logging trucks and is in a poor state. With additional heavy truck movements, using the road will be problematic if not extremely dangerous. – Environmental Group

Work on the roads and make sure the roads are well looked after and well repaired. Make sure there's lots of signs for them when the Project is going and make sure the roads are nice and wide. The roads are falling apart around here. – Local Business

The main concern seems to be the state of the roads and how they will cope with extra heavy vehicles during construction. – Tourism Service Provider

Vic roads should do an upgrade from Lasletts road into Nelson and incorporate our visions for a wildlife overpass. – Member of the Broader Community

The KGPH's Traffic Impact Assessment (TIA) has identified the harvest season at the Kentbruck Plantation occurs between April and September each year, with the upcoming harvest expecting peak volumes of 150 truck movements per week. Existing sensitive road users as per the TIA include tourists during the summer months, nearby residents, recreational users of the Project surrounds and the workers associated with the proximal pine plantations.

The TIA has further identified the following potential impacts associated with traffic and local road conditions AECOM (2022), that are consistent with local community perspectives and concerns:

- Road/lane closures or disruptions resulting in impacts on local access or business operations.
- Proposed access locations exacerbate or create new road safety issues.
- Potential road damage or deterioration due to the movement of heavy vehicles, machinery, and plant equipment.
- Plant and soil deposits and construction debris on public roads leading to dust generation and perceived loss of amenity and public health and safety issues.
- Additional project generated traffic and construction works impact other road or site users resulting in a reduction in public safety and amenity.
- Movement of construction vehicles, as well as potential road closures/diversions and safety impacts on public transport and access for school buses.
- Given the rural location and construction site locations emergency access will need to be considered / maintained as there are notable fire risks.

Based on the estimates presented in the TIA, it is assumed that without the use of a workforce shuttle bus service, there would be over 160 light vehicle movements per commute along the Portland-Nelson Road throughout the construction period of the Project to transport workers to the Project Area daily¹⁰. Around 60% of these vehicles are anticipated to be coming from the Portland direction (east), and the remaining 40% from the Mount Gambier direction (west). Understanding that the tourist season is over the summer months and the plantation harvest over the winter, the Project's construction would at a minimum double the existing traffic volumes along the Portland-Nelson Road. Where peak periods of construction may overlap with the harvest and/or tourist season, this impact is likely to be greater.

Stakeholders raised several recommendations for addressing traffic and transport concerns. This included:

- That Neoen work with Council to consider reducing speed limits during the construction phase of the Project, especially considering recent fatalities on the Portland-Nelson Road where families in the locality had been directly affected.
- That a workers accommodation facility be considered as this would enable all workers to commute to site together.
- That a workforce shuttle bus service be utilised to further reduce traffic impacts from centralised locations where workers reside.
- That a Construction Management Plan and Communications Plan be developed to minimise impacts and to ensure local residents have access to up-to-date project information.

The Traffic Impact Assessment has found that “overall, impacts to the transport network during turbine and transmission line construction are expected to be relatively minor given the low traffic volumes and limited local population, and can be suitably managed through measures outlined in a TMP for the project, with the road network found to be sufficient to accommodate anticipated traffic volumes” (AECOM, 2022). The Traffic Impact Assessment recommends a range of mitigation strategies including a Traffic Management Plan, road safety audits, access strategy and design and a Construction Environmental Management Plan to address traffic and safety impacts. It identifies areas of safety concern, particularly for landholders proximal to the Project and recommends safety amendments.

Further recommendations that address the social impacts associated with increased traffic are outlined in **Section 6.2**.

¹⁰ Assumes that each worker transports him/herself to site and has not considered ridesharing.

Given the estimated peak construction workforce numbers required for the Project and the frequency of vehicle movements, the social impact of the construction on continued access to and use of local roads, including potential road safety impacts, has been ranked as a **medium social impact** (likely to occur with minor consequence) during construction.

Nature: Negative

Duration: Construction

Extent: Social locality

Mitigations:

- Minimise: Implement a Traffic Management Plan and Communications Plan to mitigate and communicate impacts to road users.

4.5.6 Increased Land Management Needs and Public Safety Risks

Key stakeholders raised concerns about flow on effects of localised intersection widening along Portland-Nelson Road to accommodate oversize and over-mass (OSOM) vehicles. For them, this intersection widening may increase the number of community members illegally accessing the Project site and nearby Discovery Bay Coastal Park and Lower Glenelg National Park. This concern was related to the view that widened intersections and tree clearing may increase the amount of attention the smaller tracks in the proposed site receive and therefore draw more people into the site. Stakeholders raised concerns that increased visitation may have a variety of flow-on effects, including increased pressure on ecosystems, increased public safety risk in the event of a fire, increased public safety risk of vehicle collisions and increased challenges for land management due to littering, illegal camping and introduction of pests or weeds.

According to engagement undertaken with Green Triangle Forest Products as part of the Traffic Impact Assessment (AECOM, 2022), “a reasonable amount of illegal entry [currently] occurs, including 4WD vehicles, trail bike riding and illegal hunting.” Tourists also use parts of the site during summer months via public roads and pine tracks to access the National Park to the south of the plantation. The Project is not proposing to substantially increase the accessibility of internal roads and access points to the Project site. All site access roads that form a priority intersection with Portland-Nelson Road are unsealed and Neoen is not proposing to change this.

Key mitigations to reduce likelihood of illegal access and reduce impacts on land management and public safety include increased site security, signage on approach and within the site, way-finding strategy into and out of the development site, and a Traffic Management Plan that includes way-finding, adopted speeds and operational times etc.

Given pre-existing concerns about illegal access to the Project site and nearby National Parks, the social impact of intersection widening on increased illegal site access has been ranked as a **medium social impact** (possible to occur with moderate consequence).

Impact Nature: Negative

Impact Duration: Construction and Operation

Impact Extent: Project site, especially intersections along Portland-Nelson Road

Mitigations:

- Minimise: Implement and Traffic Management Plan and Construction Management Plan that considers the potential for illegal access to the Project site.
- Minimise/ Avoid: Implement security and surveillance measure, signposting and speed limits to reduce likelihood and risk of illegal access to the site.

4.5.7 Access to Affordable, Reliable and Clean Energy

As noted previously, community members have raised the secured access to electricity as a benefit of the Project. Responses from the broader community survey indicated that the Project's ability to generate renewable energy was the most important benefit identified by community members (n=97), followed by its role in combatting climate change by reducing greenhouse gas emissions (n=84) and economic investment opportunities for regional areas (n=82).

For many, the Project is considered part of a broader transition towards renewable energy in the region or an opportunity to generate electricity more broadly.

This project might support longer term collaborative investment, such as production of hydrogen or a local power supply agreement – Local Business

Keen for progress and employment for regional people, not fussed if its coal or renewables. Renewables are stable energy source and low-cost maintenance. - Member of the Broader Community

For others, the project was associated with opportunities to support the local Portland Aluminium Smelter.

This farm has potential to provide 'clean' electricity to nearby aluminium smelter. This could also reduce the coal fired electricity from Gippsland that supplies the smelter. – Community Resident

This farm has potential to provide clean electricity to nearby aluminium smelter. This could also reduce the coal fired electricity from Gippsland that supplies the smelter... - Member of the Broader Community

Providing electricity to the aluminium smelter through an offtake agreement is not just an environmental benefit. It was also identified by multiple respondents as an opportunity to secure the on-going functioning of one of the largest employers in the region, thereby providing economic benefit to the community and preserving community ties to Portland through on-going employment and way of life.

Neoen does not currently have an offtake agreement in place with the Portland Smelter, so this positive impact is not certain. However, the KGPH is one of several renewable energy projects likely to be delivered in the region in coming years, leading to cumulative positive impacts in the generation of renewable energy in the region.

Given identified community support for renewable energy and on-going transitions towards ‘clean energy’ for energy intensive land uses like smelters, the delivery of renewable energy in the region is considered a **medium, positive social impact** (possible to occur with moderate consequence).

Nature: Positive

Duration: Operations

Extent: Social locality, local businesses and industry, and the National Energy Grid

4.5.8 Changes in Access to, and Use of the Green Triangle Plantation

While less frequently raised than concerns about access to, or use of, the Cobboboonee National Park, some respondents raised concerns about the capacity for the Project to reduce access to the Green Triangle Plantation. When asked to identify any negative impacts about the Project, one person said:

Access to areas - in pine plantation. Will access to the whole forestry area be blocked? Will access to beach be restricted as we access the beach through pine plantations? We are concerned about losing our long-term access. – Community Resident

A report commissioned by Forest and Wood Products Australia found that “as well as providing the raw materials for forest products, plantations in the Green Triangle support other activities including livestock grazing, bee keeping, bushwalking, horse riding and camping areas, and recreational hunting (Schirmer, Mylek, Magnusson, Yabsley, & Morison, 2017). No livestock grazing or beekeeping currently occurs in the Kentbruck Plantation.

There are several unsealed roads within the Plantation that are currently used by members of the public and plantation employees. As noted in Section 4.5.6, according to engagement undertaken with Green Triangle Forest Products as part of the Traffic Impact Assessment (AECOM, 2022), “a reasonable amount of illegal entry [currently] occurs, including 4WD vehicles, trail bike riding and illegal hunting [within the Green Triangle Plantation].” Tourists also use parts of the site during summer months via public roads and pine tracks to access the National Park to the south of the plantation. There is some evidence that unsealed roads within the plantation may also be used as informal walking trails or horse-riding trails, although these are less popular than areas on the Great South West Walk.

Informal use of plantation roads is not likely to substantially increase due to the Project (as discussed in Section 4.5.6). Public roads will continue to be available for public use. Key mechanisms to ensure visitors of the plantation can safely use plantation roads include increased site security, signage on approach and within the site, way-finding strategy into and out of the development site during construction, and a Traffic Management Plan that includes way-finding, adopted speeds and operational times etc. There is no plan to add fencing to the plantation and therefore stop access to internal tracks within the plantation site.

Access to the plantation will be restricted during the construction phase of the Project and is likely to be substantially unchanged during operation of the Project. Therefore, the impact of loss of access to the plantation is ranked as a **medium social impact** (possible to occur with moderate consequence) during construction and a **low social impact during operations**.

Impact Nature: Negative

Impact Duration: Construction and Operation

Impact Extent: Project site, especially intersections along Portland-Nelson Road

Mitigations:

- Minimise: Implement and Traffic Management Plan and Construction Management Plan that considers the potential for illegal or informal access to the Project site.
- Minimise: Avoid loss of access for road users currently using public roads within the plantation for a range of activities.
- Minimise/ Avoid: Implement security and surveillance measure, signposting and speed limits to reduce risks to people accessing the site.

4.6 Culture

Impacts or changes to culture include effects on people's shared beliefs, customs, values, obligations, values and stories, and connections to Country, land, waterways, places and buildings, language, and dialect, as well as their cultural heritage, and their ability to access cultural resources.

4.6.1 Aboriginal Cultural Values and Land Rights

The Native Title rights holders of a portion of the land in which the Project is situated are critical Project partners to be formally engaged, participate, and contribute to the Project's planning and development process. While Neoen faced difficulty in early attempts at engagement with the GMTOAC on the Project, feedback gathered from Traditional Owners during meetings in 2021 and 2022 identified concerns with the Project and a strong desire to be directly involved in project planning and decisions. Verbal responses received at a Project briefing for the GMTOAC in November 2021 are captured below:

The Kentbruck GPH is a massive project and could have the biggest impact to Country that the Guditjmarra people have seen. – Traditional Owner

I am absolutely against this project as you're offering us jobs on Country which would involve us causing damage to Country. That doesn't make much sense to me. – Traditional Owner

The Project needs to provide more detail on the [Cultural Heritage Management Plan] CHMP and the Native Title timeframes and how they relate to the EES timeline. – Traditional Owner

Further, matters of land rights and interests as well as acknowledgement of significant cultural heritage values within the Project Area have been identified by members of the GMTOAC, as outlined in responses below:

Have you been looking into the groundwater springs and cultural heritage sites within the plantations? There are a lot in there that can't be overlooked. – Traditional Owner

Need to understand potential impacts to the entire landscape, in addition to specific cultural heritage values. – Traditional Owner

The Gunditjmara people will be keen to understand impacts of the Project to water and bush in the entire area, not just on Native Title land. – Traditional Owner

There is no acceptable damage to cultural heritage values. – Traditional Owner

The whole area is of high cultural importance. The bats are extremely important to Gunditjmara men. Mount Richmond is part of a much greater song line. Bats ridge limestone feature is of national geological importance; the Ramsar site, Karst Springs, Lake Monibeong, Swan Lake, there are far too many sacred places within the enormous activity area. Take it [the project] somewhere else, build it in France. – Traditional Owner

How long do you expect the turbines to be present on our Country? And what will Neoen do to restore Country after the project life has finished? – Traditional Owner

Any [Indigenous Land Use Agreement] ILUA would need to have a non-extinguishment requirement for Native Title and there would need to be a cultural values assessments conducted as a first step. – Traditional Owner

Based on this feedback and the potential for the Project to affect people's connection to Country and cultural values, GMTOAC formally requested through Neoen's future act notification that a Cultural Values Assessment (CVA) be undertaken by an independent cultural heritage advisor, under the management of the GMTOAC and funded by Neoen (described in **Section 3.4.2.2**). The CVA was subsequently undertaken and completed in 2023. Based on the summarised outcomes of the CVA reviewed, and through the consultative process with Traditional Owners, it is understood that the identified and documented intangible cultural values may be affected by the development of the proposed Project. These cultural values relate to the documented resource and gathering place, sounds of Country, sky Country, cultural view lines, cultural linkages and trauma lines. The nature and extent of potential impacts contained within the CVA have not been disclosed.

Alongside the CVA, Gunditjmara elders and GMTOAC staff have been involved in the development of the Cultural Heritage Management Plan (CHMP) for the Project. Further, due to the Project's siting on native title lands, an ILUA is to be agreed between GMTOAC and Neoen through the legislative native title process.

These processes reflect the Project's efforts to prioritise the interests and needs raised by the community and Neoen's intention to enter a formal engagement process with GMTOAC to further understand community views, values, priorities, and interests in relation to the Project. This collaborative partnership approach would more broadly support the building of trust and acceptance of the Project by Traditional Owners.

The social impact relating to cultural values and land rights has been ranked as a **medium social impact** (possible to occur with moderate consequence). Given the relationship-building and cultural impact management planning activities ongoing, it is understood that this impact is being prioritised by the Project and is able to be managed.

Nature: Negative

Duration: Construction and Operation

Extent: Traditional Owners

Mitigations:

- Commitment to ongoing, proactive and culturally responsive engagement and relationship building with Traditional Owners and the GMTOAC throughout the life of the Project.
- Implementation of agreed outcomes of the CVA and CHMP in consultation with GMTOAC.
- Ensure Aboriginal Participation Plan is developed in consultation with GMTOAC and in response to outcomes of CVA and other processes in motion with Traditional Owners.

4.7 Personal Property Rights and Livelihoods

Livelihood impacts refers to people's ability to sustain themselves through employment or business and impacts on their personal prosperity.

4.7.1 Impacts on Property Values

The potential for reduction in rural property values associated with land, houses, or property adjacent to, or within eyesight of the Project's infrastructure, was perceived by some stakeholders to be detrimental to people's livelihoods and their future way of life.

Several neighbouring landholders to the windfarm have raised concerns relating to the perceived devaluation of their private property due to the development of the Project. This was a particular concern for landholders who had recently purchased their property or those who have plans to sell their house or land. Furthermore, the development of transmission lines associated with the Project, were also perceived to devalue property (n=37), particularly for those where the transmission lines directly traverse their land.

Because of the reasons people buy in Nelson, I think a drop in property values is on the cards. – Environmental Group

Impacts neighbouring Landowners, value of properties and quality of Life. – Member of the Broader Community

The visual impact of towers that carry the power lines in the local area – property values, effects on eco-tourism, is also of a concern. – Member of the Broader Community

It is difficult to specifically ascertain the risks of the Project on property values. A report developed for the New South Wales Office of Environment and Heritage *Review of the Impact of Wind Farms on Property Values* in 2016 highlights that there is *'there is no impact or a limited definable impact of wind farms on property values'* (Urbis 2016). A further study of 120,000 property sale transactions within 5 miles of 41 wind turbines in the US found there was weak evidence to suggest that the announcement of wind farms had a negative effect on property prices, but this was no longer apparent during construction and operation phases (Atkinson-Palombo & Hoen, 2014). More recently, a study in the US of residential property transactions conducted between 2005 and 2020 found, on average, homes located within 1 mile (1.6 km) of a commercial wind turbine experience approximately an 11% decline in value following the announcement of a new commercial wind energy project, relative to counterfactual homes located 3 to 5 miles away (Brunner, Hoen, Rand, & Schwegman, 2024).

International research suggests that proximity to overhead transmissions lines have variable effects on property values, ranging from negligible impact through to 30% reductions (Brinkley & Leach, 2019). In general, reductions in value decrease rapidly with distance from the transmission line and pylons and a significant effect has rarely been found on the value of properties situated at more than 100 m. A literature review of research into property impacts found property devaluation "ranged from approximately 2% to 9%" but "in most studies no effects were found" (Jackson and Pitts, 2010, p. 258). Internationally, there are strong community preferences for underground transmission lines, often due to the belief that overhead lines reduce property values and decrease visual amenity (Lienert, P. Sutterlin, B and Siegrist, M. 2018).

Neoen is currently in discussion with landholders who have expressed an interest in selling their homes in response to the Project and their fears that the KGPH would reduce property values or their enjoyment of their home.

The social impact relating to private property devaluation has been ranked as a **medium social impact** (*possible to occur with minor consequence*).

Impact Nature: Negative

Impact Duration: Planning, construction and Operation

Impact Extent: Landholders and adjacent properties

Mitigations:

- Offset: Neighbour Agreements are in place with neighbouring landholders and will partially offset real or perceived property devaluation experienced by these landholders.
- Offset: Neoen to negotiate with landholders on a case-by-case basis to purchase properties if landholders decide they want to sell their properties.
- Minimise: The decision to underground the entire transmission line alignment is likely to significantly reduce or entirely remove property devaluation associated with the transmission line component of the Project.

4.7.2 Neighbour Agreements and Income Generation

Engagement conducted with host and neighbouring landholders at Community information Sessions in 2022 highlighted significant support for the project among many. This was predominantly based on the capacity of neighbour agreement and host landholder payments to provide a secondary source of income for landholders. For many, this payment formed part of their retirement plans or represented a strategy to diversify their income in response to unpredictable weather patterns and farming outputs.

Case-by-case negotiation of neighbour agreements can exacerbate feelings of inequity and dissatisfaction between neighbours. Studies show that *“this situation can also be exacerbated by developers conducting confidential, individual discussions and negotiations with specific landowners, creating a level of distrust amongst neighbouring landowners and the developer from the outset”* (Office of the Australian Energy Infrastructure and Wind Farm Commissioner, 2020). Neoen has developed a transparent and consistent approach to neighbour agreement payments, basing payments on a distance from turbines and number of turbines. The Neighbour Agreement documentation is included in **Appendix D of the EES**.

The social impact relating to neighbour agreements has been ranked as a **high, positive social impact** (almost certain to occur with moderate consequence).

Impact Nature: Positive

Impact Duration: Construction and Operation

Impact Extent: Host and Neighbouring landholders

Mitigations:

- Enhancement: Neighbour and Host Agreements provide an opportunity to enhance positive impacts by providing greater financial security to host and neighbouring landholders

4.7.3 Local Employment and Procurement

Local employment and service procurement were strongly identified as key aspirations of the community in relation to the Project, with various stakeholders stressing the importance of realising local economic benefits through the Project’s lifecycle. In this regard, there was a desire to have apprentices, tradespeople and contractors from local areas employed including provision of training and upskilling for local people. Further, local communities anticipate receiving commercial benefit through procurement opportunities for local businesses and service providers, with an expectation that the Project, if approved, would provide the ability to increase local service capacity.

The construction period of the Project is expected to generate employment opportunities for a workforce of up to 350 people, with further breakdown of the anticipated job types, goods and services required by the Project contained within **Table 4.2**. The Economic Impact Assessment (Aurecon, 2021) predicts that up to 52 roles could be filled by apprentices and/or trainees.

The likely workforce and procurement profile for the Project has been cross-referenced with information gathered through the service provider and business survey undertaken as part of the SIA, with existing local labour force data (skills, capabilities, qualifications), to ascertain the degree of local employment and procurement likely to eventuate as a result of the Project.

Table 4.2 Construction Workforce and Procurement Requirements (Neoen, 2021)

Jobs	
Concreters	General Labour
Dump Truck	Loader
Electricians	Pile Driver
Electricity Installation	Pipelayers
Electrical Trade Assistants	Roller
Excavator	Suppliers
Forklift and/or Trucks	Telehandler
Grader	Water cart
Goods and Services	
Accommodation	Mechanical Fitter/Maintenance
Cleaners	Quarry Products
Computer Network Support	Safety Products (Local)
Concrete Supply	Septic Pump Out Services
Concreters	Small Equipment Hire
Crane (Minor Lifts)	Transport (Minor)
Earthworks Plant (Wet and Dry Hire)	Waste Management (Liquid)
Fencing and Gates	Waste Management (Solid)
Food and Catering Service	Water (Construction)
Freight	Water (Potable)
Fuel	Welding & Engineering Fabrication (Site Services)
Material Testing	

The service provider and business survey undertaken as part of the SIA, also provides insights into the local business market and existing community capability to service the project. For instance:

- A range of services are currently offered by local businesses, including electrical, mechanical, earthworks, civil works and equipment hire.
- Businesses surveyed have experience relevant to the Project as well as extensive local knowledge, with two businesses surveyed specifically servicing other wind farm projects in the region in recent years.

Key contracting services that exist in the social locality, relating to the Project's requirements include:

- Aggregate, timber, limestone, and forest fibre supply.
- Traffic management and pilot vehicles.
- Engineering.
- Heavy Excavation (30 tonne excavator).
- Forestry clearance with Dolt Compliance and forest guarding equipment and methods.
- Road construction and maintenance.
- Firebreaks and weed eradication.
- Exploratory drilling.

- Rock crushing.
- Line boring.
- Machinery transport.
- Concrete product supply (e.g., pipes, end walls, drainage).

This information is consistent with outcomes in the Economic Impact Assessment prepared for the Project (Aurecon, 2021) which states that ‘the number and structure of businesses and occupations currently within the LGA and region suggest a good foundation to service the Project, including a relatively large number of construction-related workers (e.g., technicians and trades workers, machinery operators and drivers, labourers) and construction and transport businesses.’

To understand the geographical extent of service provision, surveyed local businesses and service providers were also asked to define the localities primarily serviced by their business/organisation. As shown in **Figure 4.7**, service provision was largely localised within the Shire of Glenelg with 57% of business surveyed servicing the localities of Heywood (8), Nelson (7), and Portland (6).

Mount Gambier (14%) and Warrnambool (10%) were also identified as areas serviced, with other service catchments including neighbouring LGAs such as the Southern Grampians (9%) and the Colac Otway Shires (2%), or at broader, state, national and global scales, depending upon business scale.

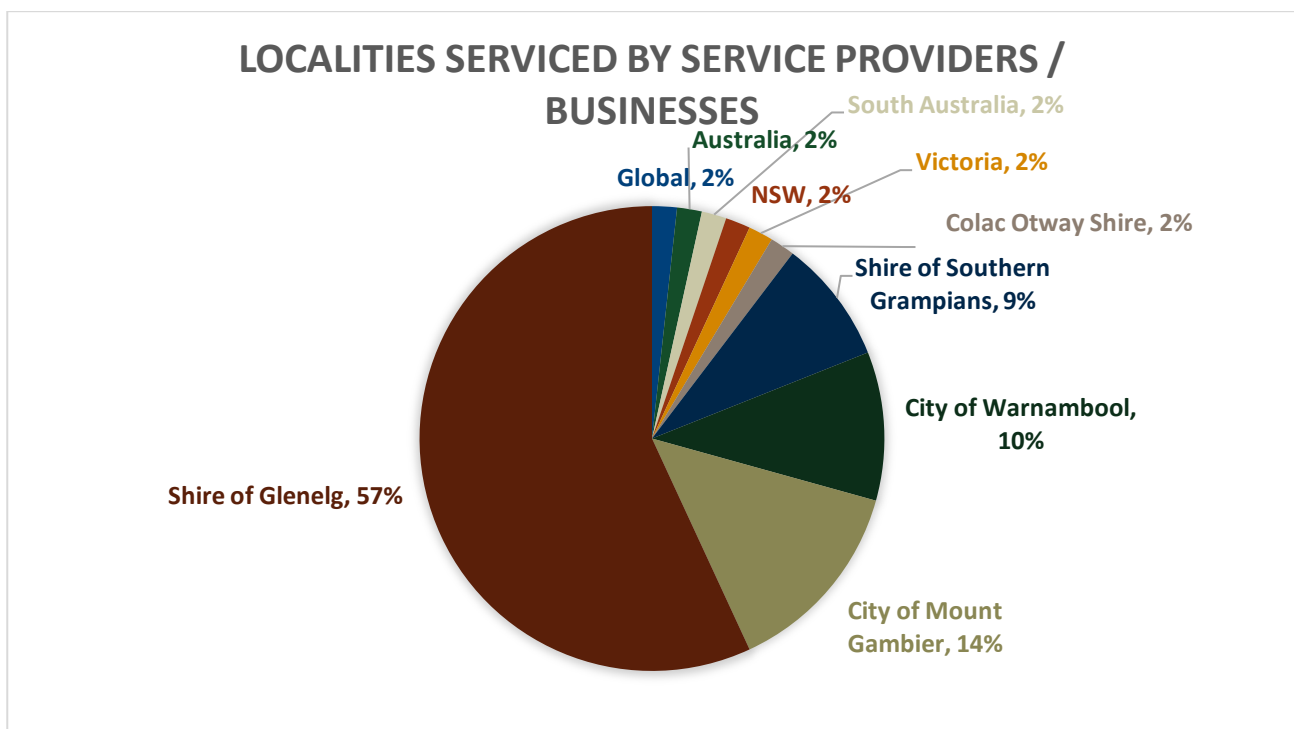


Figure 4.7 Geographical Distribution of Service Provision of Stakeholders Surveyed

n=20; 1 missing; multiple responses allowed.

Source: Umwelt (2021).

Overall, the local businesses, service providers and members of the broader community surveyed reflected a number of positive impacts to be realised through the Project, particularly the economic boost to local businesses during the construction period. As noted in **3.4.5.5**, there is an existing regional strength in companies with the capacity to service the wind industry, and this is likely to increase the degree of benefit likely to be generated by this project, especially if supported by strategic government investment in renewable energy training and business support.

People want work and we want people coming into town to spend money eating, drinking, and helping us recover from COVID-19. They will buy at the supermarket, they will go fishing, so the bait shops will have trade. – Accommodation Service Provider

I think it will be an asset to the area bringing needed jobs and overall energy saving – Local Business

This is huge for our region. Construction on this scale benefits so many people over all aspects of our region. – Member of the Broader Community

It was acknowledged, however, that sourcing local labour hire for the Project may be difficult due to the small population sizes of Nelson and Portland, as well as difficulty in sourcing workers from Warrnambool due to travel distances and the lack of accommodation for construction workers. In addition, key stakeholders acknowledged that the current economic climate (post COVID-19 lockdowns), may increase job seeking activities for construction projects.

Only challenge I can see is getting people to travel from Portland to Nelson (Not a problem for us, but for the Company). But if the money is right, they (workers) will travel without complaint (but for a 70 km trip one way they will need to be incentivised). Accommodation for the workers too will also be a problem for them. I worry for the smaller towns, there's just no places to rent. – Employment Service Provider

I think there will be a high amount of interest, but because there is only a small pool in the local area, it will be harder to source locally. In Warrnambool the pool is much larger, so the local jobs won't be proportionate to what the bigger towns could offer. – Employment Service Provider

Number of local jobs that will be provided – in tough covid times, a lot of people will be looking for jobs. We don't want people to come from out of town, make all their money and then leave to spend that money elsewhere. Local people should be provided the opportunity to be trained and to spend in the local area. That is a big one for us. Also, the services they will use. They should be trying to source local as well. – Accommodation Service Provider

The major factor effecting employers getting skilled labour in the region is the shortage of permanent rental properties – Accommodation Service Provider

Employees are hard to find. Everyone is struggling for work and we're struggling to get employees. Some drivers have left the area chasing work. – Local Business

I think it's a very strong climate for work at the moment, there is a lot of work around here – Local Business

Several local business and service providers indicated that whilst the construction, road works and housing industries are experiencing a boom, there was a *notable skills shortage* in the region. There was a strong concern that sourcing employment for the Project may be difficult, as people, particularly youth, have been leaving the community in search of employment opportunities elsewhere. One key stakeholder recommended sourcing employees from the existing agricultural industry, to help bolster economic benefits in the community.

Transport and logistics industry is massive in Portland, huge amount of heavy traffic between Portland and Warrnambool daily, even though mostly agriculture, forestry, or livestock, can be adapted to other industry's needs. Companies and workers in this sector would definitely be interested in the work opportunities of the project. Can Neoen contract some of these businesses to capitalise on the existing strengths in the local/regional economy? – Education Service Provider

Housing, roads and construction are major sectors at the moment. There are sections of highway outside Warrnambool that are being constructed that are taking many of the workers usually available. And these projects generally go for 6 months at a time. – Employment Service Provider

There are constantly ads in the paper for workers. The trucking services are desperate for drivers. One employer even took on a worker who was just off work cover, as they just need people. – Employment Service Provider

There are more unskilled workers available, but people with their tickets are harder to find. – Employment Service Provider

Workers tend to chase the money. They will be happy to go where the conditions are best. Especially the ticketed guys, they know their worth and are able to move between job sites. – Employment Service Provider

Good luck getting people and accommodation. Traditionally young people are leaving the area once they receive their tertiary education. Typically, there is not enough of high calibre workers i.e., there's not too many hi-tec or innovative people here. – Local Business

Workforce shortages has been a long-term regional challenge, but this is not unique to Glenelg / South West Region, all regional areas share this challenge, mostly due to young people moving to capital cities and not coming back. – Local Government

The Shire has worked with Keppel Prince to employ displaced workers in Council roles/projects, however in the meantime most of these people found jobs elsewhere, so now there are only up to 10 who are still looking for work (mostly unskilled or low skilled roles) – Local Government

Keppel Prince has had major commercial issues, they experienced huge downturn in business and made recent redundancies, the Shire has been working with them to minimise effects and further redundancies (50 so far, could be up to 150 people). – Local Business

Key employers in the region who may have skilled workforces relevant to the Project include ALCOA – Portland Aluminium Smelter – has been talking of closing for a long time, people in the community are aware of this and are anticipating it but they keep getting little bursts of government funding to keep running so far. – Local Business

Two multi-million-dollar investments are on the table at the moment in the timber industry: Ultis pellet manufacturing plant costing between \$80-100 million if approved will be starting after Christmas for 24 months. The skills required for this Project will be similar for the Kentbruck Project. Borg's new panel board manufacturing site/facility being constructed costing \$200-300 million (the earthworks has already begun and could go for 3-4 years). – Local Business

When asked specifically how the construction workforce may impact on local business and service provision, service providers recognised that the hospitality, retail, and accommodation industries would be the largest benefactors of economic contributions. However, there was a desire for workers to distribute the economic benefits locally, instead of transferring benefits to localities further away.

It will provide a boom to the town. People will be spending money in town. As long as they are providing opportunities for locals where possible and not out-sourcing. We don't want people to take their money with them. We want it stay in the community. – Accommodation Service provider

When asked what the Project could consider in relation to enhancing opportunities for local employment, one key stakeholder noted that the Project could include diversity of local contractors to include the Aboriginal and Torres Strait Islander community as well as source workers from neighbouring South Australia; whilst another suggested canvassing the unemployed through existing job seekers programs, and advertising locally. It was also suggested that Neoen work with the community, providing timely and accurate information (through community meetings and engagement with local businesses) on the types of roles available and services required, to afford adequate planning by local businesses and service providers. Local procurement opportunities were once again emphasised as a key contributor to the region.

Open to diversity? E.g., employ Aboriginal people around that area, that type of thing is possibly a good thing. They might even have to look at employing some people coming from South Australia, as Nelson is close to the border. – Employment Service Provider

Contacting local businesses that are in the areas of expertise needed or through the Committee for Portland General meetings within the town for interested people. – Tourism Service Provider

Upskill local labour to limit costs – Local Business

Being willing to help with the taking on of apprentices. – Tourism Service Provider

Most likely constraint would come on if the project gets 'switched' on at short notice with a condensed purchasing period and very heavily condensed / time constrained construction program. – Local Business

Proponent should develop a local engagement and employment policy and plan this upfront – pre-construction – this is beneficial to empower the community and needs to consider the links and opportunities across the whole supply chain, not just core services or requirements of the Project, but things as small as dry cleaning services for the temporary workforce. – Local Government

There is an opportunity to use an 'open book' tendering and purchasing process, that could give business early visibility and confirmation of works to invest in gearing up, if required – Local Business

We have the manufacturing power; we just need people to invest in Portland and try not to outsource to China. Buying local is so much easier. – Accommodation Service Provider

Opportunity for local business to scale up – Partner early and use purchasing process. – Local Business

Stakeholders highlighted some concerns with opportunities for local industry, primarily:

- The capacity of smaller regional businesses to scale up to be able to submit a competitive tender against much larger companies based outside the region.
- Flexibility to tender for work packages aligned to the capacity of smaller regional businesses.
- Uncertainty around project staging and impact on supply timeframes for regional businesses.
- Local sentiment, partly based on past experiences, that the project will favour larger suppliers based outside of the region.

Local businesses were asked what kind of support would be required to work with Neoen on the Project. The most prominent support required was to ensure providers had access to a specific contact to answer any questions about potential tender opportunities, as well as further information on company requirements around training and procurement to afford sufficient time for local businesses to respond to project needs.

In relation to the Project, there were concerns that employment opportunities offered through the Project would only be short term and would cease once the Project commences operations. The extent of local social benefits to be realised through the construction of the Project are largely dependent on how many people (both direct and indirect) are employed or local business that are able to service the Project. It is assumed through this assessment that approximately 50% of construction workers would be able to be sourced from within the area of social influence, given current skills and capabilities present within the region (as outlined in **Section 3.4.5**).

Additional opportunities for Aboriginal participation and social value that the Project include measures to ensure procurement, employment, and training opportunities are offered for the community and support to community investment programs based on identified and agreed needs and priorities. These initiatives will be implemented through the Project's Aboriginal Participation Plan targeting the construction period. Achievement of greater local participation targets, through the development and implementation of proactive and collaborative approaches and strategies relating to local employment, procurement, and training in the pre-construction period, would yield greater community benefits.

The positive social impact on local employment and procurement associated with construction and operations of the Project has been ranked as a **high positive social impact** (*likely to occur with moderate consequence*).

Nature: Positive

Duration: Construction and operation

Extent: Region

Mitigations:

- Enhancement: Develop and implement a Local Participation and Social Procurement Plan that includes mechanisms to support local businesses to be competitive and provides opportunities for local training, skills, and development to occur.
- Enhancement: Consider prioritising training, skills and targeted scholarships for local community members as part of the Shared Benefits Strategy
- Enhancement: Develop and implement Aboriginal Participation Plan to target and realise economic opportunities for Aboriginal people in the area of social influence.
- Plans should be developed in the pre-construction period to ensure maximisation of the construction period to realise the opportunities.

4.7.4 Effects on Local Tourism due to Changes to the Landscape

Stakeholders raised both concerns and hopes relating to the Project's impact on local tourism. Respondents raised concerns that the local tourism sector may experience downturn due to the establishment of the Project. This related to two key elements: the belief that an increased demand for short-stay accommodation from a construction workforce could result in restricted access for other users (discussed in **Section 4.5.2**); and/or the industrialisation of the coastal landscape caused by the Project detracting from visitation over time.

The Project's Economic Impact Assessment also notes that the changes to the visual amenity of the area may affect areas with high tourism or visitation activity such as the nearby Discovery Bay Coastal Park (Aurecon, 2021).

Cape Bridgewater and Portland are a big tourism area – last year saw more domestic tourists than ever before (international and domestic combined), we wouldn't want to turn this market away by effects of the project. – Local Government

The change in landscape values will be extreme. The Project will dominate the landscape and it will be hard to describe it as a wilderness area anymore or to sell Nelson as an eco-tourism mecca. – Environmental Group

Interviews with visitors to Nelson conducted outside the Nelson Visitor Centre in 2022 indicated minimal concern about the likely impacts of the KGPH. Visitors explained:

It really doesn't matter to me. We are just passing through from Melbourne to Adelaide – it wouldn't change that plan - Visitor

There are a lot of wind farms around here. I think there are too many. But it wouldn't change my plans to come here – Visitor

One tourism provider in Nelson said:

“There are three tourism companies in Nelson and none of us are overly concerned”

In the community survey, accommodation providers in Nelson, Heywood and Portland were specifically asked ‘How do you think the presence of wind turbines in the forestry plantation between Nelson and Portland will affect tourists’ willingness to visit the region?’

As shown in **Figure 4.8**, on a sliding scale from 0 to 100 (0 representing greatest concern about impact on tourism through to the 100 representing least concern about impact) most accommodation providers expressed the view that the presence of turbines would have a neutral or negligible effect on tourism, or may have a positive impact on tourism, due to curiosity about the wind farm. Some of the survey respondents who had a neutral view about the effect on tourism highlighted the many unknowns that this project represents for them, pointing out that their limited knowledge on wind farms and their effect on tourism.

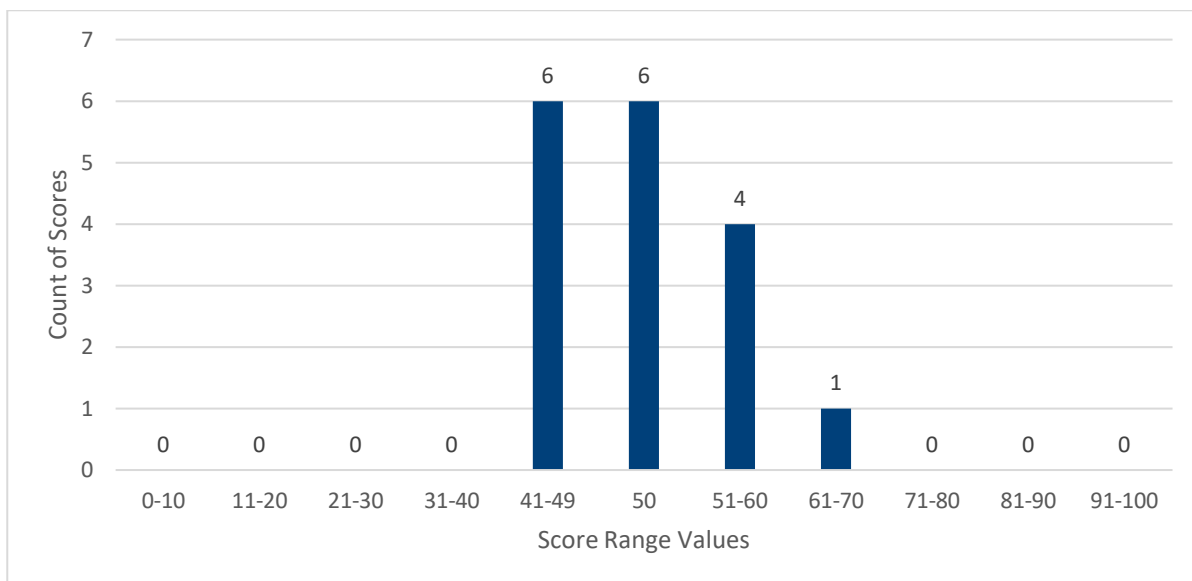


Figure 4.8 Accommodation Providers Perception of Impact of Wind Turbines on Tourism

Source: Neoen Kentbruck Survey, 2022. N = 17.

Of those that expressed the view that there may be a negative impact on tourism, many thought it was possible that less tourists would visit due to the changed landscape, with many highlighting that it is difficult to predict tourist response until the turbines are constructed.

“Bushwalkers want pristine environment. Don't know enough about the project to know how the windfarm may deter visitors.”

The relatively neutral feedback reflects international literature reviews that have found that ‘the majority of tourists are neutral about wind farms and do not expect their future visiting behaviour to be affected by their presence’. However, the impact of wind farms of visitation behaviour is likely to be higher for older visitors and those visiting areas for their tranquillity, remoteness, and scenic quality (Regeneris Consulting, 2014) – key attributes of the areas surrounding the KGPH.

In relation to positive impacts, members of the broader community have raised that they would like to see Neoen support eco-tourism ventures and promote the area as a green energy tourism location. It was noted that there was potential for Neoen to develop a strong legacy in the area through support of local tourism ventures. Several community members suggested that the Project may increase tourism in the area, by becoming a new attraction for visitors. Sentiment associated with the effect of the Project on tourism and suggestions as to how Neoen can support the sector is captured below.

A large advertising campaign at the completion of the project to encourage people to return to tourist accommodation – Accommodation Provider

The existing area is not a tourist attraction yet may become one with the (wind) farm. – Member of the Broader Community

Promote Portland as an energy hub and support starts in energy ventures in the South West. – Member of the Broader Community

I feel that the Kentbruck [Project] should support eco-tourism for Nelson. – Member of the Broader Community

In a meeting in August 2022 with The Friends of the Great South West Walk Committee, committee members in attendance were asked about the groups’ attitudes to the KPGH. The President noted that while some members of the group may oppose the Project, overall, the group have agreed to remain neutral and neither support nor oppose the Project, instead focusing on how the group may partner with Neoen to ensure the long-term viability of their 200 km walking track. As the group highlighted, the trail is volunteer managed and much of the volunteer workforce are from an older demographic, thus making long term track management both a risk and a high priority. The Committee expressed the view that they are far more concerned with developing a strong partnership with Neoen for the life of the Project than concerns with the impact of the Project on tourism. Members of the Committee who were consulted consider the GSWW a significant tourism attraction for the region and do not see this being negatively impacted by the presence of the wind farm. Concerns raised by the committee about impacts on tourism were more focused on the construction period and they felt that Neoen had responded to these concerns with some key measures, in particular a commitment to ensuring the trail would remain open during the construction period.

The social impact relating to changes to levels of local tourism activity due to the establishment of the Project in a locality with prominent natural attractions and nature-based visitation has been ranked as a **medium social impact, especially in Nelson** (possible to occur with moderate consequence).

It is acknowledged that the Project's presence could bring about new attractions for visitors which would also result in a **medium positive social impact** (possible to occur with minor consequence).

Impact Nature: Positive and negative

Impact Duration: Construction and operation

Impact Extent: Social locality

Mitigations:

- Minimise: Placement of turbines to reduce visual impacts, especially near Nelson and in areas near campsites and with key views from Discovery Bay may reduce impacts on tourism by reducing visual and noise impacts
- Offset: Consider supporting and funding efforts to promote eco-tourism
- Enhance: Fund or support initiatives to develop wind farm tourism in the area of social influence
- Continue to consult with local tourism providers and industry groups as the Project proceeds to ensure issues are understood and means to manage the effects of the Project are addressed collectively.

4.7.5 Disruption to Agricultural Activities and Livelihoods Due to Construction and Operation of Transmission Line

The construction and ongoing presence of the previously planned overhead transmission lines required for the Project (both Option 1 and Option 2) were a significant concern to the potentially affected landholders due to the perceived effect on agricultural operations and private properties. While the following section considers social impacts derived from the multiple transmission line options, as these options were all presented to community members and landowners during engagement during early stages of Project planning, Neoen has confirmed to proceed based on the undergrounding of Option 1B to the Heywood Terminal. For a more comprehensive assessment of transmission line options, please see **Appendix A** of this EES.

Both underground and overhead transmission lines have potential to disrupt and/or impact on agricultural operations during both construction and operation. Construction of an underground transmission line through agricultural land could result in significant disturbance from trenching activities. Construction of an overhead line would also impact on agricultural land through clearing of easements, however, would not be as great a disturbance as trenching. Both practices pose biosecurity risks by having construction contractors moving in and out of site and potentially introducing weeds and pathogens.

Host landholders to the transmission line raised concerns in relation to their ability to access and use their properties and the sustainability of their land-based livelihoods should a large-scale transmission line traverse their property. Key concerns included:

- Concerns relevant to underground transmission lines:
 - Potential for underground cabling pits to restrict farming activities.
- Concerns relevant to overhead transmission lines:
 - Potential for overhead transmission lines to increase risk of collisions with large farming equipment and light aircraft used for emergency services or aerial farming operations.
- Concerns relevant to both underground and overhead transmission lines:
 - Biosecurity risks associated with contractors entering properties to construct and maintain powerlines throughout operations.
 - Increases in traffic and transit time during construction works reducing the productivity of agricultural businesses.
 - Additional time and risk associated with moving and containing stock while construction teams are on site.
 - A desire to see economic benefits in the form of host landholder payments.

In comparing relative impacts on agricultural activities and livelihoods of transmission line Option 1 (Heywood Option) and Option 2 (Portland Option), the following should be noted:

- Approximately one third of Option 1 traverses private property holdings, with seven landholders affected. However, almost the entire Option 2 route traverses private property holdings, traversing 13 privately-owned properties
- Option 1 is more sparsely populated than Option 2, with residences less densely clustered, leading to lower numbers of affected landholders.
- On-going maintenance of overhead lines is likely to require more frequent access to properties, while underground lines require less frequent, but more intrusive maintenance.
- Option 1 route has been altered based on consultation with host landholders to increase distances between the transmission line and residences.

The social impact on agricultural practices and livelihoods associated with the transmission line component of the Project has been ranked as:

During Construction

- A **high social impact** for host landholders effected by the underground Heywood transmission line route (*possible to occur with major consequence*).
- Note that likelihood rankings are lower to reflect lower number of impacted landholders.
- During operations.
- A **medium social impact** for host landholders affected by the underground Heywood transmission line route (*possible to occur with minor consequence*)

Impact Nature: Negative

- Impact Duration: Construction and Operation
- Impact Extent: Host and Neighbouring Landholders to transmission infrastructure

Mitigations:

- Minimise: Conduct individual/case-by-case planning with host and neighbouring landholders during planning, construction and operation of the Project to reduce impacts by identifying times and options with lower impact on agricultural and livelihood activities and general accessibility within and around private properties. To be coordinated and managed in direct and ongoing consultation with affected landholders and in agreement with them.
- Minimise: Implement Construction and Operational Management Plans as part of the maintenance and monitoring of the lines that consider biosecurity risks.
- Offset: Host and neighbour agreements to apply to hosts for transmission lines to wholly or partially offset impacts by providing financial compensation for impacts experienced.

4.8 Health and Wellbeing

Impacts to health and well-being include changes to physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health as well as considering the effect of a project on public and personal safety. (NSW DPIE, 2021).

4.8.1 Increased fire risk

Through consultation with nearby residents and the broader community, the most frequently raised health and public safety concerns were associated with bushfire risk. This was raised regarding the placement of the substation and battery storage facility in proximity to residential properties, as well as the risk of fire due to the transmission line Option 2 traversing nearby dwellings and cropping land. Some members of the community also perceive levels of public safety to be reduced due to the development of the Project, given its proximity to bushland and other natural features such as the national park, forestry land and conservation areas, therefore heightening the risk of fire.

The personal safety of fire fighters or emergency service workers was also raised, associated with the Option 1 transmission line’s potential for fire hazard with smoke and electricity infrastructure mixing. The selection of the Option 1 transmission line route would help to rectify this matter given it has a significant underground component alongside Boiler Swamp Road through the Cobboboonee National Park.

I have been told that aerial bombing is really the only effective way of fighting fires in the area, especially in the Discovery Bay Coastal Park. Will the bombers be able to operate around the turbines in smoky and turbulent conditions? – Environmental Group

A Bushfire Risk Assessment (refer to Appendix V in the EES) has been prepared for the Project with the Bushfire Report highlighting that the bushfire risk associated with the construction and operation of the Proposal can be mitigated and that the Project does not increase bushfire risk in the landscape. Despite this, the concern indicated through surveys and interviews suggests that bushfire risk perception is high and should be addressed through targeted community engagement and information provision on how the perceived or actual risks are going to be managed as the Project is in construction and operational.

The social impact of the Project on community health and safety associated with increased fire risk and reduced aerial bombing access to the area has been ranked as a **medium social impact** (*unlikely to occur with moderate consequence*).

Nature: Negative

Duration: Operation

Extent: Social locality

Mitigations:

- Minimise: Implement mitigation strategies identified in the Bushfire Risk Assessment (Appendix V in the EES)
- Offset: Implement a Community Engagement Strategy that communicates bushfire risk and mitigations to concerned community members.

4.8.2 Increased Risk of Collisions and Road-Related Injuries

Safety concerns relating vehicles and collisions was raised by stakeholders, with concerns relating to the potential for turbines to distract drivers and for construction vehicles to increase risk of collisions on the road.

Potential for noise, shadow, and light flicker. Some of the turbines are sited extremely close to the highway with potential to distract drivers. – Environmental Group

Large logging trucks use those roads – when there are crashes they are usually fatal. This project could increase road accidents. – Member of the Broader Community, 2022

The social impact of the Project on increased risk of collisions and road injuries and fatalities has been ranked as a **high social impact** (*possible to occur and with major consequence*).

Nature: Negative

Duration: Construction and Operation

Extent: Social locality

Mitigations:

- Minimise: Implement a Traffic Management Plan to mitigate risks of construction vehicle collisions and incidents
- Minimise: Turbine siting has considered shadow and flicker impacts on road users to reduce risks to road users

4.8.3 Risk To Aviation Safety

Four community respondents raised concerns that wind turbines may pose a risk to recreational, emergency services and agricultural aircrafts flying in and out of Nelson, stressing that this issue needs to be adequately considered and managed so that light aircraft can continue to fly safely in the area.

Too high – huge danger for aircraft given local weather issues. – Member of the Broader Community

Have fewer turbines on the flight paths. – Member of the Broader Community

Impact on recreational aircraft flying in/out of Nelson. – Member of the Broader Community

The Aeronautical Impact Assessment found that the Project could have impacts on the Portland Airport, but the Council (operator of the Airport) supports changes to the instrument approach procedures to mitigate this risk. The assessment concluded that the KGPH is a low risk to aviation and is therefore not a hazard to aircraft safety.

The social impact of increased risks to aviation activities due to the presence of turbines as a **low social impact** (*unlikely to occur with minor consequence*).

Nature: Negative

Duration: Construction and Operation

Extent: Social locality

4.9 Decision Making and Political Systems

Social impacts related to decision making and political systems refer to the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy, and grievance mechanisms (NSW DPIE, 2021).

4.9.1 Information Provision and Community Participation

Community participation is a critical aspect of Project planning and development, whereby people are informed of changes to occur and provided with the opportunity to contribute to decisions that affect their lives and/or surrounds. While many stakeholders consulted as part of this assessment have confirmed that they had previous contact with Neoen regarding the Project, one environmental group felt that the scale of the Project has not been clearly articulated to the community, with Traditional Owners voicing their concerns around the Project decision-making and determination process. The development of a Community Advisory Committee by Neoen for the Project was also questioned by some stakeholders, relating to the representativeness of group membership, how conflicts of interest are dealt with, and opportunities for other members of the community to participate in Project planning if not an official Committee member.

Some sentiments gathered through community consultation in 2020 are captured in the responses below.

I do not think many people fully appreciate the scale and intensity of this project. Some recent new residents have been caught totally unaware. – Environmental Group, 2020

Is this a project that will go ahead whether we give our consent or not? – Traditional Owner, 2020

I would like for Neoen to provide more information to people about what they are doing and what the impacts will be; to stay active in the community. – Accommodation Provider, 2020

There is a lot of anxiety and stress throughout the community here around wind farms that is hard for companies to deal with. Companies underestimate these issues in their projects and don't know how to navigate it, often making it worse before figuring out how to make it better. The community has a high level of mistrust of local government and the planning process of these projects, don't see the process and the environmental and other assessments done as genuine or working to navigate the real local issues, more ticking boxes to get approved. – Local Government, 2020

In a survey of accommodation providers in Nelson, Portland and Heywood conducted in July 2022, a common response was that respondents felt they lacked information required to have a well-informed opinion on the Project, with comments such as:

It's hard to find out any information. We thought the project wasn't going ahead as no one contacted us and no information has been provided to the community. Can you provide updates?

I don't know anything about windfarms. Not informed enough to make a comment.

This was also a common theme in Community Information Sessions conducted in May 2022, with community members saying:

I came down [to the information session] because I hadn't heard anything about the project in so long. I thought it wasn't going ahead anymore. – Broader Community Member, 2022

Through consultation, key stakeholders have encouraged Neoen to provide further information provision on the Project, to increase their presence and visibility at a community level to facilitate the development of more constructive local relationships. Further consultation with local groups was recommended to maximise community benefit and to minimise negative impacts.

Transparent community engagement and communication benefits communities by allowing people to make informed decisions about Projects. Poor engagement may result in anxiety and loss of trust or social license over time.

In response to feedback, Neoen has since done the following:

- Distributed a Project Newsletter in August 2022 and a Community Info Pack in May 2022.
- Hosted Community Information Sessions in Heywood, Portland and Mount Richmond in May 2022 and in Nelson in August 2022.
- Opened a Shop Front in Portland also in 2022, with access hours of Mondays & Wednesdays 4.00pm – 7.00 pm and Saturday 11.00 am – 2.00pm.

The effect on the perceived low levels of community participation is ranked as medium (*possible to occur with moderate magnitude*).

Mitigations:

- **Minimise or enhance:** Continue to implement a Community and Stakeholder Engagement Plan which prioritises proactive community engagement and the ongoing maintenance of local relationships, a strong local presence, and ongoing information provision.

5.0 Social Impact Evaluation and Mitigation

In line with the process defined in **Section 2.0**, this section summarises the technical and perceived social impacts (positive and negative) that may be experienced by different stakeholders due to anticipated changes associated with the Project.

Social impacts in **Table 5.1** and **Table 5.2** have been categorised in line with the themes and characteristics outlined in the assessment methodology. Proposed management strategies to manage the predicted social impacts and enhance the opportunities of the Project are further discussed in **Section 6.0**.

Social impacts have been assessed in line with industry and international best practice, as articulated by IAIA (2015) and NSW DPIE (2021) and as outlined in **Section 2.0**. While these methodologies are not explicitly recommended by the Victorian Government, they form the basis of consistent and transparent social impact assessment and as such, have been used in this assessment.

In line with Victorian Government guidance on a risk-based approach to EES assessment (2021), this study has considered the following:

- social impact theme (Column A)
- project aspect or component (Column B)
- description of direct and indirect impacts (Column C) (described and numbered)
- discussion of magnitude (Column G, which is a function of assessed impact magnitude and likelihood), extent (Column D) and duration (Column E) of impacts
- description of perceived significance, based on community ranking
- description of the mitigation strategies (Column H)
- identification of (post mitigation) residual impacts (Column I).

Table 5.1 Evaluation of Negative Social Impacts

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
Community / Way of Life	Establishment of transmission line, wind turbines and ancillary infrastructure	SI1 Population Change caused by the construction workforce may cause temporary change in community composition. (Please note, indirect impacts of population growth, such as impact on tourism or place attachment, are discussed and evaluated in subsequent sections).	Broader community Local government Local service providers Tourists	C	L	-	-	14	Mitigations are provided in subsequent sections that consider the indirect impacts of population change. See SI1, SI2, SI3, SI4, SI5, SI6, SI7, SI8, SI9, SI10, SI11, SI12, SI13, SI14, SI15, SI16, SI17, SI18, SI19, SI20, SI21 and SI22 for further detail on mitigations and how these impacts have been considered in this study	-
Community / Way of Life	Project construction and operations	SI2 Reduced attachment to place based on industrialization of landscape	Host landholders Neighbouring landholders	C, O	M	B	3	H	<ul style="list-style-type: none"> Minimise: Previous iterations of the Project design included turbines at the western boundary of the site (nearest to Nelson), between Portland-Nelson Road and Discovery Bay. Several of these turbines have since been removed from the Project in response to consultation and because of planning and environmental constraints. This 	M
			Broader community	C,O		C	2	M		L

¹¹ P = Planning, C = Construction, O= Operation, D = Decommissioning.

¹² Level of concern or interest from the perspective of the affected party.

¹³ L = Likelihood (A: Almost Certain, B: Likely, C: Possible, D: Unlikely, E: Very Unlikely); M = Magnitude (1: Minimal, 2: Minor, 3: Moderate, 4: Major, 5: Transformational); S = Significance rating (L: Low, M: Medium, H: High, VH: Very High).

¹⁴ Please note, no ranking is provided for Population Increase as a first-order impact. Instead, the indirect outcomes of population increase (including impact on tourism, job creation and place attachment) are evaluated in subsequent sections).

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
									<p>mitigation will minimise impacts on change to sense of place</p> <ul style="list-style-type: none"> Minimise: Pursuing transmission line Option 1 will minimise changes to sense of place by reducing the number of people impacted and extent of visual and social impact of transmission lines Offset: Implementation of a Community Benefit Strategy may ameliorate some of the impacts by supporting initiatives that build sense of place. Offset: Neighbour Agreements for impacted neighbours may partially compensate neighbours for loss of sense of place. 	
Community / Way of Life	Project construction and operations	S13 Disruption to sense of place due to population influx during construction	Smaller communities of Nelson, Heywood and Cape Bridgewater	C	M	B	3	H	<ul style="list-style-type: none"> Minimise: Implement a Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population. Minimise: Develop a Local Participation and Social Procurement Plan to increase local employment opportunities, thereby reducing need for non-local workforce. 	L

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
Surroundings	Project construction and operations	SI4 Impacts on visual amenity due to industrialisation of the landscape	Host landholders Neighbouring landholders	C, O	M	B	3	H	<ul style="list-style-type: none"> Minimise: Buffer zones around residences and reference to the LVIA (in Appendix L of the EES) in siting turbines has reduced visual impacts to residences Offset: Neighbour Agreements for impacted neighbours will partially compensate neighbours for loss of visual amenity. 	M
			Broader community	C, O	M	C	2	M		L
Surroundings	Project construction and operations	SI5 Impact of noise generated by wind turbines and construction on social amenity	Host landholders Neighbouring landholders Visitors to proximal nature reserves Broader community	C, O	M	C	1	L	<ul style="list-style-type: none"> Minimise: Deliver transparent community engagement and a complaints register to communicate and proactively respond to concerns if they arise. 	L
Surroundings	Project operations and Construction	SI6 Impacts on natural amenity and community values associated with environmental features including impacts on key habitats, birds, animals, plants, pests and weeds	Community groups Environmental groups Broader community Visitors, tourists and recreational users of surrounding conservation areas Traditional Owners	C, O	H	B	3	H	<ul style="list-style-type: none"> Avoid/ Minimise: Establish Environmental Management Plans to manage environmental impacts. Avoid/ minimise: Implement project design changes to avoid significant ecological values (as highlighted in the EES) Minimise: Communicate decommissioning plans and commitments to reduce anxiety about future decommissioning, recycling and waste management. 	M

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
									<ul style="list-style-type: none"> Offset: Consider prioritising habitat restoration and environmental contributions as part of the Shared Benefits Strategy 	
Surroundings	Project Construction	SI7 Impacts on access to and enjoyment of proximal nature reserves construction and operation of the Project	Visitors, tourists and recreational users of surrounding conservation areas	C, O	M	B	3	H	<ul style="list-style-type: none"> Minimise: 2km exclusion zones have been implemented around GSSW campsites to reduce views and noise impacts from turbines Minimise: Project design has resulted in noise levels below the criteria determined in accordance with NZS 6808 while noise levels associated with the Project’s related infrastructure and temporary quarry comply with Noise Protocol limits (Marshall Day Acoustics, 2022).,. Similarly, investment in opportunities to support the on-going management, maintenance and improvement of the GSSW trail may offset some of this impact by contributing to the on-going management of this important asset and area. Offset: Neoen is in discussions with the Friends of the GSSW about on-going contributions to the volunteer organisation as part of a Shared Benefits Strategy for the Project. This contribution to ongoing track maintenance may partially offset some of the impacts on the GSSW and surrounding natural areas. 	M

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
Surroundings / Livelihoods/ Accessibility	Establishment of transmission line	SI8 Disruption to agricultural operations due to hindered ability to access land and/or potential dissection of properties, resulting in impacts on personal livelihoods and accessibility	Host landholders – Heywood option	C	M	B	4	H	<ul style="list-style-type: none"> Minimise: Conduct individual planning with host and neighbouring landholders during construction and operation of the Project to reduce impacts by identifying times and options with lower impact on agricultural activities. Minimise: Implement Construction Management Plans that consider biosecurity risks. 	M
Surroundings / Livelihoods/ Accessibility	Project construction and operations	SI9 Disruption to access to the Green Triangle Plantation	Current users of the Plantation, including 4WDers, trail bike riders and visitors to the beach	C	M	B	2	M	<ul style="list-style-type: none"> Minimise: Implement and Traffic Management Plan and Construction Management Plan that considers the potential for illegal access to the Project site. Minimise/ Avoid: Implement security and surveillance measure, signposting and speed limits to reduce likelihood and risk of illegal access to the site. Minimise: Avoid loss of access to public roads currently used for various activities within and near the Plantation. 	L
				O	L	C	1	L		L
Accessibility		SI10 Disruptions to access to the Great South West Walk and Cobboboonee National Park during construction	Visitors to Cobboboonee National Park, Lower Glenelg National Park and Discovery Bay Coastal Park	C	M	B	2	H	<ul style="list-style-type: none"> Minimise: Develop a Construction Management Plan that considers impacts on visitors to National Parks. 	M

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
									<ul style="list-style-type: none"> Minimise: Limit hours of operation, especially in locations near camp sites. Minimise: Establish alternative routes, clear signage and overpasses during construction where construction activities overlap the GSSW. 	
Accessibility	Project Construction and Population Influx	SI11 Reduced access to short- term accommodation and crowding out of tourists due to competition for housing with incoming non-resident workforce	Heywood, Nelson, Cape Bridgewater Tourists / visitors	C	M	B	4	H	<ul style="list-style-type: none"> Minimise: Implement a Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population. Minimise: Develop a Local Participation and Social Procurement Plan to increase local employment opportunities, thereby reducing need for non-local workforce. 	L
Accessibility	Project Construction and Population Influx	SI12 Reduced access to affordable housing due to competition for housing with incoming non-resident workforce leading to housing stress or displacement	Low-income households Tenants Local community	C	M	C	3	H	<ul style="list-style-type: none"> Minimise: Implement a Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population and service requirements. 	L
Accessibility	Project Construction and Population Influx	SI13 Population influx of construction workers putting pressure on access to key health services	Broader Community	C	L	C	2	M	<ul style="list-style-type: none"> Minimise: Implement a Workforce Accommodation Management Plan to avoid concentrating workforce accommodation in smaller townships and support distribution of population and service requirements. 	L

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
									<ul style="list-style-type: none"> Minimise: Consider employing or contracting a medical practitioner to support construction workforces during the peak construction period. 	
Accessibility	Project construction	SI14 Disruption due to project-related traffic (inaccessibility, road closures, increased travel time, road deterioration causing public safety risk)	Road Users	C	H	B	2	M	<ul style="list-style-type: none"> Minimise: Implement a Traffic Management Plan and Communications Plan to mitigate and communicate impacts to road users. 	L
Accessibility	Project construction and Operation	SI15 Increased land management and public safety risks associated with increased illegal access to the site.	Project site Tourists People illegally accessing the Site	C, O	L	C	3	M	<ul style="list-style-type: none"> Minimise: Implement and Traffic Management Plan and Construction Management Plan that considers the potential for illegal access to the Project site. Minimise/ Avoid: Implement security and surveillance measure, signposting and speed limits to reduce likelihood and risk of illegal access to the site. 	L
Culture / Decision Making	Project establishment Project Construction and Operation Construction and operations of transmission line and substation(s)	SI16 Disruption to Aboriginal cultural values	Traditional Owners and Native Title rights holders Gunditjmara community	P, C, O, D	VH	B	3	H	<ul style="list-style-type: none"> Work collaboratively and closely with GMTOAC and the Gunditjmara people throughout the planning, pre-construction and construction phases to build trust in a long-term partnership. Neoen is currently supporting a Cultural Values Assessment led by GMTOAC to embed Aboriginal cultural values into Project planning and to understand potential intangible impacts on culture to be 	M

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
									able to effectively mitigate or manage.	
Personal Property Rights / Livelihoods	Project establishment Project Construction and Operation	SI17 Property devaluation due to proximity to the Project	Neighbouring landholders to wind farm and transmission line	P, C, O	M	C	3	M	<ul style="list-style-type: none"> • Offset: Neighbour Agreements are in place with neighbouring landholders and will partially offset real or perceived property devaluation experienced by these landholders. • Offset: Neoen can negotiate with landholders on a case-by-case basis to purchase properties if landholders decide they want to sell their properties. • Minimise: The decision to underground the entire transmission line alignment is likely to significantly reduce or entirely remove property devaluation associated with the transmission line component of the Project. 	L
Personal Property Rights / Livelihoods/ Cumulative	Project construction	SI18 Reductions to local tourism sector due to establishment of the Project due to industrialization of the landscape	Tourists / visitors Local service providers and businesses Broader community Community groups Recreational users of surrounding	C, O	M	C	3	M	<ul style="list-style-type: none"> • Minimise: Placement of turbines to reduce visual impacts, especially near Nelson and in areas near campsites and with key views from Discovery Bay may reduce impacts on tourism by reducing visual and noise impacts • Offset: Consider supporting and funding efforts to promote eco-tourism in the social locality 	L

A: Social impact theme	B: Project aspect	C: Social impact description and number	D: Extent / affected parties	E: Duration ¹¹	F: Perceived significance ¹²	G: Significance rating ¹³			H: Refinements/ mitigations/ management measures	I: Significance after mitigation
			conservation areas Local government							
Health and Well-Being	Construction and operations of transmission line and substation(s)	SI19 Reduced personal and public safety due to fire risk (given location on forestry land and issues with aviation routes for water bombing)	Host landholders Neighbouring landholders Forestry workers	C, O, D	M	D	3	M	<ul style="list-style-type: none"> Minimise: Implement mitigation strategies identified in the Bushfire Risk Assessment. Offset: Implement a Community Engagement Strategy that communicates bushfire risk and mitigations to concerned community members. 	L
Health and Well-Being	Project Construction and Operation	SI20 Increased risk of collisions and road injuries and fatalities	Road Users	C, O	H	C	4	H	<ul style="list-style-type: none"> Minimise: Implement mitigation strategies identified in the Traffic Impact Assessment, including speed limits, signage and communication strategies. 	M
Health and Well-Being	Project Construction and Operation	SI21 Increased risks to aviation activities due to the presence of turbines	Host and neighbouring landholders Broader community Fire services	C, O	L	D	2	L	<ul style="list-style-type: none"> N/A 	L
Political / Decision-Making Systems	Project construction and operations	SI22 Poor community engagement leading to feelings of powerlessness or lack of ability to make informed choices	Host landholders Broader community Community groups Neighbouring landholders	P, C, O, D	M	C	3	M	<ul style="list-style-type: none"> Continue to implement a Community and Stakeholder Engagement Plan. 	L

Table 5.2 Evaluation of Positive Social Impacts

Social Impact theme	Project Aspect	Social Impact description	Extent / Affected parties	E: Duration (P, C, O or D)	Perceived significance	Significance rating ¹⁵			Project refinements/ management measures	Enhanced social benefit
						L	M	S		
Accessibility	Project delivery	Provision of renewable energy and contribution to broader regional renewable energy transition	Broader community	O	H	C	3	M	Consideration of targeted energy security support initiatives through Shared Benefits Strategy (e.g. community-level electrification support).	H
Accessibility/ Livelihoods	Project delivery and energy production	Access to affordable energy for the Portland Aluminium Smelter, extending the life of the Smelter, thereby supporting one of the largest employers in the region	Portland Community Smelter employees	O	M	C	4	M	Negotiation of an offtake agreement with the Portland Aluminium Smelter has the potential to extend the life of the project.	H
Livelihoods/ Way of Life	Project construction	Provision of training and upskilling for local people and local employment and procurement opportunities resulting in enhanced human and economic capital	Broader community Job seekers Gunditjmara community Service providers and businesses	P, C, O	VH	B	4	H	Enhancement: Develop a Local Participation and Social Procurement Plan that includes mechanisms to support local businesses to be competitive and provides opportunities for local training, skills and development to occur. Enhancement: Consider prioritising training, skills and targeted scholarships for local community members as part of the Shared Benefits Strategy.	H

¹⁵ L = Likelihood (A: Almost Certain, B: Likely, C: Possible, D: Unlikely, E: Very Unlikely); M = Magnitude (1: Minimal, 2: Minor, 3: Moderate, 4: Major, 5: Transformational); S = Significance rating (L: Low, M: Medium, H: High, VH: Very High)

Social Impact theme	Project Aspect	Social Impact description	Extent / Affected parties	E: Duration (P, C, O or D)	Perceived significance	Significance rating ¹⁵			Project refinements/ management measures	Enhanced social benefit
						L	M	S		
Livelihoods/ Way of Life	Project construction and operations	Neighbouring agreement and income generation Host landholder payments provide improved financial resources for recipients	Host landholders	C, O	L	A	3	H	Enhancement: Neighbour and Host Agreements provide an opportunity to enhance positive impacts by providing greater financial security to host and neighbouring landholders.	H
Community	Project construction and operations	Recipients of shared benefits strategy to experience improved social outcomes through investment in community-identified enhancement opportunities	Broader community	C, O	M	C	3	M	Ensure targeting of shared benefits program to local needs, priorities, and aspirations will likely increase both the likelihood and magnitude of improved social outcomes. Ensure neighbouring landholders and other sensitive or vulnerable groups are considered as a discreet recipient group	H
Community / Livelihoods / Cumulative	Project operations	Effects on Local Tourism Local tourism sector may experience increased visitation and a boost to eco-tourism due to visitors choosing to visit the area to see or learn about the turbines	Tourists / visitors Local service providers and businesses	O	L	C	2	M	Develop a Shared Benefits Strategy that includes plans to support eco-tourism initiatives in the region to increase the both the likelihood and magnitude of eco-tourism benefits. Enhance: Fund or support initiatives to develop wind farm tourism in the social locality	H

6.0 Social Impact Management Planning

This section provides further detail on the proposed strategies to be implemented in response to the predicted social impacts associated with the Project and relates to those impacts that have been evaluated as significant and ranked as moderate or high as a result of their respective likelihood and consequence social impact ratings. Both positive and negative social impacts have been considered in the management planning approach outlined below.

The strategies proposed have been developed from the mitigations and enhancement measures raised by community stakeholders as well as through industry benchmarking, consideration of the mitigation and management measures from other technical studies undertaken for this Project, and through the application of sound social performance practice.

SIA guidance (NSW Government, 2021) outlines that mitigation measures to respond to project impacts may be:

- *Performance-based* – identify performance criteria that must be complied with to achieve an appropriate outcome, but do not specify how the outcome is to be achieved, demonstrating why the performance criteria are appropriate.
- *Prescriptive* – that outlines actions that need to be taken or things that must be done, with justification as to why this approach is appropriate by providing scientific evidence or referencing relevant guidelines or case studies.
- *Management-based* - where potential impacts can be satisfactorily avoided or mitigated by implementing known management approaches.

A framework for social impact management is presented in **Table 6.1**.

Table 6.1 Social Impact Management Strategies

Plan / Strategy	Purpose	Inclusions	Stakeholders Involved
Community Engagement Strategy (MM-SE01)	<ul style="list-style-type: none"> To ensure that those potentially affected by a project understand the project and how it will affect them. To understand stakeholder interests and how impacts may be experienced (from their perspective). To consider the representative views of people in a meaningful way and to use these insights to inform project planning and design. To provide opportunities for people to collaborate on project design matters and input to preferred solutions to address impacts. To ensure people know how their input has been considered, and what strategies will be put in place to address their concerns. To inform the development and implementation of impact management strategies. To share regular and transparent information on the Project. 	<ul style="list-style-type: none"> Stakeholder mapping, identification and analysis. Stakeholder Register. Community values mapping. Communication activities and channels for outreach. 	<ul style="list-style-type: none"> Local Government. The GMTOAC (Native Title rights holders of the Project Area and surrounds). Host and neighbouring residents. Host landholders of the two transmission line options. The local Gunditjmara community. Locally active community and environmental groups. Local business and service providers. Broader community.
Complaint Investigation and Response Plan and Complaints Register (MM-SE06)	<ul style="list-style-type: none"> Respond to all aspects of the construction and operation of the wind energy facility Be prepared in accordance with AS/NZS 10002:2014 Guidelines for complaint management in organisations Include a process to investigate and resolve complaints (different processes may be required for different types of complaints). 	<ul style="list-style-type: none"> Complaints or Feedback register. 	<ul style="list-style-type: none"> Local Government. The GMTOAC (Native Title rights holders of the Project Area and surrounds). Host and neighbouring residents. Host landholders of the two transmission line options. The local Gunditjmara community. Locally active community and environmental groups. Local business and service providers. Broader community.

Plan / Strategy	Purpose	Inclusions	Stakeholders Involved
Communications Plan (MM-TP01)	<ul style="list-style-type: none"> Proactively communicate the impact of construction activities. Provide a mechanism for collaborating with other road users to manage cumulative impacts on the region. 	<ul style="list-style-type: none"> Project impacts. Project schedule. Anticipated traffic implications. Volume of construction activities. Mechanisms for providing feedback and asking questions . 	<ul style="list-style-type: none"> Local government. State government. Large-scale road users (such as logging and forestry road users). Broader community.
Shared Benefits Strategy (MM-SE02)	<ul style="list-style-type: none"> To perform research into community needs and ideas from the community To proactively define what is of community benefit, and calculating costs. To provide a platform to plan for community engagement and setting up of criteria and ‘negotiables’. To provide a mechanism for community consultation and the building of local networks and relationships. To assess, refine, and decide on key components, parameters, criteria and governance arrangements. To support a mechanism for ongoing monitoring, evaluation, and continual improvement. 	<ul style="list-style-type: none"> A Community Benefit Fund , focussed on the funding of wider community initiatives or programs in the form of sponsorships or grants at the local and regional level Neighbour Agreements, focussed on the needs and interests of the Project’s closest neighbours 	<ul style="list-style-type: none"> Local Government The GMTOAC (Native Title rights holders of the Project Area and surrounds) Host and neighbouring landholders of the wind turbines Host landholders of the two transmission line options Locally active community and environmental groups Local business and service providers Broader community.
Local Participation and Social Procurement Strategy (MM-SE03)	<ul style="list-style-type: none"> To directly address and respond to the social impacts and opportunities of the Project as they relate to construction workforce matters. To development and implement initiatives that proactively enable the maximisation of local employment and sourcing for the Project’s construction and operational needs 	<ul style="list-style-type: none"> Local Employment, Procurement and Training Plan. Information provision relating to the Project’s construction requirements in the pre-construction phase. Mechanisms for local businesses, job seekers and services to register their capabilities and interest in working with the Project should also be formalised and widely shared within the area of social influence. 	<ul style="list-style-type: none"> Local Government Industry associations and business groups Employment and/or training providers Community Committees or representative bodies Regional Development organisations.

Plan / Strategy	Purpose	Inclusions	Stakeholders Involved
Workforce Accommodation Management Plan (MM-SE04)	<ul style="list-style-type: none"> To assess and provide mitigation mechanisms to address the impact of an influx of a temporary workforce on housing and accommodation needs in the social locality 	<ul style="list-style-type: none"> Detailed housing and accommodation analysis to assess Project impacts. Workforce housing strategies to mitigate negative impacts and maximise positive impacts of the Project. Actionable targets with associated responsibilities, including mechanisms to involve local stakeholders in the Plan's development and implementation. 	<ul style="list-style-type: none"> Local Government Industry associations and business groups Accommodation providers Housing and homelessness services Community Committees or representative bodies Regional Development organisations.
Aboriginal Participation Plan (MM-SE05)	<ul style="list-style-type: none"> To work closely with the GMTOAC and the broader Gunditjmara community in better understanding and responding to the Project's development impacts and consequences on Native Title rights holders of the Project Area and surrounds. To provide strategies to enhance benefits to the broader Gunditjmara community and other Indigenous occupants of the social locality, should develop targeted workforce, training and accommodation strategies and should be supported by an Aboriginal engagement process. To ensure comprehensiveness and a holistic understanding, the Plan should encapsulate all Gunditjmara interests and priorities, to most appropriately set mutually agreed arrangements to work together. 	<ul style="list-style-type: none"> Strategies that align with the Local Participation and Social Procurement Strategy to bring about direct employment, procurement, and training opportunities for Aboriginal people through the Project's construction and operations. Jobs, servicing, and supplier opportunities, as well as training and capacity-building initiatives should be explored with the Gunditjmara community. Engagement and collaboration opportunities. Community enhancement strategies. 	<ul style="list-style-type: none"> The GMTOAC (Native Title rights holders of the Project Area and surrounds). The local Gunditjmara community.

6.1 Community Engagement Strategy (MM-SE01)

Consistent and consultative engagement with communities throughout the Project's planning, pre-construction, construction, and operations is critical in ensuring social acceptance, strong local partnerships and overall, more successful, and sustainable Project outcomes. Fairness in the Project development process requires the establishment and management of processes to ensure that people have meaningful opportunities to influence the design, plans, and outcomes of a development as well as in realising the benefits of the Project. The Victorian Government stipulates that renewable energy projects must ensure a level of community involvement in project development that includes ensuring opportunities are in place for local communities to participate fairly, with access to balanced information and to have their ideas considered (DELWP, 2021).

Throughout the pre-construction and construction phases, Neoen should continue the implementation of a Community Engagement Strategy, to be led by a dedicated internal resource and comprising project-specific stakeholder analysis, mechanisms or methods to be utilised, periodic action plans, targets, responsibilities for implementation, as well as a monitoring and evaluation framework for the Strategy throughout the life of the Project.

The approach for community engagement and public participation should be guided by the following industry standards and frameworks:

- The International Association for Public Participation (IAP2)'s *Spectrum of Public Participation* (2018).
- Victorian Government's Department of Environment, Land, Water and Planning Community Engagement and Benefit Sharing for Renewable Energy Development in Victoria: A guide for renewable energy developers (2021).
- Clean Energy Council's *Enhancing Positive Social Outcomes from Wind Farm Development: Evaluating community engagement and benefit sharing in Australia* (2018).

Stakeholder mapping, identification and analysis for the Project should comprise the foundation of the Community Engagement Strategy to ensure that plans and mechanisms are targeted to the Project's social context.

6.1.1 Complaint Investigation and Response Plan (CIRP) and Complaints Register (MM-SE06)

A Complaints Register should be maintained as a key tool used by the Project team in the implementation of the Community Engagement Strategy. It should comprise logging, tracking, and record-keeping of all engagement activities and correspondence with external stakeholders for the Project in one central location or database.

6.2 Communications Plan (MM-TP01)

Separate to the Community Engagement Strategy, a Communications Plan is important for sharing updates on road closures, collaborating with other road users to negotiate road access and impacts and communicating to stakeholders about the impact of construction on access to other infrastructure.

A Communications Plan should ensure traffic congestion, road safety and road maintenance elements are clearly and consistently communicated to the community. Key elements of the communication of transport impacts should include:

- **Dissemination strategy:** Proactive engagement is key. Strategies should include letterbox drops of flyers with project updates, website updates, local radio announcements, emails to project update subscribers and a sign-up mechanism for traffic updates, phone calls to highly impacted stakeholders and road signage.
- **Content:** Communications should provide information on impacts, schedule, anticipated traffic implications, volume of construction activities and mechanisms for providing feedback and asking questions.
- **Development:** The Communications Plan should be developed in collaboration with other concurrent Projects in the social locality and other main road users to consider cumulative impacts of construction, logging activities and access to the port.

6.3 Shared Benefits Strategy (MM-SE02)

Community benefit sharing in the context of the renewable energy sector in Australia, relates to the establishment of an integrated model within projects to share the rewards of the development proactively and purposefully with local communities (Clean Energy Council, 2019). Outcomes of such a model are seen to contribute positively to the development and sustainability of a region.

Consequently, Neoen is in advanced stages of establishing and implementing a Shared Benefit Strategy for the KGPH to formally support the realisation of these principles. The following key factors should be considered when establishing community benefit funds (Clean Energy Council, 2019). Such programs should be:

- **Appropriate:** Tailored to local circumstances, culture and needs and developed in consultation with the local community.
- **Flexible:** Open to community involvement, influence, and negotiation and adaptive to change over the life of the project operation.
- **Transparent:** Available to the community and provide a clear rationale and eligibility for the funded programs.
- **Integrated:** Integrate the developer and project as valuable community members by building links and relationships with the community.
- **Mutually beneficial:** Bring benefits to the local community, the project and its owners and financiers.
- **Strategic:** Create a positive legacy in the community and create lasting value for the local area.

The Shared Benefits Strategy will include two main elements:

- A dedicated **Community Enhancement Plan**, focussed on the funding of wider community initiatives or programs in the form of sponsorships or grants at the local and regional level.
- A **Neighbour Benefits** plan, focussed on the needs and interests of the Project's closest neighbours.

6.3.1 Community Enhancement Plan

Neoen is currently in the advanced stages of planning a community fund for the Kentbruck GPH Project to provide a minimum \$150,000 annually for the life of the Project to selected local initiatives or projects. Neoen is already considering options to have a component of the Project’s community fund dedicated to the priorities of the Gunditjmara community, another component for direct neighbours to the Project, and a third component focussed on community education of renewable energy in partnership with local schools.

Further, Neoen has received a proposal from Friends of the Great South West Walk for an annual contribution to the voluntary organisation to support on-going maintenance and operational support for the GSSW. An on-going contribution to this group represents best practice in several ways:

- It links benefit sharing to impacts, reflecting the likely impact of the Project on nature reserves, nature-based tourism and place attachment.
- It allows for long-term and strategic planning for a volunteer organisation, rather than ad hoc funding for smaller interventions.
- It directs funding to a local, established group with long-term ties to the area.

It is recommended that the governance of the Shared Benefits Strategy and its associated administration processes are developed and designed in collaboration with the local community, through for instance, the nomination of community representatives to lead the establishment and implementation of the plans.

6.3.2 Community-Identified Strategies and Opportunities

Through community consultation on the Project to date, members of the community have identified and suggested a range of mitigation and enhancement strategies which, in their view, address the social impacts that they predict the Project may cause. Such suggestions can inform the development of the Shared Benefit Strategy and inform future distribution of funds.

These community-identified strategies and opportunities are summarised in **Table 6.2** and should be considered when establishing mechanisms, governance structures and priorities for the use of Community Benefit Funds if the Project is approved.

Table 6.2 Community-Identified Enhancement Strategies and Opportunities

Category	Community-Identified Strategy or Opportunity
Community Needs and Interests	<ul style="list-style-type: none"> • Provide opportunity for individuals to be able to invest in the Project. • Benefit programs to target Nelson (to avoid all benefits flowing to Portland only). • Neighbouring residents to realise direct benefits from the Project, such as by either hosting project infrastructure or to receive compensation through a neighbour benefit scheme. • Prioritisation of up-skilling and training of local people. • Establishment of an employment and procurement register to enable preferential employment and contracting of local people or businesses. • Partner with Kyeema Support Services (Portland-based disability support service provider).

Category	Community-Identified Strategy or Opportunity
	<ul style="list-style-type: none"> • Scholarships for local school leavers. • Support to address homelessness. • Partnership with local not-for-profit groups.
Environmental Conservation	<ul style="list-style-type: none"> • Tree planting and landscape revitalisation. • Weed control. • Wildlife overpass across the Vause Reserve/Portland Road. • Lobby to Glenelg Shire Council to provide the Nelson Eastern Circuit Walk. • Support local animal shelter / wildlife sanctuary / Portland RSPCA. • Partner with Seawinds Nursery. • Contribution to the care and promotion of the Lower Glenelg National Park and the Discovery Bay Ramsar site.
Sports and Recreation	<ul style="list-style-type: none"> • Investment and construction of an indoor sports centre. • Establishment of bike paths between Portland and Bridgewater. • Establishment of a local craft venue.
Tourism	<ul style="list-style-type: none"> • Partner with local tourism providers to promote Portland and surrounds as a green energy tourist destination. • Support eco-tourism ventures in Nelson. • Support for broader environmental tourism initiatives in the area.
Energy Security	<ul style="list-style-type: none"> • Assist in preventing electricity blackouts in Nelson through the provision of community/public battery storage¹⁶ • Free or subsidised power to residents within Portland and Nelson. • Provision of solar and/or battery storage for residential homes. • Batteries in each campsite along the Great South West Walk. • A local power supply agreement. • Lower energy bills for residents.
Infrastructure and Services	<ul style="list-style-type: none"> • Mobile phone connectivity or instalment of telecommunications towers on/near the turbines to improve phone signal in the area. • Support improvement works to the Mount Richmond Community Hall. • Provision of community transportation between Portland and Mount Gambier. • Support RFS e.g., aerial equipment provision. • Purchase apartment building for project workforce accommodation to then provide back to community for affordable or social housing.

6.3.3 Neighbour Benefit Plan

The renewable energy industry is increasingly recognising the need to ensure realisation of the benefits to local communities and, often those most affected by projects, prior to any disruption or impact caused through the construction and operations project phases.

¹⁶ This suggestion received the highest number of responses in the online community survey.

Establishing neighbour agreements within a broader shared benefit program framework for a project can ensure consistency in the approach to community enhancement and benefit sharing across various stakeholder groups.

More broadly, neighbours benefit programs and associated agreements can take the form of direct annual or one-off payments to landowners in proximity to a project and can include in-kind contributions to a landowner, such as tree planting to screen the view of turbines, or include other mechanisms such as periodic monetary compensation, neighbour investment or a gift of equity (RE-Alliance, 2021).

In line with industry best practice, Neoen's Neighbour Benefit Plan include:

- design in response to identified impacts and priorities as identified through consultation with those affected by the project i.e., the neighbouring families/property owners
- transparent and consistent application of funding allowances, based on resident distance from turbines
- consideration of construction and operation phase impacts
- consultation with neighbouring landholders to ensure understanding of personal issues and interests.

6.4 Aboriginal Participation Plan (MM-SE05)

The Project should work closely with the GMTOAC and the broader Guditjmara community in better understanding and responding to the Project's development impacts and consequences on Native Title rights holders of the Project Area and surrounds and their culture.

An Aboriginal Participation Plan should include strategies to provide community benefits to the broader Guditjmara community and other Aboriginal community members within the area of social influence, should develop targeted workforce, training and accommodation strategies and should be supported by an Aboriginal engagement process.

In other recently developed renewable energy projects across Australia, instances of Aboriginal partnerships have focussed on social development and healing Country and have included (RE-Alliance, 2021):

- Co-design of Cultural Heritage Management Plans.
- Inclusion of Traditional Owners representatives in project design and planning.
- Partnerships with key Aboriginal and Traditional Owner organisations or representative bodies in the project area.
- Ensuring benefits reach Traditional Owners people.
- Employing local Aboriginal workers in construction and operational phase (including apprenticeships/traineeships) as well as in land restoration and management at the end of the project life.

It is recommended that a formal partnership plan is established and maintained in collaboration with the community and the representative bodies of the Traditional Owners to co-develop and co-design what such a partnership may entail and comprise moving forward.

To ensure comprehensiveness and a holistic understanding, the Plan should encapsulate all Gunditjmara interests and priorities, to most appropriately set mutually-agreed arrangements to work together moving forward. Matters to be addressed and prioritised within the Plan should be formulated through the establishment of a formal engagement and decision-making process with the GMTOAC and community members and should ensure that matters relating to Project consent and self-determination, land use and rights, preservation and management of Country, cultural values and heritage protection and management, social and economic opportunities, and interests, are all given adequate and equal standing within the Plan.

The Aboriginal Participation Plan should be developed and implemented in association with the overarching Local Participation and Social Procurement Strategy. The Plan should focus on ensuring targeted efforts are made by Neoen to bring about direct employment, procurement, and training opportunities for Aboriginal people through the Project's construction and operations. It is understood as demonstrated throughout this assessment that the participation of the Gunditjmara community in the Project's development is critical for the success of the Project, and in this aspect, that the economic opportunities of the Project are tangibly and meaningfully realised by the community. It is understood that Neoen is currently considering options for a Gunditjmara scholarship program as well as training and employment opportunities through the construction phase of the Project and is in the process of gathering preliminary feedback from the community on these aspects.

Jobs, servicing, and supplier opportunities, as well as training and capacity-building initiatives should be explored with the Gunditjmara community and should consider both the needs of the Project in being constructed and equally the priorities of the community in the type of work, skills and capabilities the community is most interested in gaining. This could for instance be related to land management and rehabilitation works, or in the delivery and leadership of the Cultural Heritage Management Plan. The specifics of this Plan must be developed in collaboration with the community and the GMTOAC.

It is assumed that a coordinated approach would need to be adopted between the development and implementation of the Aboriginal Participation Plan and Local Participation and Social Procurement Strategy, with the Aboriginal Participation Plan taking precedence.

6.5 Local Participation and Social Procurement Strategy (MM-SE03)

This assessment has documented and understood the impacts that employment and procurement initiatives may have on the local community by capturing the existing capabilities within the community and the potential for building capacity in new areas.

The Local Participation and Social Procurement Plan for the Kentbruck GPH Project should contain initiatives to proactively enable the maximisation of local employment and sourcing for the Project's construction and operational needs, and include the following:

- direct and indirect jobs for local workforce participants
- supplier and servicing opportunities for local businesses
- up-skilling, re-skilling and training opportunities for local people
- jobs, supplier and servicing opportunities that target partnerships with local and active social enterprises
- a community liaison person to provide support for local businesses to navigate procurement documentation.

Actionable targets with associated responsibilities should be contained within this Plan, including mechanisms to involve local stakeholders in the Plan's development and implementation. Key stakeholder groups related to this Plan should include Council, industry associations or business groups, employment and training service providers, community committees or representative bodies and regional development organisations.

Information provision relating to the Project's construction requirements in the pre-construction phase (post development approval) is critical in embedding a planned and proactive approach to local participation and should therefore also comprise a component of this Plan.

Mechanisms for local businesses, job seekers and services to register their capabilities and interest in working with the Project should also be formalised and widely shared within the area of social influence.

6.5.1.1 Definitions and Parameters for 'local' and 'participation'

It is understood that Neoen has commenced preliminary planning for local participation, with definitions for 'local' and 'participation' provided in company-wide framework documentation. Neoen defines 'local' across all its projects as threefold; immediate locality, region, and state, with the aim of creating maximum benefits across these geographic areas with a focus on the proximal areas to the Project.

Neoen also defines 'participation' in three-components, being related to employment (direct or through contractors or subcontractors), suppliers (contract or subcontract), or apprenticeships and training (also either direct, or through contractors or subcontractors).

Further, lessons can be drawn from other key sectors in Australia that have for decades worked to bring benefit to host communities through procurement policies and processes. For instance, there are a number of ways an organisation can define 'local' for the purposes of planning employment and procurement. These include:

- Geography (e.g., city/town/region/state/country, kilometre radius, locally based versus local presence).
- Regulatory jurisdiction (i.e., state government having jurisdiction over the state, therefore considered 'local').
- Ownership (i.e., that the business is wholly or mainly owned locally).
- Size of enterprise (i.e., that the business has a certain number of employees – usually small to medium sized).
- Support for visible minorities within the community, or other socially or economically disadvantaged groups (Duffy, Pringle, 2017).

These potential approaches to defining 'local' can either be quite specific or very broad. For instance, local and state governments throughout Australia tend to apply local procurement policies through their regulatory jurisdiction (i.e., LGA, territory or state). Within some sectors, local often includes communities that are directly impacted by the project's construction or operations (i.e., communities that surround a development project).

Given that the definition of ‘local’ can be as specific or as broad as an organisation deems appropriate, organisations are encouraged to apply a methodology in assisting them to clearly decide which of these is most appropriate for them. **Table 6.3** outlines a methodology that has been suggested for defining local by the International Finance Corporation (2011).

Table 6.3 A methodology for Defining ‘Local’

Determine what expectations/ requirements your definition of local is addressing	Government requirement: does the government in the project’s jurisdiction require a certain amount of local content? How do they define local?
	Social license to operate: are there community expectations of jobs or economic development that can be addressed through a Local Employment and Procurement Plan?
Determine the areas you would like to prioritise, taking account of risk factors	Liaise with local stakeholders to understand which communities have interest and concern associated with the project, and which therefore may need to see benefits from the project.
	Identify the local business market within communities Identify the local business market within communities, particularly understanding the existing small and medium enterprise (SME) profile.
	Establish which opportunities presented by the project can be reasonably ‘localised’ based on existing skills and capabilities of community businesses.
	Establish which opportunities can be ‘localised’ after community businesses undergo training/capacity building/mentoring programs.
	Create a SME map organised by proximity to the project to evaluate the potential for such support initiatives to address community concerns, interests, or expectations.
	If the case where there are limited to no local businesses within communities, then other social development programs will take priority and need to be strengthened. Consider partnerships with local entrepreneurs or community groups to develop SMEs in these areas.
Analyse your risk assessment in conjunction with the desired areas of focus to arrive at an appropriate definition of local	Geography-based: SMEs within a specified radius surrounding the project or within a specified geographic location, possibly requiring certification from a third party. Alternatively, geography-based may depend on the SME having: local registration, a local tax number, or a locally based administrative centre/office.
	Input-based: the bulk of inputs into the product are locally made.
	Ownership-based: a certain percentage of employees and/or the majority of shareholders are from the community.

(International Finance Corporation, 2011).

6.5.1.2 Inclusion of Social Procurement

Further, the Victorian Government, under the Social Procurement Framework, has defined social procurement as:

Social procurement is when organisations use their buying power to generate social value above and beyond the value of the goods, services, or construction being procured (Government of Victoria, 2021).

Through this framework, there are expectations of projects operating in Victoria in ensuring that development is responsive to the social needs of the project and its community context. In this way, social procurement for renewable energy projects is about ‘creating opportunities for local disadvantaged groups through procurement’ (DELWP, 2021).

For context, social procurement as a concept, stems from the move away from traditional ‘price based’ approaches to procurement which often fail to consider aspects beyond the immediate dollar value cost and the more far-reaching and longer-term implications of purchases and their ‘social value’, an approach of ‘total cost’ accounting are more fitting:

“Measurement (of ‘total cost’ accounting) can be approached in a range of ways, from simply attributing value in the weighting of procurement scoring criteria, to actually calculating the economic impact of individual suppliers and contracts.” (Buying Local – Tools for Forward-Thinking Institutions, Robert Duffy and Anthony Pringle, December 2013.)

The Government of Victoria has identified the following as priorities for social procurement opportunities – people who may be: Aboriginal and Torres Strait Islander (ATSI), disabled, from a migrant or refugee background, long-term unemployed, women particularly women who have experienced family violence, single parents, disengaged youth, workers in transitional industries, and job seekers in regions or areas with entrenched disadvantaged (Government of Victoria, 2021).

Further, for the Kentbruck GPH Project, it is recommended that Neoen tailor the employment and procurement plans of the Project to the needs, priorities and aspirations of the local community. In this way, consulting with community groups and local service providers to further understand these matters and building relationships to identify those community groups most vulnerable to developmental change in the Project context, is paramount in planning social procurement initiatives and in bringing about more socially sustainable project outcomes. Together with previous sections of this assessment, the community-identified strategies and enhancement opportunities contained in **Section 6.3.2** provide an appropriate foundation for commencing discussion with key stakeholders and developing these management plans.

6.6 Workforce Accommodation Management Plan (MM-SE04)

Regarding the Project requirement to accommodate the incoming construction workforce, a Workforce Accommodation Plan (WAMP) should:

- Engage with relevant service providers, including caravan park providers.
- Identify measures to ensure there is sufficient accommodation for the workforce associated with the development, both during construction and operational phases of development.
- Consider the cumulative impacts of workforce accommodation associated with other users, sectors/industries or development projects in the area.
- Investigate options for prioritising the employment of local workers.
- Include a program to monitor and review the effectiveness of the measures during construction.

A draft Workforce Accommodation Management Plan (WAMP) is provided in **Appendix C**. The WAMP has been prepared in recognition of the importance of housing and accommodation to the Project and surrounding social locality. A more refined plan, would be developed post approval of the Project.

It is understood through this SIA that the construction workforce would be partially sourced from within the area of social influence, and partially as an incoming and temporary population to the area for the purposes of working on the Project (it has been assumed as per the analysis contained in **Section 4.3.1** that the likely incoming workforce is at least 50% of the total construction workforce).

Based on this assumption, a critical first step in the development of this Plan involves detailing of the workforce requirements and job profile for the construction phase, to ascertain the planned proportion of locally sourced versus incoming workers. The extent of the Workforce Accommodation Management Plan is dependent on the number of incoming workers and their staging, in that the more people employed from within the social locality, the less need for accommodation for workers. It is therefore understood that there would be a considerable amount of coordination required during the development of this Plan and the Local Participation and Social Procurement Plan described in **Section 6.5**.

Specifications to be considered within the finalised Plan will include:

- Dispersion of workers across multiple locations/towns and across numerous providers.
- Sourcing of long-term accommodation (with confirmation of long-term rates) as early as possible in the lead up to construction.
- Staging of construction works to avoid or minimise activity during summer months.
- Consideration of the generation of additional housing to support the influx of construction workers, for example through a temporary workers village or through collaboration with local housing providers and local government.
- Facilitation of an advertising campaign at the completion of the construction phase to encourage people to return to tourist accommodation.

7.0 Conclusion

This Social Impact Assessment has documented the social baseline, social impacts and social impact management measures associated with the Kentbruck Green Power Hub Project and forms part of the EES for the Project. This assessment has considered all Scoping Requirements for the Project as outlined in **Section 2.1** and therefore has met the evaluation objective as prescribed by DEECA.

This assessment has included the compilation of a social baseline profile for the Project, consolidation of community consultation outcomes to inform the assessment of and evaluation of Project-related social impacts and opportunities, and preliminary social impact management planning. The impact evaluation has been undertaken to inform and support the refinement of Project design and plans to reduce negative social impacts and achieve greater positive project benefits.

The most significant positive social impacts relate to:

- provision of training and upskilling for local people and local employment and procurement opportunities resulting in enhanced human and economic capital.

The most significant negative social impacts relate to:

- disruption to agricultural operation for host landholders
- disruption due to project-related traffic (inaccessibility, road closures, increased travel time, road deterioration causing public safety risk)
- impacts on place attachment and access to recreational areas in response to changing landscapes
- disruption to ecological values and processes
- impacts on cultural values and connection to Country for Traditional Owners.

In response to these, a social impact management planning framework has been outlined and includes the following key components for the successful development of the Project:

- a Community Engagement Strategy
- a Communications Plan
- a Shared Benefit Strategy
- an Aboriginal Participation Plan
- a Local Participation and Social Procurement Strategy
- a Workforce Accommodation Management Plan.

8.0 References

- .idcommunity . (2022). *Glenelg Shire Gross Regional Product* . Retrieved from Glenelg Shire economic profile: <https://economy.id.com.au/glenelg/gross-regional-product>
- Aboriginal Victoria. (2016). *Victorian Local Aboriginal Networks (Formerly Local Indigenous Networks) Five Year Plan 2016-2020*.
- ABS. (2012, January 30). *Underemployed Workers*. Retrieved from Australian Bureau of Statistics : <https://www.abs.gov.au/ausstats/abs@.nsf/products/036166B5C6D48AF2CA256BD00027A857>
- Agriculture Victoria. (2020). *Catchment Management Region. Land Use*. Retrieved from Victorian Resources Online Glenelg-Hopkins: http://vro.agriculture.vic.gov.au/dpi/vro/glenreg.nsf/pages/glenelg_landuse
- Australian Government. (2022). *Local Jobs Plan, South Coast of Victoria Employment Region*. Local Jobs Program.
- Australian Institute of Health and Welfare. (2019). *Hospital resources 2017-18: Australian hospital statistics* . Canberra: AIHW.
- Brunner, E. J., Hoen, B., Rand, J., & Schwegman, D. (2024). Commercial wind turbines and residential home values: New evidence from the universe of land-based wind projects in the United States. *Energy Policy*.
- Burdge, R. (2004). *The Concepts, Process and Methods of Social Impact Assessment*.
- City of Mount Gambier. (2016). *Strategies for a prosperous and resilient Mount Gambier*. City of Mount Gambier.
- City of Mount Gambier. (2017). *Lifelong Learning Community*. Retrieved 06 23, 2021, from <https://www.mountgambier.sa.gov.au/business/lifelong-learning-community>
- Clean Energy Council. (2018). *Community Engagement Guidelines for the Australian Wind Industry* . Clean Energy Council.
- Clean Energy Council. (2019). *A Guide to Benefit Sharing Options for Renewable Energy Projects*.
- Coakes, S., & Sadler, A. (2011). Utilizing a sustainable livelihoods approach to inform social impact assessment practice. In F. Vanclay, & A. M. Esteves, *New directions in social impact assessment* (pp. 323-340). Cheltenham, U.K.: Edward Elgar Publishing Limited.
- Corangamite Shire. (2020). *South West Community Transport Directory*.
- DELWP. (2017). *VRET 2017 Reverse Auction Outcomes Question and Answers*.
- DELWP. (2018). *Victorian Greenhouse Gas Emissions Report*. 2020: Victoria Department of Environment, Land, Water and Planning.

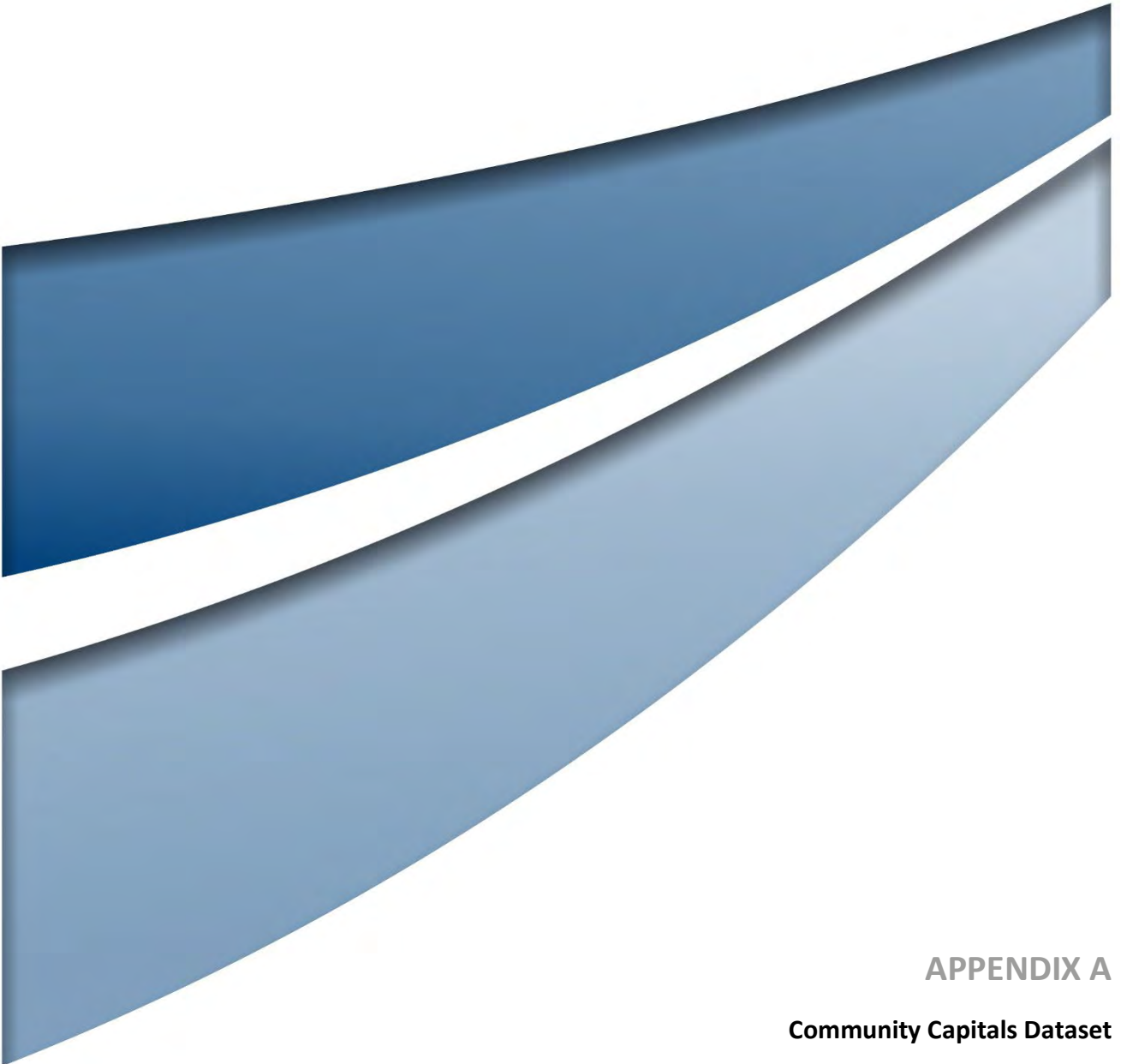
- DELWP. (2019). *Barwon South West Renewable Energy Roadmap*. Department of Environment, Land, Water and Planning.
- DELWP. (2021 (2)). *Community Engagement and Benefit Sharing Guide*. DELWP.
- DELWP. (2021). *Community Engagement and Benefit Sharing in Renewable Energy Development: A Guide for Renewable Energy Developers*. Victoria State Government.
- DELWP. (2021). *Victorian Renewable Energy Zones Development Plan*. The State of Victoria Department of Environment, Land, Water and Planning.
- DELWP. (2021, May 2). *Victoria's greenhouse gas emissions*. Retrieved June 16, 2021, from <https://www.climatechange.vic.gov.au/greenhouse-gas-emissions-in-victoria>
- Department of Economic Development, Jobs, Transport & Resources. (2015). *Victoria's Renewable Energy Roadmap*. Melbourne: Department of Economic Development, Jobs, Transport & Resources.
- DJPR. (2020, April 01). *Barwon South West's Great South Coast Region*. Retrieved from Regional Development Victoria: <https://www.rdv.vic.gov.au/victorias-regions/barwon-south-west/great-south-coast>
- Ernst & Young. (2020). *Capturing the full benefits of plantation forestry in the Green Triangle*. Retrieved from <http://gtfih.com.au/wp-content/uploads/2020/11/CFI-final-report-EY.pdf>
- Fraser, L., & Downie, D. (2019). *Great South Coast Economic Futures*. Juturna P/L; Deakin University.
- Friends of the Great South West Walk. (n.d.). *Great South West Walk*. Retrieved June 18, 2021, from <https://greatsouthwestwalk.com/>
- Friends of the Great South West Walk. (n.d.). *Four Unique Environments*. Retrieved from Great South West Walk: <https://greatsouthwestwalk.com/the-4-environments/>
- Glenelg Libraries. (2021, 05 28). *Historic Treasures*. Retrieved from Indigenous beginnings: <http://glenelglibraries.vic.gov.au/historictreasures/stories/our-rich-indigenous-history>
- Glenelg Regional Catchment and Land Protection Board. (1997). *Regional Catchment Strategy*. Hamilton: Glenelg Regional Catchment and Land Protection Board.
- Glenelg Shire. (2019). *Glenelg Tourism Strategy*. Glenelg Shire .
- Glenelg Shire. (2020). *Glenelg Shire 2040: Our future together* . Glenelg Shire.
- Glenelg Shire Council. (2015). *Senate Inquiry: The Social and Economic Impact of Rural Wind Farms*. Glenelg Shire Council.
- Glenelg Shire Council. (2020). *General public discussion guide. Glenelg Shire 2040 Our Future Together*.
- Glenelg Shire Council. (2020). *Glenelg Community Plan & Vision. Glenelg Shire 2040 Our Future Together*. Draft. Retrieved from https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/aca34c8ebb1559bc3bc8c8f958296af796bbeed6/original/1610324245/DRAFT_C

ommunityPlan.pdf_3368d10ddcf450e99f60b73e53417d56?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUK4Z04WUUA%2

- Glenelg Shire Council. (2020). *Mayor & Councillors 2020 - 2024*. Retrieved November 2021, from https://www.glenelg.vic.gov.au/Page/Page.aspx?Page_Id=107
- Glenelg Shire Council. (2023). *Meet your Mayor and Councillors*. Retrieved from Glenelg Shire Council: <https://www.glenelg.vic.gov.au/Our-Council/Meet-your-Mayor-and-Councillors>
- Glenelg Shire Council, Dhauwurd-Wurrung Eldery & Community Health Service, Winda Mara Aboriginal Corporation, & Gunditj Mirring Traditional Owners Aboriginal Corp. (2019). *Glenelg Aboriginal Partnership Action Plan 2019-20*. Portland: Glenelg Shire Council.
- Glenelg Vic. (2022). *Discover our Shire*. Retrieved from Tourism: <https://www.glenelg.vic.gov.au/Discover-Our-Shire/Tourism>
- GMTOAC. (n.d.). *Ngatanwarr Wartee Pa Kakay*. Retrieved from Gunditj Mirring Traditional Owners Aboriginal Corporation : <https://www.gunditjmirring.com/>
- GMTOAC. (n.d.). *Gunditjmara Native Title Determination (Part A & B)*. Retrieved November 17, 2021, from <https://www.gunditjmirring.com/single-post/2014/05/07/Gunditjmara-Native-Title-Determination-Part-A-B>
- GMTOAC. (n.d.). *Native Title across Gunditjmara Country*. Retrieved January 10, 2022, from <https://www.gunditjmirring.com/nativetitle>
- Government of Victoria. (2021). *Social procurement - Victorian government approach*. Retrieved from <https://www.buyingfor.vic.gov.au/social-procurement-victorian-government-approach>
- Great Ocean Road Regional Tourism. (2022). *Fishing in Portland*. Retrieved from I am Portland: <https://iamportland.com.au/explore/fishing/>
- Great South Coast Group. (2014). *Great South Coast Regional Growth Plan*. Great South Coast Group.
- Great South Coast Group. (2019). *Annual Report*. Great South Coast Group.
- Great South Coast Group. (2020). *Future Workforce Planning Partnership with Deakin University*. Great South Coast Group.
- Great South Coast Group. (2020). *Great South Coast Priorities*. Great South Coast Group.
- IAIA. (2015). *Social Impact Assessment: Guidance for assessing and managing the social impacts of projects*.
- International Finance Corporation. (2011). *A guide to getting started in local procurement*.
- InVictoria. (n.d.). *Codrington Wind Farm Tours*. Retrieved from InVictoria : <https://invictoria.com.au/companies/94/59/Codrington-Wind-Farm-Tours/>
- Keppel Prince*. (2021). Retrieved June 16, 2021, from <https://keppelprince.com.au/wind-farms/>

- Lovett on behalf of The Gunditjmarra People v State of Victoria, VID6004/1998; VID655/2006 (Federal Court of Australia March 30, 2007).
- Marshall Day Acoustics. (2023). *Kentbruck Green Power Hub Environmental Noise and Vibration Assessment*. Marshall Day Acoustics.
- NSW Government. (2021). Retrieved from Renewable Energy Zones:
<https://www.energy.nsw.gov.au/renewables/renewable-energy-zones>
- Office of the Australian Energy Infrastructure and Wind Farm Commissioner. (2020). *Annual Report to the Parliament of Australia*.
- Offshore Infrastructure Regulator . (2023, June 06). *Consultation launched on new offshore wind zone in the Southern Ocean*. Retrieved from Offshore Infrastructure Regulator :
<https://www.oir.gov.au/blog/consultation-launched-new-offshore-wind-zone-southern-ocean>
- Parliament of Australia. (2021). *Hon Dan Tehan MP*. Retrieved November 2021, from
https://www.aph.gov.au/Senators_and_Members/Parliamentarian?MPID=210911#t3-content-panel
- PHIDU. (2020). Social Health Atlas.
- Port of Portland. (2021). *Port of Portland*. Retrieved November 11, 2021, from
<https://www.portofportland.com.au/>
- RE-Alliance . (2021). *Community Benefits Handbook* .
- Regeneris Consulting. (2014). *Study into the Potential Economic Impact of Wind Farms and Associated Grid Infrastructure in the Welsh Tourism Sector*. Welsh Government.
- Rural Bank. (2020). *Victoria - Australian Farmland Values* . Rural Bank.
- Schirmer, J., Mylek, M., Magnusson, A., Yabsley, B., & Morison, J. (2017). *Socio-economic impacts of the forest industry*. *Green Triangle*. Forest and Wood Products Australia.
- SEIFA. (2021). SSC Indexes.
- Sonti, C. (2021, March 19). Jobs go at Keppel Prince. *Portland Observer*. Retrieved from
<https://spec.com.au/article/general/2021/03/19/jobs-go-at-keppel-prince/>
- Sonti, C. (2021, January 22). 'Put the lines underground'. *The Portland Observer*.
- State Government of Victoria. (2023). *Offshore wind energy*. Retrieved from State Government of Victoria:
<https://www.energy.vic.gov.au/renewable-energy/offshore-wind-energy>
- State Government of Victoria. (2023, March 22). *Victorian Government releases its Offshore Wind Energy Implementation Statement 2*. Retrieved from Invest Victoria: <https://www.invest.vic.gov.au/news-and-events/news/2023/march/victorian-government-releases-its-victorian-offshore-wind-energy-implementation-statement-2>

- TEVE Research Unit. (2021). *Great Ocean Road Regional Tourism Summary*. Tourism, Events and Visitor Economy Research Unit.
- The Age. (2007, August 22). Green energy market unviable: Vestas. *The Age*. Retrieved from <https://www.theage.com.au/national/green-energy-market-unviable-vestas-20070822-gdqx6w.html>
- The Green Triangle Forest Industries Hub. (n.d.). *Forestry in the Green Triangle*. Retrieved June 2, 2021, from The Green Triangle Forest Industries Hub: <http://www.gtfigh.com.au/forestry-in-the-green-triangle/>
- Tverijonaite, E., & Sæþórsdóttir, A. (2020). *Interrelationships of onshore wind farms with tourism and recreation: lessons from international experience for countries with an emerging wind energy sector*. Institute of Life and Environmental Sciences, University of Iceland.
- U.S. Department of Energy. (2022, February). *Securing America's Clean Energy Supply Chain*. Retrieved from Office of Policy: <https://www.energy.gov/policy/securing-americas-clean-energy-supply-chain>
- URS Forestry. (n.d.). *Australia's Green Triangle*. URS Forestry.
- Vanclay, F. (2003). International Principles For Social Impact Assessment . *Impact Assessment and Project Appraisal*, 5-11.
- VIC Offshore Windfarm Pty Ltd. (2021). *WHAT IS THE VICTORIAN OFFSHORE WINDFARM PROJECT?* Retrieved January 2021, from <https://vicoffshorewindfarm.com.au/the-project>
- Victoria in Future. (2019). Population and Household Projections.
- Victoria State Government. (2015). *Renewable Energy Action Plan*. Melbourne: Victoria State Government.
- Victoria State Government. (2021). *DELWP Impact Assessment Guidance*. DELWP.
- Victorial Electoral Commission. (2021). *South-West Coast District*. Retrieved November 2021, from <https://www.vec.vic.gov.au/electoral-boundaries/state-districts/south-west-coast-district>
- Victorian Aboriginal Heritage Council. (2019, November 26). *Gunditj Mirring Traditional Owners Aboriginal Corporation*. Retrieved January 12, 2022, from <https://www.aboriginalheritagecouncil.vic.gov.au/gunditj-mirring-traditional-owners-aboriginal-corporation>
- Victorian Government. (2006). *Ministerial Guidelines for assessment of environmental effects under the Environmental Effects Act 1978*. Victorian Government.
- Wattle Range Council. (n.d.). *Windfarm Tourist Drive* . Retrieved from Tourism : <https://www.wattlerange.sa.gov.au/tourism/tourism/Towns/millicent/windfarms>
- Winda-Mara Aboriginal Corporation. (2018). *Winda-Mara Aboriginal Corporation. Overview*. Retrieved June 17, 2021, from <https://www.windamara.com.au/about>



APPENDIX A

Community Capitals Dataset

Table A.1 Economic Capital Indicators

Indicators – Economic Capital	Nelson SSC/SAL	Portland West SSC/ SAL	Portland SA3	Heywood SSC	Glenelg LGA	VIC
Year	2021	2021	2021	2021	2021	2021
Proportion of the labour force employed part-time (%)	29.60%	32.50%	36.20%	34.50%	34.70%	32.30%
Proportion of the labour force who are unemployed (%)	3.70%	2.60%	5.00%	5.00%	4.40%	5.00%
Median household income (\$/week)	1,104	1,193	1,200	1,077	1,214	1,759
Median mortgage repayment (\$/month)	1235	1363	1105	1025	1083	1859

(Source: ABS Community Profiles, 2021).

Table A.2 Physical Capital Indicators

Indicators – Physical Capital	Nelson SSC/SAL	Portland West SSC/ SAL	Portland SA3	Heywood SSC	Glenelg LGA	VIC
Year	2021	2021	2021	2021	2021	2021
Proportion of occupied private dwellings that are fully owned (%)	71.10%	47.60%	41.20%	43.20%	46.30%	32.20%
Proportion of occupied private dwellings that are being purchased/ owned by a mortgage (%)	18.40%	42.70%	30.90%	31.90%	30.30%	32.20%
Proportion of occupied private dwellings that are being rented (%)	17.10%	5.80%	24.80%	19.60%	19.30%	28.50%
Total occupied private dwellings (%)	31%	91%	89%	91%	86%	89%
Separate house (%)	30%	92%	79%	87%	79%	65%
Semi-detached, row or terrace house, townhouse etc. (%)	0%	0%	8%	3%	5%	12%
Flat or apartment (%)	0%	0%	1%	0%	1%	11%

(Source¹: ABS Community Profiles, 2021).

¹ Green highlighting indicates the highest proportion.

Table A.3 Human Capital Indicators

Indicators – Human Capital	Nelson SSC/SAL	Portland West SSC/ SAL	Portland SA3	Heywood SSC	Glenelg LGA	VIC
Year	2021	2021	2021	2021	2021	2021
Population Size	191	619	11,230	1,815	20,152	6,503,491
Proportion Indigenous Population (%)	0.00%	1.30%	2.90%	6.20%	2.70%	1.00%
Median Age	60	49	47	48	49	38
Male Population (%)	54%	52%	49%	51%	50%	49%
Female Population (%)	48%	48%	51%	50%	50%	51%
Year 10 highest year of schooling (%)	29%	19%	19%	17%	19%	11%
Year 12 highest year of schooling (%)	23%	38%	32%	24%	31%	60%
Bachelor degree (%)	4%	8%	5%	3%	5%	12%
Certificate (%)	25%	21%	21%	20%	21%	14%

(Source²: ABS Community Profiles 2021).

Table A.4 Social Capital Indicators

Indicators – Social Capital	Nelson SSC/SAL	Portland West SSC/ SAL	Portland SA3	Heywood SSC	Glenelg LGA	VIC
Year	2021	2021	2021	2021	2021	2021
Proportion of population with a different address 1 year ago (%)	11%	7%	13%	10%	11%	14%
Proportion of population with a different address 5 year ago (%)	34%	27%	36%	29%	32%	38%
Proportion of population aged 15+ who volunteer (%)	30.10%	22.50%	17.40%	16.30%	20.00%	13.30%

² Green highlighting indicates the highest proportion.

Indicators – Social Capital	Nelson SSC/SAL	Portland West SSC/ SAL	Portland SA3	Heywood SSC	Glenelg LGA	VIC
Proportion of population born overseas (%)	9%	7%	9%	7%	9%	30%
Proportion of single parent families (%)	0%	6%	12%	11%	10%	11%
Proportion of family households (%)	58%	83%	65%	62%	66%	70%
Proportion of group households (%)	0%	3%	3%	62%	3%	4%
Proportion of lone person households (%)	37%	16%	32%	35%	32%	26%

(Source: ABS Community Profiles, 2021).

Table A.5 Social Profile Indicators for Selected ABS Statistical Boundaries in South Australia (ABS 2016)

Indicators	Donovans SSC	Wye SSC	Caveton SSC	Yahl SSC	Ob Flat SSC	Mount Gambier LGA				SA
Year	2016	2016	2016	2016	2016	2006	2011	2016	2021	2016
Human Capital										
Population Size	83	92	52	855	398	23,494	25,247	26,276	26,878	1,676,653
Proportion Indigenous Population (%)	0	0	9.6	1.2	1.3	1.6	2.3	2.2	2.7	2.0
Median Age	61	43	46	40	48	36	37	40	41	40
Male Population (%)	60	48	52	50	53	48	48	48	48	49
Female Population (%)	40	52	48	50	47	52	52	52	52	51
Year 10 highest year of schooling (%)	30	27	15	19	18	23	22	21	20	16
Year 12 highest year of schooling (%)	28	34	41	40	45	30	35	39	36	53
Bachelor degree (%)	6	13	14	6	9	6	7	7	5	13
Certificate (%)	25	23	20	27	25	19	23	25	21	20

Indicators	Donovans SSC	Wye SSC	Caveton SSC	Yahl SSC	Ob Flat SSC	Mount Gambier LGA				SA
Social Capital										
Proportion of population with a different address 1 year ago (%)	10	12	33	10	7	18	15	14	14	13
Proportion of population with a different address 5 year ago (%)	25	27	40	29	21	45	41	38	37	36
Proportion of population aged 15+ who volunteer (%)	29	16	16	27	30	22	22	22	17	21
Proportion of population born overseas (%)	14	15	11	7	10	-	11	12	11	24
Proportion of single parent families (%)	0	0	0	7	0	18	20	19	12	16
Proportion of family households (%)	46	83	82	86	76	68	66	65	64	68
Proportion of group households (%)	6	0	0	1	2	-	3	3	2	4
Proportion of lone person households (%)	46	17	18	13	19	-	31	32	34	28
Economic Capital										
Proportion of the labour force employed full-time (%)	57	83	68	58	58	58	56	55	55	54

Indicators	Donovans SSC	Wye SSC	Caveton SSC	Yahl SSC	Ob Flat SSC	Mount Gambier LGA				SA
Proportion of the labour force employed part-time (%)	46	23	29	33	34	28	31	33	35	34
Proportion of the labour force who are unemployed (%)	11	6	0	4	1	7	7	7	5	7
Median household income (\$/week)	758	1,083	1,624	1,548	1,575	814	899	1,052	1232	1,206
Median mortgage repayment (\$/month)	867	1821	1083	1,532	1582	910	1257	1172	1127	1491
Median rent for a 3-bed house (\$/week)	-	135	-	200	185	126	160	190	-	260
Median rent as a proportion of median household income (weekly)	-	12	-	13	12	15	18	18	-	22
Physical Capital										
Proportion of occupied private dwellings that are fully owned (%)	40.0	19.4	13.6	36.6	46.0	29.5	27.5	28.2	31	32.2
Proportion of occupied private dwellings that are being purchased/ owned by a mortgage (%)	42.0	36.1	45.5	48.7	40.7	34.2	34.5	33.7	33	35.3

Indicators	Donovans SSC	Wye SSC	Caveton SSC	Yahl SSC	Ob Flat SSC	Mount Gambier LGA				SA
Proportion of occupied private dwellings that are being rented (%)	8.0	25.0	0.0	10.2	10.0	32.7	33.6	34.0	32	28.5
Total occupied private dwellings (%)	41	84	96	92	88	-	90	88	90	87
Separate house (%)	41	77	96	90	85	77	74	68	70	68
Semi-detached, row or terrace house, townhouse etc. (%)	0	0	0	0	0	9	6	12	12	15
Flat or apartment (%)	0	0	0	0	0	13	11	8	8	7
Proportion of dwellings with internet access (%)	64	85	86	86	85	50	70	77	-	83

(Source: ABS Community Profiles 2016 & 2021).

Table A.6 identifies accommodation types, and estimated accommodation capacity as used to support the short-term accommodation market overview within **Appendix C**.

Table A.6 Accommodation Capacity Assessment³

Accommodation Type	Accommodation Services	Estimated Accommodation Capacity
Nelson		
Caravan/Holiday Park	Kywong Caravan Park Casuarina Cabins Glen River House River-Vu Park Wrens on Glenelg The Barn Accommodation	132–252 rooms
Hotels/Motels	Pinehaven Motel & Cottage Nelson Hotel	40–80 rooms
Hostels/Bed and Breakfast	Nelson Cottage Nelson Amble in Cottage Cabin View	12–36 beds
Furnished Apartments/Houses	Clarendon Chalets Estuary Blue Nelson Victoria Luxury Holiday Accommodation Arnold’s Place Beach Road Hide-Away	10–20 rooms
Heywood		
All types (Inclusive)	Heywood Hotel Heywood Motor Inn Pinewood Caravan Park	62–122 rooms

³ No data available for estimated short term accommodation space availability by selected areas. Estimates provided assuming the following carrying capacity ranges per accommodation types (derived from Australian Accommodation Monitor, ABS Tourist Accommodation 2015–2016, and typical accommodation size estimates); Caravan/ Holiday Park (22–42 room spaces), Hotels/ Motels (20–40 room spaces), Hostels/ Bed & Breakfast (4–12 bed spaces), Furnished Apartments/ Houses (2–4 room spaces).

Accommodation Type	Accommodation Services	Estimated Accommodation Capacity
Portland		
Caravan/Holiday Park	Portland Holiday Village NRMA Portland Bay Holiday Park Portland Tourist Park Holiday Lifestyle Henty Bay Portland Seaside Holiday Park	110–210 rooms
Hotels/Motels	Melaleuca Motel Quest Portland Portland Retro Motel Mariner Motel Admella Motel William Dutton Motel Golden Chain Victoria Lodge Motor Inn Econo Lodge Portland Comfort Inn Richmond Henty Whalers Rest Motor Inn Quality Hotel Bentinck Gordon Hotel Gawler By the Sea Ocean Views Victoria Lodge Motor Inn & Apartments	300–600 rooms
Hostels/Bed and Breakfast	Seascape Accommodation Victoria House Lorelei Bed & Breakfast Whalers Cottage Bed & Breakfast Curragh Cottage Clifftop Accommodation Portside Portland	28–84 beds
Furnished Premises	Annesley House CeeViews	82–164 rooms

Accommodation Type	Accommodation Services	Estimated Accommodation Capacity
	CentrePoint Units Ocean Breeze Apartment Portland +37 Listed Private Holiday Home Rentals	
Mount Gambier		
Caravan/Holiday Park	Blue Lake Holiday Park Limestone Coast Tourist Park Mount Gambier Central Caravan Park Pine Country Caravan Park Kalganyi Holiday Park	110–210 rooms
Hotels/Motels	Mount Gambier Hotel Federal Hotel Motel Mount Gambier Comfort Inn The Lakes Park Hotel Mount Gambier The Commodore President Motel The Henty Southgate Hotel Aloha Central Premium Studios Akana Motor Inn & Terrace Apartments Delgattie Estate Blue Lake Motel Mid City Motel & Apartments Tower Motor Inn Red Carpet Motel Mount Gambier international Greand Central Motel Mount Gambier Jens Hotel Avalon Motel Mac’s Hotel	500–1,000 rooms

Accommodation Type	Accommodation Services	Estimated Accommodation Capacity
	Pines Hotel Jubilee Motor Inn Mt. Gambier Residency Le Cavalier Court Motel	
Hostels/Bed and Breakfast	The Old Mount Gambier Gaol +18 Listed Private Bed & Breakfasts	76–228 beds
Furnished Premises	+81 Listed Private Holiday Home Rentals	162–324 rooms

Table A.7 identifies findings from the service provider and business survey undertaken by Umwelt to support a review of the existing capacity of the short-term accommodation market in the area of social influence. Findings from this analysis are provided in **Appendix C**.

Table A. 7 Existing Capacity of Surveyed Local Businesses and Service Providers

Stakeholder Groups Surveyed	Accommodation Provider	Description
Service Provider – Accommodation	Allestree Holiday Units Portland	Two-bedroom self-contained units. Workers rates Available for long stay guests
	Mount Gambier Hotel	In operation since 1800s, heritage listed 16 Rooms Renovations/updating accommodations in Feb/March 2022 (Completion expected May/June 2022) Pub downstairs.
	Quality Hotel Portland	14 hotel rooms (4.5 star) overlooking the water, with mini-bar. 7 motel rooms (3 star) 8 “tradie rooms” long stay workers accommodations. Provision of meals (Continental or cooked breakfast, lunch, packed lunches, dinner) 7 days per week. Food deliveries via online app to other venues available. Charge back to other motels available. Bar and a bistro.

Stakeholder Groups Surveyed	Accommodation Provider	Description
		<p>All rooms have smart TVs, ensuites/bathrooms.</p> <p>Won the 2017 business awards for best accommodation in Portland.</p> <p>Sister Property: Cape Nelson Lighthouse (won bronze in Victorian Tourism Awards).</p>
	Quest Portland	<p>In operation since 2011, refurbished from motel</p> <p>42 apartments (1, 2 ,3 bed configurations) with cooking facilities for long stay guests</p> <p>7 hotel style rooms (no cooking facilities)</p>
	Victoria House Guesthouse Portland	<p>Built in 1856, a double story of bluestone construction</p> <p>11 rooms</p> <p>Provision of meals (continental and full cooked breakfasts, packed lunches, evening meals upon request)</p> <p>Laundry for inhouse guests available</p> <p>BBQ facilities and garden areas.</p>
	Whalers Rest Motor Inn Portland	<p>Operating since 2020</p> <p>Up to 32 guests</p> <p>Provision of meals (buffet breakfast, packed lunches, dinner)</p> <p>Parking facilities with boat/trailer parking and up to 8 heavy rigid trucks</p>
Service Provider - Tourism	Portland Tourist Association	<p>In operation for over 15 years</p> <p>Members include hospitality, retail, tours, charters and attractions.</p> <p>Member of the Committee for Portland</p> <p>Regular contact with the Economic and Tourism unit of the Glenelg Shire Council.</p> <p>Work with other local tourist associations across the Glenelg Shire</p>
Service Provider - Employment and Recruitment	Westvic Staffing Solutions Portland	<p>In operation since 1984</p> <p>Group Training Organisation (GTO)</p> <p>Registered Training Organisation (RTO)</p> <p>Labour Hire</p> <p>Jobs Victoria Employment Services</p> <p>Fee for Service recruitment</p>

Stakeholder Groups Surveyed	Accommodation Provider	Description
	Western District Labour Hire Warrnambool	<p>In operation since 2003</p> <p>Predominantly service Colac, Portland, Hamilton, Horsham (i.e., southwest region, not nation-wide). We have 2 distinct arms – administration based for reception work and construction workers e.g., labourers, drivers excavators.</p> <p>Have supplied labour for other renewable projects in the area</p>
Service Provider - Education and Training	South West TAFE Portland	<p>The main vocational training and qualifications provider in the region.</p> <p>Employs up to 580 apprentices and trainees per year (comments between October to March each year).</p> <p>Strong courses in the civils and engineering disciplines.</p> <p>Partnership with local manufacturing business for certification and traineeship program to increase apprenticeships and training in the manufacturing sector</p> <p>As part of the Build Apprentices Program (BPA), the Victorian Government have also provided subsidised programs within the civil construction industry, including short courses in traffic control and machinery and plant operations to increase the capacity of the construction industry in the region.</p> <p>Proposed development of a civil construction training facility between Portland and Warrnambool.</p> <p>Growth focus in health and social services sector</p> <p>TAFE Gippsland largely involved in forestry training sector</p> <p>Minimal forestry or heavy vehicle automotive offering at SW Campus.</p>
Local Business - Electrical	Mental Electrical Portland	<p>In operation since 1960s.</p> <p>Electrical contractor in the Portland area for the past 60 years.</p> <p>3 generations of family members currently employed.</p> <p>Completion of over 50 renewable projects in Australia, Europe, Asia, and South Africa. Approximately 1500 turbines completed.</p> <p>Offer a vast range of skills in electrical, mechanical and all aspects of turbine construction and maintenance.</p>
Local Business - Civil Contractors	G. R Carr Building Contractors Portland	<p>Civil contractors.</p> <p>Approximately 100 staff.</p>

Stakeholder Groups Surveyed	Accommodation Provider	Description
		<p>Significant capacity and experience applicable to construct of roads and hardstands from limestone, and related 'Balance of Plant'.</p> <p>Quarry owner and contract quarry management, including raising and crushing operations, suitable for running the planned onsite quarry.</p> <p>Approval for a hard rock quarry pending.</p> <p>Potential supplier of Portland based hardstand for import materials.</p> <p>Traffic management division.</p> <p>Engineering staff.</p>
<p>Local Business - Heavy Excavation / Earthmoving</p>	<p>Brook Walford Excavations Gorae</p>	<p>Heavy excavation works - late model 30 tonne excavator.</p> <p>Government compliance.</p> <p>Dolt compliance with tier 3 carbon emissions compliance.</p> <p>Tree clearing with relevant forest guarding equipment.</p> <p>Road construction and maintenance.</p> <p>Tip trucks, excavators, site and exploratory works.</p> <p>Test holes in the past for other renewable projects. Own rock crushing machine.</p>
<p>Local Business - Mechanic</p>	<p>Chambers Line Boring & Mechanic Heywood</p>	<p>Husqvarna Dealership.</p> <p>Mechanical services to small engine & garden equipment.</p> <p>line boring e.g., machining of mechanical pivot point on machinery.</p>
<p>Local Business - Transport</p>	<p>AJ Hire Portland</p>	<p>In operation since 2006.</p> <p>Hire of flat tops, top decks, tippers, low loaders.</p> <p>Move machinery around.</p> <p>Pilot vehicles available.</p> <p>Experience with many renewable projects.</p>
<p>Local Business - Timber Supplier</p>	<p>One Forty One Mt Gambier</p>	<p>Owner of a 80,000 hectare Duty of Peace Property, within the plantation.</p> <p>Owners of Australia's largest sawmill located in Mt Gambier.</p> <p>Compliant in GDFP e.g., supplying logs for domestic industry.</p> <p>Some export.</p> <p>Sell woodchip, bark and forest fibre.</p>

Stakeholder Groups Surveyed	Accommodation Provider	Description
		<p>17 harvesting crews.</p> <p>Approximately 60 full time trucks delivering 50,000 truck loads across Victoria.</p> <p>Coverts 80,000 logs a year to 400,000 tons of finished goods.</p> <p>Own boilers (to be replaced within 2-4 years).</p> <p>Interested in bioenergy.</p>
<p>Local Business - Earthmoving</p>	<p>Westvic Earth Moving Portland</p>	<p>Ion operation since 2016.</p> <p>Over 20 years' experience in operations.</p> <p>Earthworks.</p> <p>Three 22.5 tonne excavators with three experienced operators having local knowledge.</p> <p>Victoria Gorse Task Force - work to eradicate weeds, create tracks/roads.</p> <p>Two tip trucks.</p> <p>Supplier of quality gravel and cart limestone.</p> <p>Provide concrete products like pipes, end walls and drainage materials.</p> <p>Dig dams, create fire breaks, knock down trees.</p> <p>CFA - On standby for fire prevention and have own float to shift equipment.</p> <p>Been operating 5 years, Goose (Ashley) worked for Farmers Field for 20 years and has experienced operators.</p>

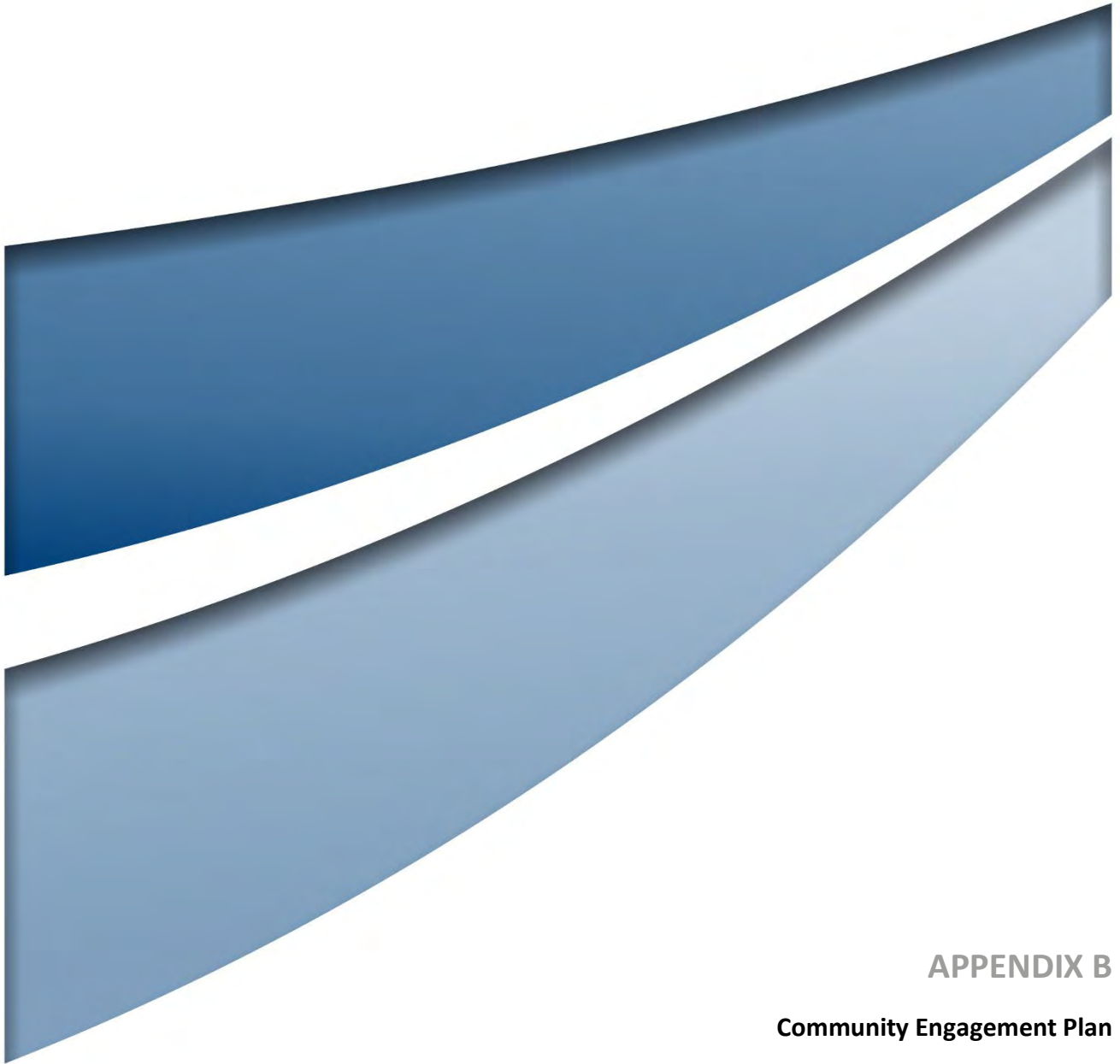
Table A.8 Identifies the health, education, and transportation services provided in selected localities. Findings from this data support the Social Baseline and are summarised in the SIA.

Table A.8 Social Infrastructure, Services and Facilities

Town	Health services	Education Services	Transportation Services
Nelson	N/A	N/A	Australian Red Cross Medical Transport. Portland Community Transport. Red Cross South Australia.
Heywood	Heywood Rural Health (hospital) Winda-Mara Aboriginal Corporation medical clinic	Heywood Consolidated School Heywood District Secondary College Heywood Kindergarten Heywood Early Learning Centre	Australian Red Cross Medical Transport. Glenelg Shire Community Bus. Heywood Community Transport. V/Line train. Heywood & District Secondary College bus. Portland Secondary College bus.
Portland	Portland District Health (hospital) Bhaurwurd-Wurrung Elderly & Community Health Services Portland Family Practice Dr Das Jesses FRCS Active Health Portland Seaport Medical Centre Portland Podiatry Australian Clinic Labs Dorevitch Pathology Dr Aniruddha Mitra Rundell Maureen Podiatrist Dr Reiger Amplifon Portland Audiologist Hearing Australia Portland Asleep Dental	All Saints Parish School Bundarra Primary School Portland North Primary School Portland Primary School Portland South Primary School St John's Lutheran Primary School Bayview College Portland Secondary College Portland Bay School Karreeta Peenyeet Mara - Portland Child and Family Complex Jaycee Kindergarten Kalbarri Kindergarten Elsa MacLeod Kindergarten Good Start Early Learning Centre	Portland to Hamilton Bus Service. Australian Red Cross Medical Transport. Glenelg Shire Community Bus. Jones's Coachlines. Portland Community Transport. Portland to Hamilton Bus Service. Portland Secondary College. Portland Town Bus. Taxis of Portland. V/Line train.
Mount Gambier	Mount Gambier and Districts Health Service (hospital) Australian Hearing People First Community Care	Gordon Education Centre (Special School) McDonald Park Primary School Melaleuca Park K-7 School Mount Gambier North R-7 School	Australian Red Cross – South East Transport Network. Australian Red Cross Transport Service Group – Mount Gambier.

Town	Health services	Education Services	Transportation Services
	Tristar Medical Group Ferrers Medical Clinic Hawkins Medical Clinic Village Medical Centre Dr Try Medical Clinic Mount Gambier Eye Specialists Dr Colin Weatherill Dr KMD McEntee Mount Gambier Skin Cancer Clinic Limestone Coast Physicians Group Mt Gambier Medical Consulting Suites Morningside House Family Practice Limestone Coast Paediatrics Pangula Mannamurna Aboriginal Consulting Suites	Mulga Street Primary Reidy Park Primary Saint Martins Lutheran College Tenison Woods College Grant High School Mount Gambier High School Independent Learning Centre Tenison Woods Flexible Learning Centre Trade School for the Future - Grant High School Uni SA Learning Centre TAFE SA South Cross University Flinders University Rural Clinic School	Boandik Community Care. Mount Gambier City Bus Service. Pangula Mannamurna Inc. Parkinson's SA Support Group – Mount Gambier. Patient Assistance Transport Scheme – Mount Gambier. Resthaven Mount Gambier. Mount Gambier Regional Airport. Buslink SA.

Sources: (Corangamite Shire 2020), Google Maps (2021), (City of Mount Gambier 2017).



APPENDIX B

Community Engagement Plan

NEOEN



KENTBRUCK GREEN POWER HUB

COMMUNITY ENGAGEMENT & BENEFIT SHARING PLAN

Version	V3
Released	December 2022
Document Owner	Kristina Yan



Document Control

Author	
Position:	Community Liaison Officer
Incumbent:	Kent Barker
Reviewed by	
Position:	Senior Project Manager
Incumbent:	Kristina Yan
Review Date:	
Approved by	
Position:	Head of Engagement
Incumbent:	Lisa Stiebel
History	
Version:	V3
Nature of change:	Updated to reflect ongoing engagement & SIA inputs
Author:	
Date:	
Related Documents	
1.	KGPH Social Impact Assessment
2.	KGPH Local Participation Plan
3.	KGPH Stakeholder Register (internal)
4.	Neoen Sustainability Framework
5.	
6.	

CONTENTS

Introduction	4
1. Community Engagement Approach	5
2. Project Context	7
3. Project Stakeholders	14
4. Summary Of Engagement To Date	18
5. Response To Community Concerns.....	24
6. Community Benefit Sharing	28
7. Community Engagement Plan.....	33
8. Reporting & Evaluation	42
Appendix A: Community Engagement Toolkit	45
Appendix C: Stakeholder Register	46
Appendix B: Neighbour Benefit Program	47
Appendix D: Enquiries & Complaints.....	48
Appendix E: Project Website.....	50
Appendix F: Community Engagement To Inform Preferred Transmission Route.....	51
Appendix G: Development Application Letter Of Support.....	56

LIST OF TABLES

Table 1: Engagement Practices	6
Table 2: Project Stakeholders	14
Table 3: Community Engagement Approach Pre-Approval	21
Table 4: Near neighbour social benefits	30
Table 5: Community social benefits.....	30
Table 6: Pre-construction engagement	33
Table 7: Construction engagement	37
Table 8: Phase 7 engagement	39
Table 9: Phase 8 engagement	41
Table 10: Monitoring & evaluation methods	42
Table 11: Stakeholder register - sample.....	46
Table 12: Complaint lodging contact details.....	48
Table 13: Alternative complaint contacts.....	49

LIST OF FIGURES

Figure 1: Principles and practice	5
Figure 2: Kentbruck Green Power Hub	8
Figure 3: Glenelg Shire.....	10
Figure 4: Barwon South West.....	11
Figure 5: Victorian Annual Planning Report summary	13
Figure 6: Six consistent community expectations	29

INTRODUCTION

Neoen is a specialist, independent power producer with a long-term vision to produce renewable, competitively-priced energy sustainably and on a large scale. Our total capacity in operation and under construction globally is currently over 5.6 GW and we are aiming for more than 10 GW by 2025. Neoen is Australia's leading renewable energy producer with over 2.5 GW of wind, solar and battery storage projects in operation or under construction.

Neoen is the developer owner of the proposed Kentbruck Green Power Hub (KGPH), a 600MW wind farm facility proposed on privately owned forest plantation and farming land near Portland, in Victoria. First envisioned in 2019, the project is currently in the planning phase with construction anticipated to commence in early 2024.

Neoen understands that the success of KGPH is dependent to a large extent on the development of genuine, open and ongoing relationships with key stakeholders and the local community. We recognise the importance of ensuring a “no surprises” dynamic with the local community and are committed to developing and nurturing long-term relationships between our team and various project stakeholders.

This Community Engagement and Benefit Sharing Plan (CEBS) outlines our community engagement approach and objectives for ensuring key stakeholders and communities are involved and consulted throughout each stage of the Project's lifecycle. To illustrate how relationships and engagement will flow on from this stage, indicative engagement plans for Operations and Decommissioning are also included.

Proposed engagement approaches are diverse and have been tailored to the expectations of stakeholders. Wherever possible, Neoen seeks to deliver engagement in alignment with the INVOLVE, COLLABORATE and EMPOWER levels of the [International Agency for Public Participation \(IAP2\) Spectrum](#) – to ensure stakeholder feedback, interests and concerns are adequately reflected in the final design and operational approach of the KGPH asset.

Critical aspects of this CEBS include:

- A community description and context which underpins engagement and planning
- Enquiries and complaints procedure
- Detailed stakeholder mapping incorporating the stakeholders and communities affected and/or interested in the project.

Governance

This plan aligns with Neoen's Community Engagement Toolkit by Project Stage (See [Appendix 1](#)) and is intended as a living document, to be utilised by Project Managers, site-based teams and Neoen's dedicated local Community Liaison Officer as the project progresses. This document will also be shared with nominated EPC and O&M contractors so that it can be incorporated into their Stakeholder Management Plans to ensure KGPH's engagement approach is consistent and coordinated.

Review

Periodical evaluation and reviews of this CEBS will ensure the plan is routinely updated and informed to reflect changing circumstances, community feedback and ongoing improvements in Neoen's community engagement approach, so that our communication and engagement remain:

- Relevant to the project's evolving needs, issues and outcomes
- Responsive and tailored to the needs of key stakeholders and local community
- At the leading edge of industry and global best practice

1. COMMUNITY ENGAGEMENT APPROACH

1.1 Our approach

Neoen have a vertically integrated business model, meaning that we ‘develop to own’ our projects. This model is relatively unusual in the industry, affording us a clear advantage over our competitors in respect to community engagement – our starting point is the clear understanding that we will be long term neighbours and participants in the local community for the lifetime of the project.

As a result, Neoen considers it to be vitally important that trusting relationships are developed between the people on the ground who know the project the best, and the stakeholders that are part of and connected to their region and local community. Due to the rural nature of the community, our overall approach to consultation for the KGPH will be open, relaxed, flexible and responsive – an approach preferred by stakeholders engaged to date.

1.2 Our values

Neoen has a clear set of values that underpin and guide our work. How these values translate into our external approach to building relationships with communities is described in **Table 1**.



Integrity

We operate with integrity, whatever we do, whenever and wherever we do it. We work with partners who abide by the same rules.



Commitment

We uphold all our commitments, internal and external. We believe in hard work and take pleasure in seeing a good job well done.



Audacity

We believe we can become a world leader in renewable energy. We have the audacity to operate globally, imagining, designing and implementing competitive, effective energy solutions.



Esprit de corps

We are loyal to each other and form a close-knit team. We are proud of our company, our goals and our accomplishments.

Figure 1: Principles and practice

Value & Principle	In practice
Integrity <i>Mutual Respect</i>	We provide a space for genuine dialogue where people can participate in respectful discussions.
Integrity <i>Transparency</i>	We demystify the development process for local stakeholders and clearly communicate which points, when and to what extent they are able to influence decisions. We are transparent about how and why decisions are made.
Integrity <i>Inclusiveness</i>	We reach out to involve key stakeholders and the local community so they can play a part in decisions that affect them. We provide a range of opportunities and avenues for ongoing and meaningful dialogue, allowing for detailed and timely discussions.
Commitment <i>Responsiveness</i>	We communicate well and are responsive to emerging issues, concerns and ideas. We provide timely information and ensure people have time to digest information, understand the project and make informed decisions.
Commitment	We seek shared outcomes of mutual benefit for the local host community over the long term.

<i>Mutual Benefit</i>	
Audacity <i>Innovation</i>	We deliver engagement beyond regulatory conditions and compliance We are open to and pursue bold and creative ideas and solutions tailored to and driven by the local context of the project.
Esprit de corps <i>Relationship building</i>	We build and nurture long term local relationships and make meaningful links with local leaders and organisations. We provide many avenues for interaction across the project lifecycle.
Esprit de corps <i>Celebration</i>	We value and celebrate community; our own and those of the communities we work with. We enjoy celebrating our successes together.

1.3 Practices

As a company that frequently engages with stakeholders, Neoen is well versed in best practice engagement practices and emerging trends. Table 2 below shows nine of the key practices we utilise to shape our engagement approach.

Table 1: Engagement Practices

 1. Cultivating advocates from within the community	 2. Good understanding of the social context & work to meet stakeholder expectations	 3. Community involved in decisions around siting, project design & operations	 4. Community engagement that starts early, builds trust & provides opportunities for participation	 5. Focus on creating a legacy for community
 6. Building trust and long-term relationships	 7. Informed by best practice & exploring opportunities to go beyond	 8. Ensure genuine benefits flow to host community & co-development of benefit-sharing outcomes	 9. Meaningful effort to achieve local and social procurement through project lifecycle	

1.4 Objectives

1. Engagement follows a transparent and open approach throughout all stages of the development of KGPH and ensures 'no surprises' for stakeholders and community.
2. Engagement seeks to uncover and interrogate the expectations and preferences of stakeholders from an early stage to ensure these are then reflected in the Project's design and approach to operation.
3. Regular, consistent and considered consultation provides stakeholders and community with accurate, timely and factual information – encouraging positive perceptions and trust in KGPH and in Neoen.
4. Community and stakeholder concerns are managed in a professional, respectful way, establishing and preserving the Project's Social Licence to Operate.
5. Where possible, identify opportunities to partner with community stakeholders in the co-design and delivery of equitable, lasting community benefits – including procurement, employment, training and support for key social groups.

2. PROJECT CONTEXT

2.1 Project Description

KGPH is an environmentally and economically sound wind and storage facility that will improve Victoria's energy security and provide an economic boost to the region. The proposed KGPH will be a wind farm and battery storage project with up to 118 wind turbines in southwestern Victoria, between Portland and Nelson. The proposed 600MW wind farm will possibly be the first of its kind in Australia to be located within an actively managed and harvested pine forest.

The project will create more than 350 full time jobs during 24 months of construction and contribute an estimated \$1.2 billion investment to Australia's renewable energy future and economy. KGPH will deliver more than 2,300,000MWh of clean, renewable electricity into the national power grid and reduce carbon emissions by more than 2.5 million tonnes each year. This reduction will be equivalent to taking 741,100 cars off the road, planting 18.8 million trees or producing enough electricity to power approximately 461,000 homes with renewable energy.

The turbine locations are predominantly located within the Green Triangle, Australia's second-largest collective plantation and wood processing zone and one of Australia's major forest regions. The Green Triangle stretches along the southwest Victorian coastline into South Australia, covering an area of six million hectares, with Portland and Mount Gambier the processing hubs of the industry. The forestry industry has a long history in the region with plantation forestry present since the early 1900s. The Green Triangle covers 321,000 hectares between the towns of Mount Gambier and Portland, spanning the border of Victoria and South Australia. Most of the Green Triangle Forest resources are privately owned and the area supports 17% of Australia's national plantation area, comprising extensive plantation softwood and hardwood resources.

Figure 2: Kentbruck Green Power Hub



2.2 Surrounding Communities

The Project is located fully within the Glenelg Shire surrounded by the communities of Portland, Heywood, Nelson, Dartmoor & Casterton. The Glenelg Shire has a total population of 20,152 with 10,138. Portland is located 362km west of Melbourne and has a population (Portland and surrounds) of 12,000. Total local employment is estimated to be 5,700 employed with the Glenelg Shire unemployment rate at 4.8% dwellings (2021 Census).

The project is proposed to connect to the existing Heywood terminal substation located just south of the township. Heywood, with population 1815 (2021 Census), Heywood is a sub-regional centre with a shopping centre, sport facilities, a community health service, a community centre, a consolidated primary school and a secondary college, a hotel and a caravan park. The origins of the township date back to anglo-saxon settlement around 1850. A nearby mission at Lake Condah housed members of the stolen generation of indigenous people including some of Gunditjmara heritage whose descendants still call home today.

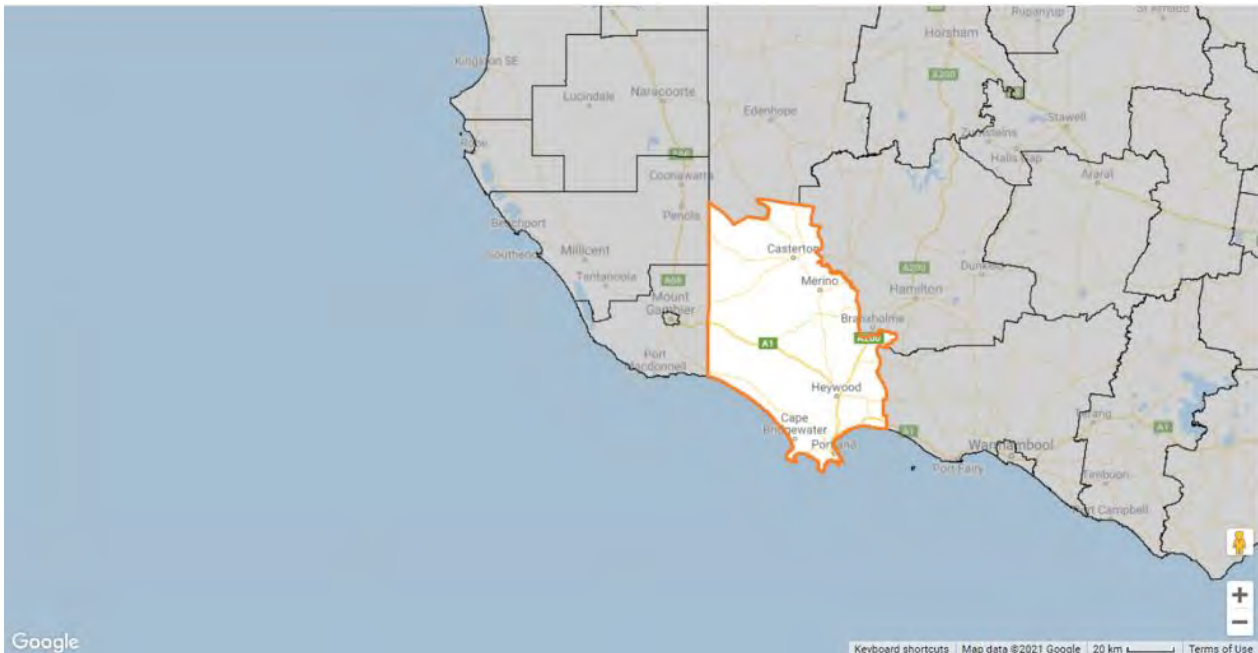
The town west of the KGPH is Nelson. Nelson is located 67km from Portland, a few kilometres from the South Australian border, has a population of 226. It is situated on the Glenelg River, two kilometres from the mouth but with views of the ocean across the sand hills to the south on either side of the river estuary. The area is a popular destination for ecotourism activities. The area offers close proximity to wild ocean beaches, a beautiful estuary and Glenelg river, and the surrounding Lower Glenelg National Park.

Finally, Dartmoor & Casterton communities are located north of the KGPH along the main highway from Mount Gambier to Heywood (or Mount Gambier to Hamilton). Farming has been the main activity in this area for a number of generations.

The recognised Traditional Owners of the land on which KGPH is proposed is the Gunditj Mirring Traditional Owners Aboriginal Corporation (GMOTAC). The number of persons in the Glenelg Shire who identify as Aboriginal or Torres Strait Islander is 2.9% of the population.

2.3 Glenelg Region

Figure 3: Glenelg Shire



The Glenelg Shire has a diverse local economy including manufacturing, community services, retail, agroforestry, portage, tourism and agriculture. The largest employer is the manufacturing and shipping industries which includes Portland Aluminium Smelter – Alcoa, Port of Portland & Keppel Prince.

For many of the local community, the KGPH represents an opportunity to continue to build a thriving community and add to an existing renewable energy portfolio. Portland is an industrial town with large manufacturing and shipping capacity. Additionally, the area has many tourist attractions and lies at the southern most end of the Great Ocean Road. Tourism is a growing industry within the Shire attracting many travellers from Australia and Overseas. In recent years tuna fishing has become a major draw card to the area, with the shire and local business sponsoring such events as the Tuna Competition and the Bonney Upwelling Festival. Agriculture and aquaculture forms a large part of the Portland and surrounding economy with dairy, beef and sheep production as well as potato and general cropping. Portland is home to the largest deep-sea port between Geelong and Adelaide. The area has many crayfish and squid boats and also a large abalone farm on the outskirts of town.

The Glenelg Shire Council area and in the State electorate of South West Coast and Federal electorate of Wannon are within the Barwon South West Region. The eastern and western major areas of population/industry to the Glenelg Shire are Warrnambool and Mt Gambier (South Australia) respectively.

The population of the Glenelg Shire LGA increased during the 10-year period from 2016-2021, with an average annual growth rate of 0.31% and a total population change of 1.01%. This population growth is minimal compared to the nearby LGAs of Warrnambool & Mt Gambier, who experienced 9.8% and 3.9% population growth between 2016 and 2021, respectively.

Figure 4: Barwon South West



2.3.1 Employment

– Portland

50% of Portland’s labour force is employed full-time, with an unemployment rate higher than the State average (7.1% compared to 6.6%). This suggests that there is a number of residents seeking work.

Whilst there is a low proportion of the population holding tertiary qualification, with only 7% holding a bachelor’s degree and a quarter of the population with a certificate level qualification, of those that undertook tertiary education, almost one fifth studied engineering or related technologies (18%). This indicates that the existing skills held by the local population could be suited to those required for the Project.

Manufacturing is the top industry of employment for Portland, employing 16.4% of the population. In Portland, 15.9% of the population are technicians and trade workers, whilst 14.9% are professionals and 14.1% are labourers. This further indicates that the employability of residents is relatively aligned with the Project when giving regard to previous work experiences.

Portland also has well-established suppliers to the wind industry, such the only wind turbine tower manufacturer in Australia.

– Mt Gambier

Just over 50% of Mount Gambier’s labour force is employed full-time (55%) with the unemployment rate also being 7% in the LGA. Whilst the unemployment rate has remained the same in the period between 2006-2016, the full-time employment rate has dropped while the part-time employment rate has risen.

The LGA also has a similar level of attainment of tertiary qualifications, with 7% holding a bachelor’s degree and 25% with a certificate level qualification. As of 2016, those with tertiary qualifications primarily studied engineering or related technologies (17%), and management and commerce (16%). As is the case in Portland, this indicates that the existing skills held by the local population could be suited to those required for the Project.

In line with the LGA’s tourism popularity, the top industry of employment in Mount Gambier is retail trade (14.3%), followed by health care and social assistance (13.8%). Manufacturing is the third highest industry of employment, employing 11.1% of the population. Employment in manufacturing has steadily declined, offset by modest increases in retail trade employment and in the health and related sectors.

The City of Mount Gambier is an economic hub for the region, with an annual economy of \$6.8 billion, 25% higher than Warrnambool LGA.

2.3.2 Cumulative impacts

Numerous wind farms are operating in the region listed in section 2.3.2. There are also numerous renewable power generation projects proposed in the broader region, including onshore wind, offshore wind, hydrogen, battery and solar.

KGPH will be the largest scale renewable energy project in the area and as a result, cumulative impacts are possible. Other projects located nearby include:

The operating Portland Wind Energy Project (PWEP) in southwest Victoria is comprised of five separate sites, with a total installed capacity of 179 megawatts.

The project comprised four stages:

- Yambuk Wind Farm
- Cape Bridgewater Wind Farm
- Cape Nelson South Wind Farm
- Cape Nelson North / Cape Sir William Grant Wind Farm

The majority of construction personnel (approximately 350 FTE workers at peak construction) will be sourced from a combination of workers outside of the local LGA's including Geelong and greater Victoria. Of communities within the Glenelg Shire LGA and surrounding LGAs of Warrnambool and Mt Gambier and are likely to be transported on a 'bus-in-bus-out' (BIBO) basis. These construction personnel will continue to live at their existing residence within the regional communities. Additionally, accommodation will need to be sourced for workers outside the LGA's within one hour daily commute.

Construction labour demand may contribute to competition for labour in the regional study area, particularly if other projects are constructed during the same period. However, the Project's construction labour requirement is small and temporary and would be spread across the region, making it unlikely to contribute to labour draw from other industries in the region.

Infrastructure constructed on site and associated traffic movements to support construction may change the quiet rural amenity of host and neighbouring landholders' properties and potentially affect their enjoyment of the rural and natural landscape. This may be accentuated if multiple projects proceed at the same time. Mitigants such as screening, transport planning and avoidance of work outside normal operating hours will reduce this somewhat. Ongoing consultation will be conducted throughout Construction and into operations to ensure those with genuine concerns are given opportunity to raise them, and solutions are offered where practical.

2.4 South West Renewable Energy Zone

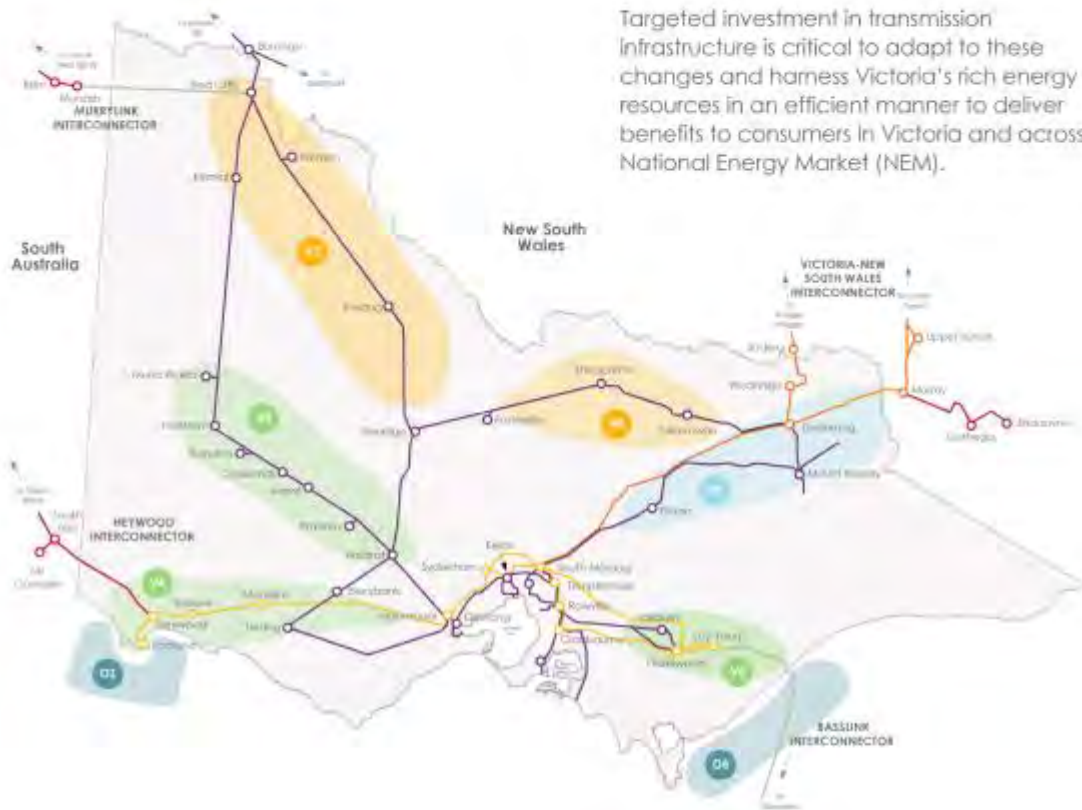
The Victorian Government is committed to the development of Renewable Energy Zones (REZs) to actively plan, invest and develop Victorian REZ electricity network infrastructure, and facilitate beneficial renewable energy generation in each REZ. The KGPH project is located in the South West REZ. There are many aspects in the rollout of REZs where collaboration and empowerment of the local community can enhance the REZ model. Neoen is aware that REZ decisions can be strengthened with local community participation and have included several diverse means of involving and empowering the Central North community in this plan and in the project's Social Procurement Plan.

Figure 5: Victorian Annual Planning Report summary



Australia's electricity industry is rapidly transforming, driven by strong investment in large-scale renewable generation and the rapid rise of distributed photovoltaic (PV) installations on homes and businesses across the state. New technologies and changing human behaviour are also having a significant influence on this transformation.

Targeted investment in transmission infrastructure is critical to adapt to these changes and harness Victoria's rich energy resources in an efficient manner to deliver benefits to consumers in Victoria and across the National Energy Market (NEM).



Renewable Energy Zones in Victoria

- V1 Ovens Murray REZ
- V2 Murray River REZ
- V3 Western Vic REZ
- V4 South West Vic REZ
- V5 Gippsland
- V6 Central North
- O3 Portland Offshore
- O5 Gippsland Offshore



3. PROJECT STAKEHOLDERS

KGPH Stakeholders are progressively included in the KGPH Stakeholder Register, where a process of ranking and recording of interests and preferences provides clear guidance on the level of influence and interest each stakeholder is likely to have, informing how Neoen should engage. The stakeholder register continues to be broadened over time as engaged stakeholders provide further recommendations on who to engage and in direct response to social risks identified by the project team during project planning.

Table 2: Project Stakeholders

Stakeholder Group	Overview & Organisations	Objectives – Needs based approach	Activities
Host Landowners	Residents who are hosting wind infrastructure on their land. Green Triangle Forest Plantation (GTFP)	Ongoing communication and discussions as project progresses. Contribution to the project's progress, ability to provide local knowledge, advice and input. Involvement in development of Community Benefit Sharing Scheme.	Monthly updates with GTFP and safety and access updates as required. One-on-one meetings Landowner updates & drop-ins Invitations & involvement in community events
Traditional Owners	Registered Traditional Owners and identified Indigenous representatives from the local community. Gunditj Mirring Traditional Owners Aboriginal Corporation Windamara Aboriginal Group	To ensure Neoen is engaging with local Aboriginal groups beyond planning requirements, such as employment, training and opportunities to work on country.	Sponsorship of a Cultural Values Assessment for the entire project area. Invitation to co-design Indigenous Participation Plan Invitation to community events
Near neighbours	Residents within a 5km radius of the project site have the potential to be affected by the visual impact of the wind farm, the noise and heavy vehicle traffic associated with the construction phase. Hancock Victorian Plantation is the adjacent plantation forest owner.	To create and maintain a close connection with neighbours that live within a 5km radius of the Wind farm. To keep neighbours informed about the project from early in the project planning process and provide opportunities to raise issues and provide feedback. To ensure that neighbours are aware of their ability to opt-in to the shared benefits program offered by the project.	Residents within 5 km of wind farm will be provided a neighbour benefit scheme. One-on-one engagement Invitation to be provided a private photomontage Letterbox drop project updates Community information sessions Invitation to community events
Neighbourhood (3292 & 3305 postcodes)	The local community / people living within the Portland, Gorea West, Heywood and Nelson townships.	To keep neighbours informed about the project from early in the project planning phase. To provide opportunities to raise issues and provide feedback.	Letterbox drop project updates Community information sessions Invitation to community events

Council including Councillors, Mayor, CEO Planning Team	We will work with the Glenelg Shire Council to shape the Community Engagement Strategy and Benefit Sharing Program.	To ensure a positive and collaborative relationship with the LGA that can support the long-term goals of the community. Evidence of compliance with DA conditions.	One-on-one engagement Project briefings & updates Community information sessions Regular meetings
State MP	Roma Britnell (Member for South West Coast)	To ensure the local member is kept updated about the project and its progress. To seek input and advice in relation to community priorities	Project briefing in person Invitation to community events
Federal MP	Dan Tehan (Member for Wannan)	To ensure the local member is kept updated about the project and its progress. To seek input and advice in relation to community priorities.	Project update in person Invitation to community events
CFA	Local volunteers, Brigade Division and HQ Unit of the Country Fire Authority Nelson Captain: Andrew Moore GTFP Captain: Gary Weir Mt Richmond Captain: Noel Johnstone Gorae West Captain: Henry Compton	To ensure project activities abide by safety and regulatory requirements.	Provide indicative design plans and updates on the project to prepare for any local fire and emergency safety requirements
Schools, TAFEs and Universities	Local Primary & Secondary Schools South West TAFE Deakin University (Warrnambool)	To ensure organisations are updated on education and vocational opportunities associated with the project. To use the opportunity of a local renewable project to dovetail relevant & practical educational content into the syllabus.	Information and project updates provided and invitation to future networking engagement Opportunities for site visits for local schools.
Business groups / industry stakeholders	For detailed list see Social Procurement Plan Sims Drilling GR Carr Mibus Brothers Keppel Prince Engineering Porthaul Baxter Hire Equipment Portland Signworks 18 Grams Goodman Photography A1 Realestate Powerhouse Productions 12 Folds	To ensure Neoen is creating opportunities for local businesses to participate in the development of local renewable energy projects.	Pre-construction local business expression of interest Invitation to Local Employment & Supplier Networking session

Advocacy groups	Farmers for Climate Action Foundation for Rural and Regional Renewal	Discussion on community energy and zero emissions targets. Potential for partnerships.	Update / presentation on project Invitations to community events
Community organisations	Committee for Portland Portland/Nelson sporting clubs Rotary / Lions Club	To understand the Project and be able to update their members. To participate in / benefit from Community Benefit Sharing Scheme.	Update/presentation on project Invitations to community events
Social enterprises	Friends of the Great South West Walk Men's Shed Community Gardens Nelson Information Centre	To understand the Project and be able to update their members. To participate in / benefit from Community Benefit Sharing Scheme.	Update/presentation on project Invitations to community events
Accommodation Providers	For detailed list see Accommodation Management Plan	To ensure Neoen is managing capacity limitations as well as creating opportunities for local businesses to participate in the development of local renewable energy projects.	Pre-construction update of the Accommodation Management Plan in consultation with the Council
Employment providers	For detailed list see Social Procurement Plan Invest Victoria Regional Development Victoria	To ensure Neoen is creating opportunities for local businesses to participate in the development of local renewable energy projects.	Pre-construction local business expression of interest Invitation to Local Employment & Supplier Networking session
Environmental Groups	DELWP Barwon South West EPA Parks Victoria Nature Glenelg Trust Nelson Coast Care Group Basalt to Bay Landcare	To ensure project activities abide by regulatory requirements and best practice	Regulatory groups participate in the TRG. Provide design plans and updates on the project to prepare for permit requirements. Collaborate on design and project changes.
Media	Print, electronic and social media Portland Observer The Border ABC South West Mixx FM Radio Coastal FM Win News Western Victoria	To understand the Project and be able to update their readers / viewers.	Project updates
Road, Rail and Transport	Regulator of made and unmade roads and road reserves. VicRoads Nelson Airplane Company	To ensure project activities abide by safety and regulatory requirements to ensure project activities abide by safety and regulatory requirements	Provide design plans and updates on the project to prepare for permit requirements Provide design plans and updates on the project to prepare for permit requirements

Industry specific groups	National Wind Farm Commissioner Nearby operating projects: Pacific Hydro Nearby proposed projects: Offshore developments including from Alinta. Blue Float and WPD Group Key potential off-takers – Portland Aluminium Smelter	To ensure project activities are best practice and acknowledge the existing operations and nearby development. Ongoing communication with potential energy off-takers that will benefit the region.	Corporate policies and feedback links from industry via Neoen’s core functions including energy management, operations control and communications to the project management team.
---------------------------------	--	--	---

For a view of the Register used to document stakeholder consultations, see [Appendix B: Stakeholder Register Sample](#).

Further discussion of key stakeholder concerns and project responses are included in the next section.

4. SUMMARY OF ENGAGEMENT TO DATE

4.1 Early Engagement

Community and stakeholder engagement commenced in the early stages (early 2020) of the project given the high level of support and excitement from the community for the proposed wind farm. With the breaking of the pandemic and challenges with border closures, Neoen appointed a Community Liaison Office, Kent Barker, in August 2020. In line with Neoen's Community Engagement Toolkit by Stage ([Appendix A](#)), an initial social feasibility assessment and stakeholder register was developed via desktop review, site visits and with input from Landholders and community members.

Initial meetings with key stakeholders (Glenelg Shire Council, Committee of Portland and industry representatives) were hosted to start to begin the social impact assessment process and introduce Neoen and the Project to the community. Discussions included early canvassing of potential options for social benefit sharing with the intent of identifying early options for Neoen to return value to the community. A social risk register was developed at this time. It was decided to have regular meetings with Council representatives to stay up to date with local community event, industry and project progress

Communications resources developed to support engagement including a Project Website, Community Newsletters and project videos outlining specific benefits Neoen projects have generated for host communities

4.2 Community Advisory Committee

The community interest allowed for a Community Advisory Committee to be formed. Independently run by experienced chair person, Lisa Andrews, the project team provided the community with updates on the planning phase progress. Meetings were held on these dates:

- 24 November 2020 (in person)
- 13 April 2021 (in person and online)
- 16 August 2021 (in person and online)
- 25 May 2022 (cancelled due to many unable to attend)
- 11 August 2022 (in person)
- 24 November 2022 (online)

Given the frequency of meetings held was greatly impacted by

Due to the prolonged impacts of the pandemic and high demand to progress the project work, a second consultant was appointed to the project in 2022, Naomi Swift, as Regional Specialist. Based in Ballarat, her industry experience was drawn upon to manage site visits with key government agencies and finalise details in landowner agreements.

4.3 Wider Engagement

The Project engagement approach widened to include progressively more community and interest groups as KGPH moved through the planning phases. Either side of the pandemic, Community Information Days were hosted by Neoen to present project details and be available for questions from the community. Feedback was collected at these events and the community was invited to suggest benefit-sharing ideas and to suggest their own ideas of how the project could improve economic, environmental, tourism or the residents lifestyle.

- 4 December 2019 in Portland and Gorea West
- 25 May 2022 in Portland, Mt Richmond and Heywood
- 15 August 2022 in Portland and Nelson

Meetings with key community stakeholders were held to consult on proposed project plans in more detail. Evidence of where feedback from this engagement influenced project design and delivery approaches include:

- A clear message from the Gorea West and surrounds community regarding their concerns for the proposed overhead transmission line and new terminal substation proposed, namely Option 2 to connect the project to the grid.
- Uptake of the Neighbour Benefit opt-in program (see [Appendix B](#)) after photomontages were offered, produced and shared with residents.
- Removal of turbines proposed in the western end of the project site adjacent to RAMSAR and the views of houses with higher vantage points.
- Receiving a proposal from the Friends of the Great South West Walk for ongoing funding towards the volunteer organisation. This proposal came after Neoen providing photomontages from several locations along the walk, discussions around construction along the Boiler Swamp Road, and other feedback and questions.
- The Portland Community Garden provides land and facilities for community projects and groups in a garden setting to building strength and resilience for the community through connection. The members have approached Neoen about the potential for funding ongoing community projects.
- Schools in the region have been invited to become involved in the project via sharing educational tools development by Neoen – the Learning Hub.



4.4 Traditional Owner Engagement

Impacts or changes to culture include effects on people's shared beliefs, customs, values, language, and dialect, as well as their local culture, heritage, and their ability to access cultural resources.

The Native Title rights holders of a portion of the land in which the Project is situated are critical Project partners to be formally engaged, participate, and contribute to the Project's planning and development process.

Neoen found that early attempts at engagement with the GMTOAC were challenged by the organisation's actions to re-establish their country and community. Damein Bell was CEO up to 2021 and led the GMTOAC achievement of World Heritage Status of their Budj Bim historical site and the discoveries made in aquaculture. With the introduction of the pandemic Neoen had further challenges to respectfully meet on country. During this time more Gunditjmarara people came back to country to participate in the exciting Budj Bim discoveries, restoration of their lake Tai Rak and created a Keeping Centre for the most treasured artifacts. Damein Bell engaged with Neoen late in 2021, initially in online meetings. He accepted that Neoen should present the Kentbruck Grenn Power Hub to the mob at an online community event. This event on 19 November 2021 with community identified significant concerns about the project and a strong desire to be directly involved in project decisions. Verbal feedback at the community presentation on the Project gathered from Traditional Owners at this meeting included:

The Kentbruck GPH is a massive project and could have the biggest impact to Country that the Gunditjmarara people have seen. – Traditional Owner

Need to understand potential impacts to the entire landscape, in addition to specific cultural heritage values. – Traditional Owner

The Project needs to provide more detail on the [Cultural Heritage Management Plan] CHMP and the Native Title timeframes and how they relate to the EES timeline. – Traditional Owner

As is common and accepted in Gunditjmarara culture, these opinions were welcome at such meetings. The GMTOAC later accepted to continue discussions with Neoen about the Project.

The GMTOAC agreed to review Neoen's draft future act notification letter and accepted a version of the letter which incorporated their comments at their board meeting in March 2022. As requested by GMTOAC, Neoen agreed to fund a Cultural Values Assessment (CVA) undertaken by an independent cultural heritage advisor, to draw out from anyone Gunditjmarara or ATSI, any information relating to the country including the entire proposed wind farm project area. This assessment will include an overarching report on the cultural landscape and cultural values of the project area including an ethnohistorical overview, discussion of the identified cultural values, mapping of specific locations of cultural value and areas of cultural sensitivity, alongside adaptive management and mitigation recommendations. This process will help inform assessment of and response to Aboriginal Cultural Heritage related to the KGPH.

In good faith, elder Auntie Denise Lovett, attended the siting of a newly proposed met mast location in May that was installed in September 2022. Before the community open day sessions held by Neoen in August, the team attended the Budj Bim Tour and gained insightful understands of Gunditjmarara country and people.

The CVA is ongoing with feedback being presented to Neoen in January 2023. The process has drawn out local community landowners with connection to country. Alongside this, Gunditjmarara elders and GMTOAC staff have been involved in the development of the Cultural Heritage Management Plan (CHMP).

An ILUA is to be agreed between GMTOAC and Neoen through the native title process is required since triggered by the proposed construction on native title land.

4.4 Complete list of community engagement approach to date

Each project at Neoen will have a unique approach eventuate to community engagement while adopting the key principles. The process for the KGPH commenced in 2019 and activities continuing since according to the plan summarised in Table 3 below. The community engagement plan for future phases of the project is adapted and tabulated in Section 7.

Table 3: Community Engagement Approach Pre-Approval

PHASE 5: PRE-APPROVAL					
Activity	Description / Format / Tools / Resources	Target Stakeholders	Practices	Timeframe	Responsibility
Engage Community Liaison Officer	The engagement of a contractor of a local representative for Neoen to undertake local tasks on a daily/weekly basis	Local Community (particularly during border closure times)	1, 2, 3, 4, 6	2020	Project Manager
Engage Regional Specialist	The engagement of a wind specialist from the western Victoria region allowed Neoen to communicate project details	Landholders, DELWP BSW, Parks Victoria	2, 3, 6, 7	2022	Project Manager
Stakeholder mapping	Create a Project Stakeholder list and confirm relationships and level of influence / interest measures are current.	Project Team	1, 2, 7	Ongoing	Community Liaison Officer Project Manager
Initiate Briefings	Engage key stakeholders to understand expectations and concerns. Utilise meetings to consult on shared benefit preferences and provide update on project approach and timing.	Council State Representatives Federal Representatives	1,2,5,6,7	Ongoing	Project Manager
Traditional Owners	Engage with Traditional Owners on country proposed for the project. Share details of design and cultural heritage management. Engage via sponsorship of a Cultural Values Assessment.	Traditional Owners	3,5,6,7	Ongoing	Community Liaison Officer Regional Specialist Project Manager
Landholder Engagement	Meet potential host landholders to offer opportunity or concerns, update on timelines and seek input to community engagement. Provide regular updates including safety and access issues as required.	Landholders GTFP	1,3,4,6,7	Ongoing	Project Manager Regional Specialist
Community Advisory Committee	Form a formal committee of community members to provide regular updates.	Community	1,2,3,6,8,9	Ongoing	Independent Chair Community Liaison Officer Project Manager

Neighbour consultation	Engage with near neighbours to the proposed project boundary. To keep neighbours informed about the project from early in the project planning process and provide opportunities to raise issues and provide feedback. To ensure that neighbours are aware of their ability to opt-in to the shared benefits program offered by the project.	Neighbours out to 5km	2,3,6,7,8	Ongoing	Community Liaison Officer Project Manager
E-newsletter	Produce regular e-newsletter (quarterly) to provide update on Project timing and approach. Invite feedback and offer further opportunities to engage	Registered stakeholders	3,4,6,7	Ongoing	Community Liaison Officer
Website	Update project website with news and local events. Update project website to include recent information on planning and pre-construction works, include relevant planning documents as required.	All	3,4,7,9	Ongoing	Community Liaison Officer Project Manager
Media	Set up media monitoring to track coverage of project construction and development.	All	1	Ongoing	Neoen Communications Manager
Community survey	Utilise deliberative polling to confirm current sentiments towards the project and provide feedback to construction team, to inform approaches to ongoing engagement and issues management.	Neighbours Glenelg shire LGA Key stakeholders	3,7		Community Liaison Officer
Stakeholder Register	Maintain Stakeholder Register.	Project Team	1,2,4,6,7	Ongoing	Community Liaison Officer
Local Portland Shop Front	1B of 111 Bentinck St has been leased by Neoen since August 2022. This	All community groups	3,4,7,9	Ongoing	Community Liaison Officer

	shop front is open and manned by the CLO 3 times a week.				
Enquiries and Complaints Register	Maintain Enquiries and Complaints register. Include current Enquiries and Complaints Procedure on project website. Monitor 1800 Project number.	Project Team	3,7	Ongoing	Project Manager
Agency engagement	Facilitate required meetings with local agencies for purposes of compiling remaining technical studies and reports prior to construction.	DELWP BSW Parks Victoria EPA ERR	6,7	Ongoing	Regional Specialist Project Manager
Special interest groups	Engage with relevant groups to provide updates and identify any opportunities for collaboration.	Community groups Environmental Groups CAC	1,4,5,6	Ongoing	Community Liaison Officer
Social Impact Assessment	Complete Social Impact Assessment and utilise findings to refine engagement and social benefit approach.	Project Team	7,8,9	COMPLETE	Project Manager Independent Consultant

4.5 Enquiries and Complaints

The community and public are encouraged to provide feedback via the survey monkey form available on the website. Information for when the project EES will be submitted and go on public display will be made available via all possible engagement activities. A Community Enquiries and Complaints Register will be initiated in the post planning approval phase to record details of neighbour and stakeholder engagement and record any concerns or issues raised. No complaints have been made to date. An Employment Register has also been established to capture interest from local and state-based suppliers and personnel interested in working on the project. This register will be shared with the EPC contractor and is expected to be maintained collaboratively between Neoen and the EPC Contractor as a living register of local workers and suppliers interested in employment with KGPH.


See [Appendix D](#) for the KGPH Enquiries and Complaints Procedure.

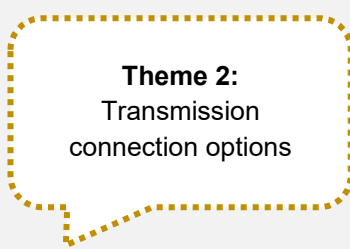
5. RESPONSE TO COMMUNITY CONCERNS

This section is focused on summarising the concerns expressed by members of the community throughout the engagement and consultation process, and how the project design and plans have responded to these concerns.

5.1 Summary of Concerns & Responses

The following provides a summary of key themes raised during deliberative and ongoing engagement:

 <p>Theme 1: Visual Impact</p>	<p>Visual impact of the wind turbines in an agricultural & coastal landscape</p> <p>While many neighbours express the view that the development of renewable energy is important the main objection among neighbours was the visual impact on their property. Neighbours closest to the Nelson end of the project have concerns over proximity and height of towers to their homes, farms and outbuildings. Community and nature groups were concerned around the visual impact from the Great South West Walk (GSWW) and key landmarks including Lake Mombeong, Bridgewater, Nelson & camp areas.</p>
Response to Theme 1	
<ul style="list-style-type: none"> - We have conducted face to face meetings with neighbours to understand their concerns and develop agreements to best mitigate the visual impacts. - Community information sessions have been run in Portland, Mt Richmond, Nelson & Heywood - The design team has optimised the location and number of turbines to limit the visual impact from properties. There have been significant changes to the layout to provide a greater buffer to the RAMSAR areas and many of the turbines initially proposed on private farmland have been removed as part of the EES process. The changes are detailed in the Project Development Chapter. - Neoen have actively engaged with the Friends of the Great South West Walk (FGSWW), made changes to the layout and moved turbines away from key areas. Wire frames from coastal areas have been presented to the groups and montages have been made available on the website. - 	

 <p>Theme 2: Transmission connection options</p>	<p>Concern for Proposed Transmission line ‘Option 2’</p> <p>Appendix F provides more detail and defines the Options.</p> <p>Neighbours, community members and Glenelg Shire Council expressed a concern that the proposed transmission line option 2, connecting the wind farm to the to the 500kV line at a proposed new sub station near Cashmore would be at a significant impact to the community especially in comparison to the alternative Option 1. Their concerns included</p> <ul style="list-style-type: none"> - their own safety particularly with regard to increase bushfire risks; - potential to limit the land use options on their properties including existing uses such as organic crops and dairy farming; - increased (over and above the wind farm component transport) impact to traffic and transport in the medium populated area during construction - devaluing of their land; and - increased (over and above the wind farm component transport) impact to traffic and transport in the medium populated area during construction.
--	---

The extent of the concern reached the media and community groups were formed and supported in number to oppose Option 2. A full internal report on this matter was prepared which led to the discussion to focus on an alternative preferred route to the existing Heywood Terminal Substation. The community were able to verbalise that the alternative Option 1 would be better for the national park (less bushfire risk to the fuel load) as well as the community.

Response to Theme 2

- Meeting with key landholders and neighbours to understand the perceived and real impact of the project on their land and way of life.
- Feedback form invited responses directly on this topic.
- Responding to questions from members of the Facebook Group and community meeting held 31st January 2021
- Decision from Neoen to discontinue pursuing Transmission Line option 2 and sharing this information via media, newsletters, community meetings and website.

Theme 3: Ecotourism Concerns

Environmental Concerns to local flora and fauna that might impact ecotourism

Neighbours, community members and environmental groups, particularly focused around Nelson, have expressed concerns regarding wind farm and transmission line impacts to native flora and fauna. The area attracts ecotourism and some local businesses and many volunteer organisation have been setup in this area to draw on the local pristine ecologies..

Response to Theme 3

- The project design and study has been in depth for species including Brolga and Southern Bent Wing Bat and other threatened bird species. Turbine buffers have been adopted where appropriate. Results of these studies have been shared in information sessions with the community including access to discuss points with ecologists.
- Design modifications have been adopted to avoid wetland areas.
- Construction methodologies have been adapted to consider the environmentally sensitivities where avoidance was not possible
- Turbine design modifications have been adopted in the best way to avoid bird and bat strikes.
- Ecotourism organisations have been consulted with and discussions regarding mutual benefits are ongoing

Theme 4:
Construction & operation impacts

Effect of traffic, dust, safety concerns, noise, fire risk, social impacts on the local community

Neighbours and community members have expressed a range of concerns about the impact of the construction period on their community, including:

- Traffic, dust and noise impacts on surrounding properties
- Potential bushfire risk during summer
- Accommodation impacts of a large workforce on an already stretched regional rental market
- Social impacts of a large external workforce in a small community. With two other wind farms constructed in the region, there are concerns about behavioural incidents.

Response to Theme 4

- Neoen will consult and communicate with neighbours about how construction will impact on the land and identify areas of concern with neighbours.
- Neoen will share projected timeframe with neighbours of construction process and likely impacts at each stage to help them with farming or business operations.
- Neoen will consult with neighbours regarding plans to seal/ bitumise roads pre-construction
- Neoen will have its own insurance policy in place to provide coverage in the unlikely event that wind farm equipment is damaged by fire, and a Bush Fire Management Plan will include procedures to deal with a fire on site and requires water to be kept on site for that specific purpose.

Theme 5:
Indigenous sites, tangible and intangible artefacts

Indigenous sites, tangible and intangible artefacts of the Gunditjmarra Native Title Rights Holders.

Neoen have engaged with the Traditional Owners of the land, the Gunditjmarra people. Initial meetings identified that Gunditj Mirring Traditional Owners Aboriginal Corporation (GMTOAC) were rights holders of the land not Stakeholders.

Gunditjmarra community concerns were:

- What artefacts lay beneath the pine plantation floor
- The land had been in private ownership for a number of generations so there were no recorded sites or historical records

Response to Theme 5

- Neoen met with key staff members of GMTOAC and provided a video and presentation of the project, its footprint and the transmission line crossing The Cobboboonee National Park.
- GMTOAC members were given an opportunity to ask questions of the project and share their views.
- GMTOAC accepted a Notice of Intent from Neoen in regards to negotiation of an CHMP and potential ILUA.
- GMOTAC advised Neoen of the need for a Cultural Values Assessment (CVA) to detail not only the tangible but intangible cultural values of the area.
- Neoen and GMOTAC staff walked the proposed project site and gained a mutual understanding of the project, its impacts of the land in relation to cultural significance to the Gunditjmarra people.
- GMOTAC have commission the Cultural Values Assessment to take place in September/October 2022

Theme 6:
Access to economic opportunities

Employment opportunities for local residents

There is a perception that large civil projects come with their own workforce and that despite assurances, KGPH will offer few opportunities for local employment. There have been several renewable projects in the area over the past 20 years. These have been constructed with a mix of imported and local products. More recently there has been a windfarm under construction where local business' have not had the opportunity to quote or become involved. There is a keen interest from local suppliers and jobseekers, and they are keen to take advantage of opportunities to develop new skills or develop their business for this market. While many suppliers are enthused about the opportunities that the wind farm project could offer, they are unsure how their business could expand and then contract to meet the changing work environment.

Response to Theme 6

- Neoen have developed a job and supplier registry to be able to communicate opportunities at each stage of the process, such as setting up an Industry Capability Network (ICN) gateway to enable suppliers to provide information on what services they can provide.
- Project updates have been emailed to stakeholders who have expressed interest in working on the project on a regular basis.
- CAC meetings have provided members and organisations such as but not limited to Committee of Portland, local community members, Council representatives and community members.
- Neoen have shared at a CAC meeting a community information video in September 2019 about the local economic and community benefits that Numurkah Solar Farm brought to the surrounding Shepparton area to demonstrate how another nearby project brought benefits and did not create disturbances within the economy or community. (<https://www.youtube.com/watch?v=OdxI0ZLvavE>).
- Neoen are developing a Local Participation Plan to maximise the local business opportunities on the Project, to ensure adequate lead-in time for local businesses to be able to build their capacities and to prepare the workforce for the opportunities.
- Neoen will continue to meet with local businesses, industry bodies and regional economic development networks to share information and prepare for the construction period.
- Further engagement to monitor/evaluate this approach

6. COMMUNITY BENEFIT SHARING

While the engagement strategy for KGPH will ensure a fair and equitable engagement process, community benefit sharing will deliver long-term, equitable outcomes over the life of the Project.

Benefit sharing initiatives have been designed to deliver benefits to stakeholders within the host community in a way that aims to meet their needs and aspirations. Specifically, our objectives are to:

- deliver lasting, significant and meaningful improvements to the community surrounding KGPH
- provide a clear rationale for benefit programs
- ensure a wide range of different stakeholder groups benefit from KGPH
- empower the community to negotiate and shape the design and implementation of different benefits
- ensure flexibility so that benefits continue to reflect the needs of the community over time
- build support for renewable energy in the Portland/Nelson area generally.

Benefit sharing, by definition, provides a ‘return’ to the KGPH host community; this can be financial, a portion of revenue and/or the provision of specialist skills, equipment, labour and knowledge. Benefits work best when communities and proponents collaborate on common goals, policies and programs that deliver mutual outcomes for both parties. In best practice, communities can be empowered to design and deliver complete benefit sharing programs, given they are best placed to understand the needs and priorities of the host community.

KGPH has utilised both collaboration and empowerment to design its Community Benefit Sharing Plan (CBSP). The majority of benefit sharing initiatives will be delivered after Financial Close and during the construction and operations phase of the Project.

6.1 Scope of the CBSP

Initiatives and programs under the CBSP are broad, showing how community benefits have been considered as part of the many different streams of work being delivered as part of the Project. For transparency, some exclusions are necessary. These are:

- required activities under our permit conditions, such as for visual screening
- annual council rates payments or fire levies (where applicable)
- host landowner payments
- the value of local jobs and investment (noting that a portion of this is captured in our Social Procurement Plan).

6.2 Program outline

As a project initially devised and led by the local community, Neoen considered it imperative that KGPH Social Benefits were tailored to local circumstances, culture and need. Additionally, given Neoen’s intent to be a long-term business owner in the area the benefits will ideally bring lasting benefit to the local area.

Planning for social benefits has been informed by ongoing community / stakeholder engagement and information gathered via the Project’s Social Impact Assessment.

Formal and informal methods were used to collect community and stakeholder views on specific benefit sharing approaches they considered to be appropriate, proportional and effective. These methods include:

- Landholder interviews
- Stakeholder meetings
- Community drop in sessions and surveys
- Feedback forms
- Informal engagement through phone calls

Through this consultation, and by using insights from Neoen’s own investigations into the regional community, six consistent community expectations or ‘values’ relevant to KGPH’s development were identified.

Figure 6: Six consistent community expectations



These key themes were used to inform the formulation of a transparent and mutually beneficial Community Benefits Sharing Program for the Portland/Nelson community. The themes will also be carried across into other relevant work streams, notably Social Procurement.

Further, Neoen has recently developed a 'Sustainability Framework' to advance responsible and sustainable commercial, environmental and social practices across its global enterprises. Specifically, this Framework encourages and supports initiatives to develop local economies by promoting renewable energy, facilitating access to electricity and supporting local economic development projects. This Framework will also be referenced in development of the KGPH social benefit approach.

6.3 Stakeholders

Nominating distinct stakeholder groups is critical to the development of a fair and equitable CBSP. This enables benefits to be tailored specifically to each stakeholder group's needs.

The following key stakeholder groups are key targets of KGPH's CBSP and will be considered as priority recipients of social benefits:

- **Near neighbours** – defined as those within 500 metres of KGPH with potential to be impacted by the Project's construction and operation.
-
- **Portland/Nelson community** – the townships closest to the Proposed development and distinct from larger regional hubs, such as Warrnambool (KGPH is within 8km radius of the Nelson town centre).

The wider community is also likely to have a strong interest in KGPH and the benefits that the project will deliver. Stakeholders from within the Glenelg Shire **Local Government Area**, the geographic area of the Warrnambool City Council and Mt Gambier City Council, will be considered secondary stakeholders during development and implementation of the KGPH CBSP.

Ongoing engagement will seek to confirm community stakeholders' degree of satisfaction with the KGPH CBSP and the value of Neoen's contributions within the region.

Given the project is currently in the pre-construction phase, scope also remains to identify and deliver new benefit options, as the Project moves into construction and operations.

6.4 Program Model

The following tables illustrates the structure of the proposed KGPH CBSP:

Table 4: Near neighbour Benefit-sharing

Near Neighbours				
Benefit	Summary	Scope for stakeholder co-design	Indicative budget	Timing
Neighbour Benefit Program	Yearly payment to close neighbours depending on location and quantity of close turbines	Low - goodwill gesture from Neoen which does not place any requirements on the neighbour	~\$200,000 (TBC) p/a (30 years)	During project operating life

Table 5: Community Benefit-sharing

Nelson/Portland community				
Benefit	Summary	Scope for stakeholder co-design	Indicative budget	Timing
Sponsorship	Early-stage sponsorship of community activities (Football club, playground development)	High - one-off funding provided to eligible community groups on receipt of community-led proposals	\$20,000	Implemented during planning & post DA phases
Community Benefit Fund	\$150,000 annual fund for eligible local projects	Community members on grants committee	\$150,000 p/a (30 years)	Co-design underway for implementation at start of operations
Education Initiatives	Learning Hub Renewable education resources for yr 5-6 and yr 7-8	Medium – Schools access and implement Learning Hub resources for local schools	n/a	Ongoing
Construction in the Community	In-kind construction / technical support for delivery of new community assets	High - funding will be directed towards community-planned initiatives	\$50,000	Offered during Construction Phase
Artwork	Project artwork that celebrates local culture & renewable energy	Med – Neoen welcomes community input on themes and artists	\$50,000 approx.	Towards end of construction / early operations
Ecology fund	\$1,000,000 annual fund dedicated to ecological preservation	Community groups and nature preservation	\$1,000,000 p/a (30 years)	Co-design underway for implementation at start of operations

Table 6: Gunditjmara Benefit-sharing

Gunditjmara				
-------------	--	--	--	--

TBD Jan 2023			

6.4.1 Major initiatives - details

Neighbour Benefit Program

As the stakeholder group most likely to be impacted by the proposed KGPH project, a Neighbour Payment Program will be established to provide a significant financial benefit to nearby neighbours. These funds will be provided to neighbours out 3.5km from the Project, the details of the offer are provided in [Appendix B](#).

An indicative total budget of ~\$200,000 p.a. will be provided to near neighbours. Acceptance of funding will be unconditional and will not limit neighbours from objecting or registering complaints.

Community Benefit Fund

Neoen is proposing an annual Community Benefit Fund of \$150,000 for KGPH for the purpose of delivering tailored community benefits to the communities of Nelson and Portland and the immediate local region. The fund will be administered by the Community Enterprise Foundation, the philanthropic arm of the Bendigo and Adelaide Bank (which administers Neoen’s community funds across its portfolio).

To ensure community oversight and involvement in the design and allocation of this Fund, an Advisory Committee will be established. Members will be made up of:

- 1 host landowner representative
- 2-3 local community group representatives
- 1 Glenelg Shire Council representative
- 1 Neoen KGPH Project representative

Applications will be invited that align with themes identified by Neoen in consultation with the community, and those in proximity to the project will be prioritised.

Support for priority outcome jobseekers & businesses

Neoen will develop a Local Participation Plan to maximise the jobseeker and business opportunities on the KGPH project.

the Local Participation Plan will see Neoen and its EPC contractor utilise their spending power to cultivate and deliver genuine social benefits within the community. Initiatives will specifically focus on the development and uplift of the following socio groups:

- Aboriginal Victorians
- Women’s safety and equality
- Disadvantaged members of the community, specifically young people.

Given the project’s environmental credentials, the Project will also apply a close focus to environmentally sustainable outcomes that can stem from social procurement and socially responsible business practices.

Additionally, Neoen has developed promotional videos to provide ‘shared wisdom’ from suppliers to its other wind farms. These videos have been distributed locally, giving local community and suppliers valuable intelligence on what to expect when tendering, working and living nearby to a Neoen wind Farm.

6.5 Implementation

Ongoing delivery of the KGPH CBSP will have oversight from the Community Engagement Lead and Project Manager. As a priority, community stakeholders will continue to be involved in the design and implementation of suitable social benefit program approaches so that genuine value is provided to the host community throughout construction and operations.

Management and expenditure related to Social Benefits will be managed at a project level once Financial Close is obtained.

7. COMMUNITY ENGAGEMENT PLAN

The following plan outlines recommended measures for delivering ongoing, consistent engagement for each remaining stage of the KGPH Project.

Measures have been designed in consideration of the expectations of all stakeholders engaged to date and aim to specifically mitigate social impacts and ongoing stakeholder concerns.

Table 6: Pre-construction engagement

PHASE 5: PRE-CONSTRUCTION					
Activity	Description / Format / Tools / Resources	Target Stakeholders	Purpose/Practice	Timeframe	Responsibility
Stakeholder mapping	Revisit Project Stakeholder list and update. Confirm relationships and level of influence / interest measures are current.	Project Team	Inform 1, 2, 7	Ongoing	Community Liaison Officer Project Manager
Re-initiation briefings	Re-engage with key stakeholders to confirm expectations and concerns – update in register. Utilise these meetings to consult on shared benefit preferences and provide update on project approach and timing.	Council MPs Traditional Owners	Involve	Ongoing	Community Liaison Officer Project Manager
Landholder engagement	Re-engage with host landholders to address any emerging issues or concerns, update on timelines and seek input to community engagement. Provide monthly updates with GTFP and safety and access updates as required. One-on-one meetings Landowner updates & drop-ins Invitations & involvement in community events	Landholders	Involve	Ongoing	Community Liaison Officer Regional Specialist Project Manager

Neighbour consultation	Engage with near neighbours specifically in lead up to construction and utilise these meetings for the purpose of establishing neighbour payments. To keep neighbours informed about the project from early in the project planning process and provide opportunities to raise issues and provide feedback. To ensure that neighbours are aware of their ability to opt-in to the shared benefits program offered by the project.	Neighbours out to 5km	Involve	Ongoing	Community Liaison Officer Project Manager
E-newsletter	Produce further editions of e-newsletter (quarterly) to provide update on Project timing and approach. Invite feedback and offer further opportunities to engage	Adjacent neighbours Glenelg LGA Key stakeholders	Involve	Ongoing	Community Liaison Officer
E-database	Include promotion of website function for subscription to email updates and stakeholder comms as required.	All	Inform	Ongoing	Community Liaison Officer
Website	Update project website with news and local events. Update project website to include recent information on planning and pre-construction works, include relevant planning documents as required.	All	Inform	Ongoing	Community Liaison Officer Project Manager
Project Fact sheet	Update Project Fact Sheet, provide during stakeholder and	All	Inform	Ongoing	Community Liaison Officer Project Manager

	neighbour meetings or as required.				
Local business community information session	Host and run an information session for local businesses to find out about supply packages and provide support to tailor tenders. Potentially coordinate in conjunction with Council.	Local businesses (suppliers)	Collaborate		Community Liaison Officer Project Manager
Media	Set up media monitoring to track coverage of project construction and development.	All	Inform	Ongoing	Community Liaison Officer Project Manager
Community survey	Continue community survey with recipients that are representative of the local community. Utilise deliberative polling to confirm current sentiments towards the project and provide feedback to construction team, to inform approaches to ongoing engagement and issues management.	Neighbours Glenelg shire LGA Key stakeholders	Involve		Community Liaison Officer SIA team
Stakeholder Register	Maintain Stakeholder Register.	Project Team	Inform	Ongoing	Community Liaison Officer Project Manager
Enquiries and Complaints Register	Maintain Enquiries and Complaints register. Include current Enquiries and Complaints Procedure on project website. Monitor 1800 Project number.	Project Team	Inform	Ongoing	Project Manager
Traditional Owners	Engage further with Traditional Owners for purposes of sharing details of detailed planning outcomes on cultural heritage	Traditional Owners	Collaborate	Ongoing	Community Liaison Officer Regional Expert Project Manager

	management. Engage further in the Cultural Values Assessment. Engage with Traditional Owners in regard to employment and training opportunities				
Social Impact Assessment	Complete updated Social Impact Assessment and utilise findings to refine engagement and social benefit approach.	Project Team	Inform	COMPLETE	Project Manager
Agency engagement	Facilitate required meetings with local agencies for purposes of compiling remaining technical studies and reports prior to construction.	Regulatory Authorities EPA	Involve	Ongoing	Industry Expert Project Manager
EPC Input	Host pre-tender workshops for potential EPCs to understand Neoen social procurement requirements. Prepare a 'Community Context' fact sheet for EPC contractor and subcontractor to ensure they are informed of local community, context and key issues.	EPC	Inform	Ongoing	Project Manager Community Liaison Officer
Social procurement	Initiate engagement with key stakeholders to identify opportunities the project can offer to Aboriginal Victorians, Disadvantaged groups and Women.	Community groups, local businesses and networks	Collaborate	Ongoing	Community Liaison Officer Project Manager
Special interest groups	Continue to engage with relevant groups to provide updates and identify any opportunities for collaboration.	Community groups Environmental Groups CAC	Involve	Ongoing	Community Liaison Officer

Table 7: Construction engagement

PHASE 6: CONSTRUCTION					
Activity	Description / Format / Tools/Resources	Target Stakeholders	Purpose	Timeframe	Responsibility
Start of construction media	Issue proactive media release to mark start of construction. Highlight local benefits and local employment targets, approach and outcomes.	Media	Inform		Head of Communications
Start of construction event	Host event for Landholders to mark start of construction. Introduce Construction Manager and EPC and invite feedback on planned approach to monitor for new issues/concerns.	Neighbours	Involve		Construction Manager
Key stakeholder meetings	Further meetings with key stakeholders to introduce Construction Manager and EPC where necessary. Invite feedback on planned approach to monitor for new issues/concerns.	Council MPs Regulatory Authorities Local community groups	Involve		Project Manager Construction Manager EPC
Site signage	Provide informative site signage in addition to minimum compliance signage. This will include contact details for the community.	All	Inform		Construction Manager
Community Benefit Fund	Establish Community Benefit Fund Advisory Committee via local advertising and newsletter coverage and host first meeting. Provide and agree on Terms of Reference.	Council Neighbours Portland/Nelson Community General community	Empower		Head of Engagement Construction Manager
Building capacity for local employment	Continue discussions, face to face introductions with key employment and economic representatives to	Local suppliers Local workers	Inform	Ongoing	Participation Manager

	establish best means of supporting local hire objectives with EPC.				
Social procurement	Continue engagement with key stakeholders to engage organisations that work directly to offer opportunities to Aboriginal Victorians, disadvantaged groups and Women.	Traditional Owners/ Aboriginal Businesses Local NFP Employment agencies Schools	Collaborate	Ongoing	Participation Manager
Community e-newsletter	Continue production of community e-newsletter and provide updates on construction as required. Deliver to neighbours within 3 km and email to key stakeholders and community database.	Neighbours Key stakeholders	Inform	Ongoing	Construction Manager Community Liaison Officer
Transport route engagement	Consider additional stakeholders impacted by transport route, site deliveries and commence targeted engagement in advance of transport occurring.	Transport route residents Australia Post local service	Involve	TBC	Construction Manager
Neighbours	Continue close engagement with neighbours to inform of project progress, timings and monitor for issues as they arise. Implement use of construction amenity fund as required to mitigate impacts.	Neighbours	Collaborate	Ongoing	Construction Manager Community Liaison Officer
Emergency Services	Continue to engage with CFA and other emergency services to ensure project supports local emergency response.	Emergency services	Inform	TBC	Construction Manager
Ongoing media and community outreach	Continue to provide factual, informative media stories to local paper for the purposes of updating community/stakeholders on project achievements and deliverables	Media Portland/Nelson community Benalla LGA	Inform	Ongoing	Head of Communications

	against social benefit and local procurement plans.				
Enquiries and Complaints Register	Maintain Enquiries and Complaints register and respond in line with procedure. Monitor 1800 Project number and website enquiries. Periodically report feedback from this process to Construction team to adjust approach / engagement plans if required.	Project Team	Inform	Ongoing	Construction Manager
Key stakeholder tours	Provide an in person experience of wind farm construction by providing key stakeholder site tours, hosted by Neoen and EPC. Utilise initiative as opportunity for media if appropriate.	Council MPs Chamber of Commerce Community groups	Involve	TBC	Community Liaison Officer
Community engagement monitoring and review	Periodically monitor / assess quality, timeliness and reach of engagement initiatives. Confirm engagement plan is meeting proposed objectives.	Project Team	Inform	Ongoing	Head of Engagement

Table 8: Phase 7 engagement

PHASE 7: OPERATIONS					
Activity	Description / Format / Tools/Resources	Target Stakeholders	Purpose	Timeframe	Responsibility
Start of operations media/event	Consider running start of commercial operations event and media announcement. Invite key stakeholders, neighbours as opportunity to share the outcomes delivered by the Project to date.	Media Neighbours Council MPs Special interest groups Project Team	Inform	COD	Head of Communications Asset Manager
E-newsletter	Annual e-newsletter to detail approach to asset management and to support transition into operations.	Neighbours Portland/Nelson community	Inform	COD	Asset Manager
Neighbour relations	Maintain relations with immediate neighbours via direct communications, involvement in wider community activities	Neighbours	Involve	Ongoing	Asset Manager

	and provision of an annual onsite event. Utilise neighbour communications for early identification of issues and risks (i.e. noise).				
Enquiries and Complaints Register	Ongoing implementation of formal Enquiries and Complaints Procedure to ensure ongoing best-practice management of community contacts. Maintain 1800 Project number.	All	Involve	Ongoing	Asset Manager
Incident Response Procedure	Specific communications and engagement input to incident management to ensure community and stakeholder perspective included (i.e. media management, neighbour notifications).	All	Inform	Ongoing	Asset Manager
Community outreach	Provision of site tours and/or speaking engagements to relevant groups including MPs, Councils, Business Authorities and Schools.	Glenelg LGA	Involve	Ongoing	Asset Manager
Community Benefit Fund	Implement annual community grants commitment each year, to run for the life of the asset. Implementation includes planning, activation (advertising and stakeholder comms), media, and liaison with social benefit partners in collaboration with the Grants Committee.	Neighbours Council Portland/Nelson community Benalla LGA	Empower	Ongoing	Asset Manager
Council and Emergency Services meeting	Maintain periodical meetings with the Council Mayor and General Manager (Council, quarterly). Maintain annual site meetings with CFA prior to bushfire season.	Emergency Services Council	Collaborate	Ongoing	Asset Manager
Website	Maintain the existing KGPH website and update with relevant operations, news and community news as required. Maintain as primary source of detailed project information.	All	Inform	Ongoing	Asset Manager
Industry advocacy	Proactively identify opportunities to promote KGPH Operations to broader energy industry (i.e. conferences, memberships). Respond to industry requests for asset operations data for purposes of research and advocacy.	Energy industry	Involve / collaborate	Ongoing	Asset Manager

Table 9: Phase 8 engagement

DECOMMISSIONING
<p>As part of the responsible management of all assets, Neoen develops a Decommissioning Plan in the Project's later years. The DA may requires this 2 months prior to decommissioning (to be confirmed once conditions of consent are received). Engagement with neighbours and key stakeholders remains a key activity prior to and through this phase.</p> <p>An engagement plan will be developed alongside the KGPH Decommissioning Plan and will include the following essentials:</p> <ul style="list-style-type: none"> – Continuation of the Enquiries and Complaints Procedure, 1800 number and website – Collaboration with Council and key community groups to forward-plan for any impacts to the socio/economic status of the region – Informative communications on the approach to decommissioning, timing, impacts and mitigation of environmental concerns – A structured approach to ensure the site can return to full grazing / agricultural land use, in close cooperation with landholders – Support for onsite personnel to transition to other employment in the area – Support for community groups and grant recipients to sustain partnership programs and initiatives.

8. REPORTING & EVALUATION

Neoen is committed to continually improving its approach to engaging with the community and how it works to shape mutually beneficial plans and initiatives.

Evaluation is not a stand-alone or isolated process. Evaluation is an integral and on-going component of every communication and engagement activity. Evaluation is also a vital element for forward planning and can provide a strategic basis for decisions about issues, including the allocation of resources.

Evaluation and monitoring will be used to guide the ongoing delivery of community engagement and the overall development of KGPH.

8.1 Objectives of monitoring and evaluation

The key objectives of monitoring and evaluation are to:

1. Measure anecdotal levels of community and stakeholder support for KGPH and the project team with the view to improving this over time and / or changing the engagement approach if key issues emerge.
2. Verify that stakeholders and community members are provided with regular and diverse opportunities to be involved (or empowered) in planning, delivery and assessment of community benefits and outcomes.
3. Monitor the number of complaints made in relation to the KGPH project and Project Team efficacy in responding to these in an efficient, timely manner.
4. Evaluate the measurable benefits of any community benefits or formal community engagement initiatives.

The following table provides details of monitoring and evaluation methods that will be utilised by the KGPH Project Team.

Table 10: Monitoring & evaluation methods

OBJECTIVE	HOW MEASURED?	METRIC/S	WHO/WHEN
Measure anecdotal levels of support. Adjust engagement approach in response to issues if monitoring shows these to be emerging.	Progressively evaluate delivery of Community Engagement Strategy to plan.	>80% of community engagement strategy initiatives delivered to plan.	Engagement Lead – quarterly report provided to Neoen
	Deliberative written survey of Community Grant Committee members & neighbours to determine overall satisfaction with KGPH performance.	Survey results show high satisfaction levels and indicate adherence to ‘no surprises’ engagement approach.	Engagement Lead – on commencement of construction
	Collate total number of local media articles and calculate percentage of positive coverage.	>60% positive media appearing in local/state media.	Engagement Lead – ongoing. Quarterly media report to be provided to Neoen
	Provide forms at events, briefings and via web.	>60% positive feedback forms.	Engagement Lead - as required
	Assign likely level of support to stakeholders in Stakeholder Database. Tally percentage recorded as ‘Supportive’	Initial >50% stakeholders involved in engagement initiatives perceived to be supportive of KGPH.	Engagement Lead - ongoing

OBJECTIVE	HOW MEASURED?	METRIC/S	WHO/WHEN
		Year on year improvement in result.	
Verify that stakeholders and community members are provided with regular and diverse opportunities to be involved (or empowered) in planning, delivery and assessment of community benefits and outcomes.	Track involvement / frequency of key stakeholders in specified engagement activities.	Number of key stakeholders (High Interest, High Impact) considered involved ¹ in KGPH engagement initiatives: <ul style="list-style-type: none"> – Pre Construction meetings – Grant Committee – Site briefings, etc – General communications 	Engagement Lead - as required
	Monitoring unique use of website forms.	Number of unique uses of website forms.	Engagement Lead - as required
	Measurement of specific feedback relating to perceptions of involvement (feedback forms, face to face interaction, etc).	Stakeholders self-report increased level of involvement in KGPH outcomes, or generally as an outcome of engagement.	Engagement Lead - ongoing
Monitor the number of complaints made, specifically the number of complaints that are escalated to third parties, and Project Team efficacy in responding to these in an efficient, timely manner.	Track register of enquiries and complaints received.	<ul style="list-style-type: none"> – <5 unique complaints made to KGPH per quarter. – <2 unique complaints escalated to third parties per 6 months. – >90% complaints and enquiries satisfactorily resolved within agreed timeframe. 	Engagement Lead - complaints and enquiries response times/ outcomes to be recorded in weekly project team minutes
Evaluate the measurable benefits of any community benefits or formal community engagement initiatives.	Unique number of quality initiatives delivered either as partnerships or via Grant funding.	Number and dollar value of initiatives delivered to local community that deliver improved outcomes.	Engagement Lead - quarterly social benefit performance report to be provided to Neoen
	Measurable benefits or outcomes delivered as a direct result of the KGPH Community Fund.	Target outcomes delivered as a result of community funding (e.g. new scholarships offered, training places provided, environmental gains realised, etc.)	Community Grant Administration Committee – annually. Analysis to be performed as part of group’s Terms of Reference
	Evidence Community partnerships or	Number of initiatives that provide longer-term	Engagement Lead - ongoing

¹ Involved – as per IAP2 Spectrum definition of level of engagement.

OBJECTIVE	HOW MEASURED?	METRIC/S	WHO/WHEN
	investments lead to long term 'legacy' improvements for host community.	outcomes (e.g. establish new infrastructure, provide long-term skills development, set up new social enterprises etc.)	
	Level of social recognition gained for Neoen and its partners.	Number of media/social media mentions, acknowledgement in print, at events, feedback forms from participants etc.	Engagement Lead – ongoing. Quarterly media report to be provided to Neoen

APPENDIX A: COMMUNITY ENGAGEMENT TOOLKIT



APPENDIX B: STAKEHOLDER REGISTER

Table 11: Stakeholder register - sample

Stakeholder Group	Category/Area	Contact	Address	Phone
Local Stakeholders	Stakeholder	John Kim (Mayor)	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Stakeholder	Robert Smith	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Stakeholder	Christy Moore	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Stakeholder	Steve Johnson	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Stakeholder	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Stakeholder	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Stakeholder	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
Regional Stakeholders	General Support Coordinator	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Chief Executive Officer	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	Communications & Business Development	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
State Stakeholders	State Member for District	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	State Member for South West Coast	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	State Member	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000
	State Member	John Williams	4000 Hwy 102, Kentbruck 2200	505-277-2000

APPENDIX C: NEIGHBOUR BENEFIT PROGRAM

KENTBRUCK GREEN POWER HUB

NEIGHBOUR BENEFIT SHARING

Our neighbour benefit sharing program provides neighbours with an annual payment throughout the operations phase of the project (25-30 years).

It is based on the number of turbines that are approved and constructed within certain distances of your house.



EXAMPLE NEIGHBOUR PAYMENT

In this example, there are 2 wind turbines proposed within 2-2.5km from a neighbour's dwelling, 4 turbines between 2.5-3km and 1 turbine within 3-3.5km.



Their annual neighbour benefits payment would be: **\$15,000 each year**

$$(\$3,000 \times 2) + (\$2,000 \times 4) + (\$1,000 \times 1)$$

The final amount will depend on the wind turbine layout, which will be determined following the approval of the Development Application and in the construction period. In the event that the project is built in stages, Neoen will provide an update to the community on changes to this program, the turbines proposed for construction at each stage and the associated payments.

The annual payments will begin once the project starts operating or at the execution of a Neighbour Deed, whichever is later.

The program does not prevent neighbours from expressing their views for or against the project, either privately or publicly at any time.

APPENDIX D: ENQUIRIES & COMPLAINTS

The following process has been developed in accordance with the Australian / New Zealand Standard Guidelines for complaint management in organisations and in consideration of recommendations from publications by the Australian Energy Infrastructure Commissioner:

The process for managing complaints and concerns raised by community members involves several key steps including receiving, registering, investigating, responding to and addressing complaints stakeholders.

Table 12: Complaint lodging contact details

Project website	kentbruckgreenpowerhub.com.au
Telephone number (toll-free)	1800 966 122
E-mail	contact@kentbruckgreenpowerhub.com.au
Mail	GPO Box 1950 Canberra, ACT 2601

The contact details in the above table will be published on the project’s public website, alongside an outline of the complaints and investigation process. This information will also be made available in community consultations that occur in the lead up to construction commencement, and at any community consultation that is held during the construction period.

Step 1: Receive and register a complaint

Contact is received from community members and may be received through the following methods: verbally either in person or via telephone or in written form via electronic mail and/or via the website.

It may be an inquiry, a concern or a complaint. If it is an inquiry or a concern we will respond directly to this and simply record this interaction in the stakeholder register.

If it is a complaint then the following procedure is followed:

Upon the receipt of a complaint, a set of standardised information will be collected, recorded and filed to ensure an efficient and standardised process.

The following information will be collected from community members:

- The complainant’s name and address;
- A unique reference number is to be communicated to the complainant;
- Any applicable turbine or monitoring mast reference number; and
- The complainant’s concerns including date, time, prevailing conditions and description of the complaint.

This information must then be recorded in the relevant project’s Complaints Register.

Step 2: Acknowledging complaints

A non-urgent complaint will be acknowledged by the responsible Project Manager (see Error! Reference source not found.) within 3 business days of the complaint being submitted. If it’s an urgent complaint then a response will be provided within 24 hours. This acknowledgement will be made via phone or email with any written correspondence dated and kept on file.

The acknowledgement will include:

- A summary of the complaint, with a reference number provided;
- The opportunity to clarify issues relating to the complaint or a request for further information if required;
- The proposed investigation approach; and

- An estimated timeframe in which the stakeholder can expect to receive a response.

Where a complaint can be easily resolved or is better categorised as a request by a stakeholder for additional information, it may be appropriate for the Project Manager to immediately respond to the stakeholder.

Step 3: Investigating complaints

The Project Manager is responsible for ensuring all complaints are investigated and that all reasonable attempts to seek a resolution are made. The investigation may be delegated to an appropriate Neoen staff member. Accurate records of the investigation must be maintained including records of meetings, discussions and activities.

The investigation may involve:

- Site visits, particularly in the instance of reported property damage;
- Consultation with Neoen staff or contractors, including senior management when required;
- Acquiring monitoring data and evidence (e.g. for noise or dust complaints); and
- Contacting external stakeholders.

Step 4: Responding to stakeholder/complainant

Following the investigation, the results, including details of the findings and proposed resolution, will be clearly explained to the complainant. In most circumstances, it will be at this stage that the complainant will determine if the resolution is satisfactory.

Step 5: Closing the complaint

If the process has been concluded appropriately then the Project Manager will close the complaint and make a file-note to this effect in the Complaints Register. Formal written correspondence must also be issued to the complainant confirming that the complaint has been closed.

If the complainant is not satisfied with the investigation and resolution then the complainant has a right of review. This will be undertaken by the Project Manager to ensure that the complaint process has been properly followed.

If the complainant is not satisfied with Neoen’s investigation and proposed resolution, the complainant will be advised by Neoen that they have the ability to contact the National Wind Farm Commissioner. Neoen will provide complainants with the relevant contact details, as seen in Table 17 below.

Table 13: Alternative complaint contacts

State body (as identified in DA)	Email / number
Australian Energy Infrastructure Commissioner	aeic@aeic.gov.au
Glenelg Council	enquiry@glenelg.vic.gov.au

Step 6: Recording and registering the complaint

Upon the closing of a complaint, the following information will be updated in the Complaints Register with the additional following details:

- The process of investigation that was undertaken to resolve the complaint;
- What the proposed resolution was;
- Whether this was accepted and how it was implemented;
- Whether or not the complaint has been resolved to the satisfaction of the complainant; and
- The reason why the complaint was closed.

APPENDIX E: PROJECT WEBSITE



OVERVIEW

The Kentbruck Green Power Hub is a proposed wind farm and battery storage project comprising up to 118 wind turbines and battery storage near the town of Nelson, Victoria.

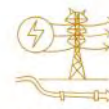
[ABOUT](#)



WIND

Wind turbines are tall structures that can capture stronger winds at higher altitudes. Turbines are generally 150-210m in height.

[FAQ](#)



TRANSMISSION LINE

A transmission line is needed so that clean energy from the wind turbines can be exported to the existing network.

[READ MORE](#)



[Click map to enlarge](#)

LOCATION

The Kentbruck Green Power Hub is located in the southwest Victoria, approximately 35km west of Melbourne. The proposed site is about 9km north Nelson and 20km from Portland.

APPENDIX F: COMMUNITY ENGAGEMENT TO INFORM PREFERRED TRANSMISSION ROUTE

Introduction

There are two options for connecting Kentbruck Greenpower Hub to the main transmission grid. These are

1. An undergrounded route along Boiler Swamp Road through the Colloboonee State and National Parks, overhead from the edge of the parks through farmland, connecting near Heathmere.
2. An overhead line to Cashmore, Victoria, through private agricultural land.



FIGURE 4.2
Land Parcels and Zoning Constraints

Image Source: ESR Overview (2021) Data source: Geospatial Analysis, DCU/EP (2021)

Both options have been presented to members of the local community by Neoen development managers and Liaison officer Kent Barker.

Kent's report concludes that the community and local government are opposed to option 2. Responses on feedback forms collected from the community resulted in significant support (93%) for option 1 over option 2. Further details of this feedback are below.

Local landowner feedback

Feedback from 13 local landowners and residents is detailed in Kent Barker's written report on pages 9-14. In summary, concerns about option 2 (both the overhead lines and the substation) included visual impact, fire risk, and impact on farming in the area including biosecurity risks during construction.

Several of the 13 local land owners specifically preferred option 1. One said that route is better because the soil and area has already been disturbed through the construction of the road, others said that the national park is for the benefit of locals and should host the transmission line.

Cultural heritage

There are also significant cultural heritage concerns about Option 2.

An archaeologist at the Gunditj Mirring said that the Heywood route is actually the "most cultural sensitive route" to choose. The fact that it triggers Native Title is an opportunity for Neoen to engage appropriately and sensitively to "community benefits" offered by the project and actually a lot of the cultural evidence will be left in the ground in areas that would have been inhabited.

There are Gunditjmarra Native Title Holder representatives living on land in the Gorae West, Cashmore and Portland areas (near Option 2) who have shown concerns about infrastructure being placed on country.

Coordinated community opposition and media

In January 2021 a group was formed to oppose the construction of the Option 2 powerline. The group was clear that they were not opposed to the Kentbruck Greenpower Hub project, but would not support the option 2 transmission line route.

A Facebook page was created called Kentbruck to Portland Windfarm Underground with 193 members within a 2-week period. A public meeting to discuss the proposal and opposition to Option 2 was organised for the 31st January 2021. Around 45 community members attended alongside local councillors Gilbert Wilson and Jayden Smith. Local environmental groups, media and concerned residents of Portland were also present. The meeting acknowledged support for renewable energy but specifically opposed transmission line route option 2.

The group has not been active since the announcement by Neoen that option 2 would not be pursued.

The Portland Observer published a news item in its Friday 22nd January 2021 edition

‘Put the lines underground’

CHALPAT SONTI

AT first glance, this isn't your usual opposition group to a development – in fact, they want it to go ahead, with one significant condition.

A group of Gorae West and neighbouring residents simply wants one of the world's largest wind farm projects, the Kentbruck Green Energy Hub, to put the transmission lines underground – and it wants the public to make their presence felt to those making the decision.

The Kentbruck project, being developed by Neoen Australia, is planned for 7500ha of actively managed and harvested plantation pine forest spread over 30km on a site owned by Green Triangle Forest Products.

At 900MW, it would be one of the world's largest wind farms, with lithium-ion battery storage of up to 1000MW.

The project is in the hands of the state government, which will decide on its and the federal government's behalf whether to give the proposal the go-ahead.

Neoen has two plans for getting the power generated at Kentbruck to the Heywood Terminal Station.

Its first option is largely underground, with 32km of transmission lines going under 15km of roads in the Cobboboonee State Forest/National Park, before possibly being overhead

lines to the terminal station.

The second route being considered is 45km of overhead wires to a substation on the 500kV transmission line north of Portland, largely going through freehold grazing land – the exact route has not been decided but lies in a "development envelope" taking in large areas between Mount Richmond and North Portland.

In its application Neoen says the selection of the route "will be defined in response to environmental, land use and topographical constraints, landholder negotiations and technical and operational requirements".

"This approach is critical as it also allows for flexibility in response to the final design of the wind farm and the corresponding electrical requirements," Neoen says.

That selection could lie in the state government's hands as its requirements could decide which route is chosen.

And that's where local residents want as many voices heard as possible, starting a group to push for the underground option.

"We're supportive of the wind farm, the jobs, development and that it's great for the environment," said organiser Cathy Radford.

"But the underground option has the lowest impact on the highest number of people while the overhead option impacts on a significant number of people."

Among them is landowner Andrew



MANY locals want the lines to go underground.

Picture: OLIVA COTTIER 210118acd1

Stephenson, who said he wasn't informed overhead lines could be going over his property when he bought it.

"It's going to impact on peoples' ability to do things on our own land," he said.

"I'm right in the guts of where they're planning to put the power lines and the substation.

"We bought it because it was a beautiful area,

a dream home and a place where everyone can come around and enjoy the serene beauty of the area.

"I'm all for the wind farm by all means but just from the community perspective option one (underground) is much more beneficial than option two (overhead).

"It just makes sense to utilise the existing



GORAE West residents Andrew Stephenson, Robert Telfer and Cathy Radford want other locals opposed to the prospect of overhead power lines going through the area as a result of the Kentbruck Green Power Hub.

Picture: OLIVA COTTIER 210118acd1

(terminal station) in Heywood. I don't see any down side."

Ms Radford encouraged those who supported the underground lines – a Facebook group set up to promote the cause had more than 70 members earlier this week – to attend a public meeting at the Gorae West hall from 2pm on Sunday, January 31, and write or email their state and federal members of parliament (Roma Britnell and Dan Tehan) and Victorian Planning Minister Richard Wynne making their views known.

"We want to be very positive and proactive in supporting option one," Ms Radford said.

"Unless people make their voices known there's still a chance they may go with the overhead route.

"Neoen have been very open in discussing the options with us and we garnered from meeting them that they prefer option one themselves.

"Anyone that feels that they have an opinion to voice will be welcome (at the public meeting)."

Her brother and fellow group member Robert Telfer also encouraged those wanting to know more about the options.

"People aren't too aware of the project, which is one of the biggest the state's seen in a very long time," he said.

"We're not a vigilante group, we're there to support the community."

Ms Radford said the group also wanted to discuss the options with the Traditional Owners, given the routes travel over Crown land.

No RSVP is necessary for the public meeting:

but anyone wanting more information from or about the group can contact it via Facebook search for "Kentbruck to Portland Windfarm Underground".

Other feedback

Opposition to transmission route option 2 has also been heard from South West Trades and Labour Council, Federal MP Dan Tehan (in writing to Neoen Australia as well as in a follow up meeting with Neoen Australia's Managing Director on 15 March 2022) and Glenelg Shire Council. The Council presented a motion to support the Kentbruck Greenpower Hub with transmission option 1 and was carried with unanimous support on 23 February 2021.

Conclusion

Kent Baker's report concludes that while community feedback on the Kentbruck Green Power Hub has been overall supportive, transmission route option 2 has been clearly opposed. As a result, the project team has focussed on developing the feasibility of transmission route option 1 – under the road through the National Park.



21 December 2022

Mr Louis de Sambucy
Managing Director
NEOON
Level 21 / 570 George Street
SYDNEY NSW 2000

Dear Mr Sambucy

Louis,

Kentbruck Green Power Hub Transmission Line

I write to provide the strongest of support for the undergrounding of the transmission line from the Kentbruck wind farm to the Heywood Terminal Station.

The community in Southwest Victoria is very supportive of the undergrounding of transmission lines from many perspectives including:

- Mitigation of fire risk, and the associated intersecting events that result in economic, social, environmental and health damages, and
- Visual amenity of transmission lines.

I understand that Gunditj Mirring are also supportive of the undergrounding of the lines, given the decreased potential disturbance of important cultural sites.

Underground power cables and transmission lines are sustainable, reliable, and visually inconspicuous and I support any project that delivers their installation underground.

Yours sincerely,


Dan Tehan MP
Member for Wannon



APPENDIX C

Workforce Accommodation Management Plan



KENTBRUCK GREEN POWER HUB

Workforce Accommodation Management Plan

FINAL

January 2024

KENTBRUCK GREEN POWER HUB

Workforce Accommodation Management Plan

FINAL

Prepared by
Umwelt (Australia) Pty Limited
on behalf of
Neoen

Project Director: **David Knight**
Project Manager: **Keira Banks**
Technical Director: **Dr Sheridan Coakes**
Technical Manager: **Dr Kate Raynor**
Report No. **21264/R03/Appendix C**
Date: **January 2024**



This report was prepared using
Umwelt's ISO 9001 certified
Quality Management System.

Disclaimer

This document has been prepared for the sole use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Umwelt (Australia) Pty Ltd (Umwelt). No other party should rely on this document without the prior written consent of Umwelt.

Umwelt undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. Umwelt assumes no liability to a third party for any inaccuracies in or omissions to that information. Where this document indicates that information has been provided by third parties, Umwelt has made no independent verification of this information except as expressly stated.

©Umwelt (Australia) Pty Ltd

Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
V1	Jessica Anagnostaras	1 September 2022	Jessica Anagnostaras	1 September 2022
V2	Jessica Anagnostaras	15 December 2022	Jessica Anagnostaras	15 December 2022
V3	Jessica Anagnostaras	8 January 2024	Jessica Anagnostaras	8 January 2024

Table of Contents

1.0	Introduction	1
1.1	Purpose of the Workforce Accommodation Management Plan	1
1.2	Development Context	1
1.3	Workforce Accommodation Overview	1
2.0	Regional Profile	6
2.1	Project Setting	6
2.2	Population and Housing	6
2.3	Housing Stress and Affordability	10
2.4	Short-Term Accommodation Profile	11
2.5	Regional Profile Summary	17
3.0	Construction Workforce Accommodation Impact Assessment	18
3.1	Accommodation Demand Modelling	18
3.2	Workforce Accommodation Assessment	19
4.0	Potential Accommodation Management Strategies	21
4.1	Focusing Accommodation On Mount Gambier And Portland	21
4.2	Delivery Of Temporary Workforce Accommodation	21
4.3	Reuse Or Development of Longer-Term Accommodation	22
5.0	Conclusion	23
6.0	References	24

Figures

Figure 1.1	Workforce modelling scenarios: Employment generated during the Construction Phase, Victoria	2
Figure 1.2	Construction Workforce Histogram	4
Figure 1.3	Construction Workforce Histogram: Phased Construction Approach	5
Figure 2.1	Median House Value	9
Figure 2.2	Dwellings Approvals (LHS) and Values (RHS) in Glenelg Shire LGA	10
Figure 2.3	Rental Affordability Index	11
Figure 2.4	Great Ocean Road Overnight Visitor Travel Purpose – Year Ending December 2019	13
Figure 2.5	Forecast Overnight Trips to Great Ocean Road, 2016–17 to 2026–27	13
Figure 2.6	Short-Term Accommodation Occupancy Rates	15
Figure 2.7	AirBnB occupancy rates, 2022	16
Figure 2.8	Split of Visitor Nights in Commercial Accommodation Type (LHS) by Occupancy Rate (RHS), 2019	16

Tables

Table 2.1	Key Proximal Townships and Selected Indicators	7
Table 2.2	Vacancy Rate and Median Rents by Locality	9
Table 2.3	Number of Visitors, Share, and Proportional Change: Great Ocean Road	12
Table 2.4	Number of Visitors and Share by Sub-Region: Great Ocean Road, 2019	12
Table 2.5	Bed availability By Accommodation Type for Selected Localities	14
Table 2.6	Tourist Region Accommodation Snapshot	15
Table 3.1	Accommodation demand modelling	18
Table 3.2	Scenario 1 (75% Non-local Hire/ 25% local hire): Portland and Mount Gambier Workforce Accommodation Scenario – 85% Occupancy/ 15% Vacancy. Assumes peak non-local workforce of 262 people.	19
Table 3.3	Scenario 2 (50% Non-Local Hire): Portland and Mount Gambier Workforce Accommodation Scenario – 85% Occupancy/ 15% Vacancy. Assumes peak non-local workforce of 175.	20

Appendices

Appendix A	Accommodation Profile
------------	-----------------------

1.0 Introduction

Neoen Australia Pty Ltd (Neoen) is proposing a renewable energy development, known as the Kentbruck Green Power Hub (the Project), comprising a wind energy facility (wind farm) associated infrastructure. The Project would be mostly located in an actively managed and harvested pine plantation in southwest Victoria, between Portland and Nelson, in the Glenelg Shire Council Local Government Area (Glenelg LGA).

1.1 Purpose of the Workforce Accommodation Management Plan

The purpose of this Workforce Accommodation Management Plan (WAMP) framework is to outline an approach for the management of social impacts and opportunities associated with the construction of the Kentbruck Green Power Hub, specifically as they relate to Project specific workforce accommodation.

This framework provides a baseline accommodation study and indicative accommodation options. It has been developed in response to a request from the Glenelg Shire Council, based on anticipated accommodation shortages in the Glenelg LGA.

Findings from this WAMP draw on data collected during the development of the Social Impact Assessment for the Project. It is based on findings from a survey of existing accommodation providers in the social locality, interviews with key stakeholders and aggregated data from AirDNA and Tourism Accommodation Data.

It is intended that this document will be developed into a detailed strategy prior to construction.

1.2 Development Context

The Project is located in southwest Victoria within the Glenelg Shire local government area (LGA). The closest township to the Project is the small community of Nelson (population 191), approximately 3 km to the west, on the banks of the Glenelg River (Glenelg Shire Council, 2020). The City of Portland (population 11230) is the closest regional centre and is the largest settlement in the Glenelg LGA. The South Australian border is approximately 5 km west of Nelson with the regional centre of Mount Gambier (population 26878) in State of South Australia, approximately 40 km from the Project Area. Mount Gambier services surrounding communities given its central location between Adelaide and Melbourne and hosts a large transport industry. The regional centre of Warrnambool (population 35,000) is the largest regional city in proximity to the Project and is about 150 km to the east.

1.3 Workforce Accommodation Overview

Neoen estimates that 350 employees (total headcount) will be required during the construction phase of the Project, comprised of domestic and international contractors across a range of key project activities, that work on a casual basis, part-time or full-time.

Aside from direct employment opportunities associated with the development itself, the employment benefits are expected to extend through local supply chains to include fuel supply, vehicle servicing, uniform suppliers, hotels/motels, B&B's, cafés, pubs, catering and cleaning companies, tradespersons, tool and equipment suppliers and many other businesses.

Aurecon (2022) were contracted by Neoen to prepare an Economic Impact Assessment with a range of workforce modelling scenarios included for the Project. In this report, a set of assumptions regarding the expected location of businesses and people involved in the construction process for the Project were identified.

The report (Aurecon, 2022) identified that the Project will support an average of 253 FTE workers directly employed by Neoen across the Project’s 2-year construction period, with the workforce peaking at 340 FTE roles over a 6-month period (refer **Figure 1.1**).

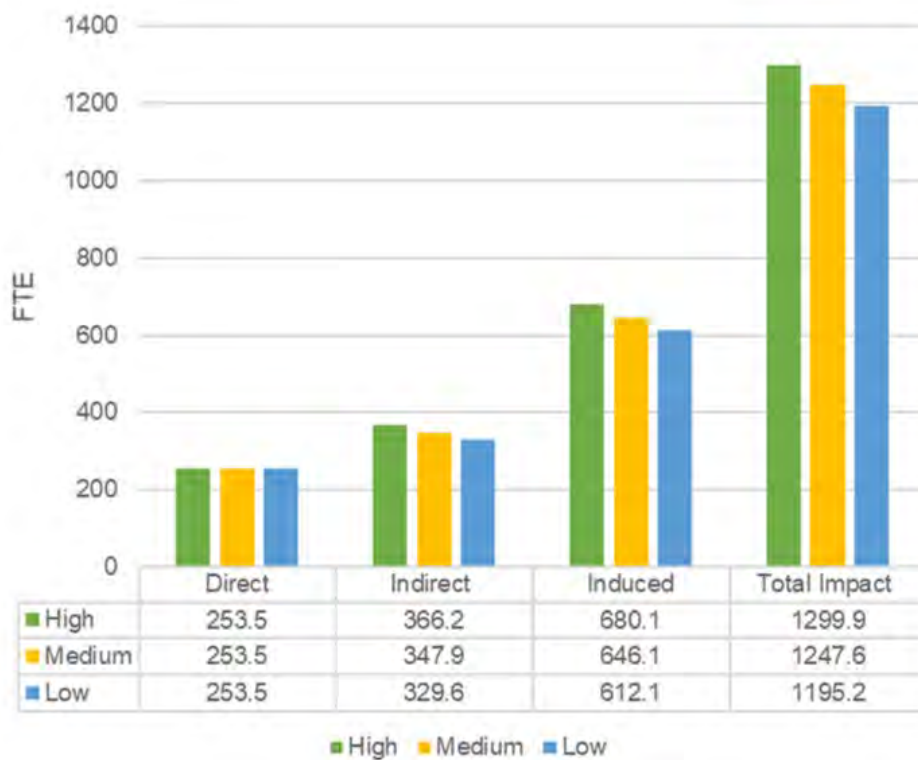


Figure 1.1 Workforce modelling scenarios: Employment generated during the Construction Phase, Victoria

Source: Aurecon, 2022.

A histogram of anticipated workforce numbers by Neoen is provided in **Figure 1.2** and **Figure 1.3** based on two potential construction approaches. Scenario One (**Figure 1.2**) assumes construction happens in one phase, leading to a peak of 340 employees. Scenario Two (**Figure 1.3**) applies a two-stage construction approach, reducing the overall peak numbers of workforce and extending construction time from 24 to 29 months.

As per the Economic Impact Assessment (Aurecon, 2022), stakeholder engagement with key local employment contacts, and assessment of local employment factors conducted in the SIA, it was identified that sourcing at least 25% of labour force locally or a maximum of 88 people from the Glenelg LGA has been deemed feasible.

Utilising the above figures from the Economic Impact Assessment, the following workforce accommodation assumptions have been made based on two scenarios. In both scenarios, 'local' refers to workers who may reside within a 1.5-hour drive of the site, including Warrnambool and Mount Gambier.

- Scenario One (more likely) – 25% local employment or a peak of 88 people from within a 1.5-hour drive.
- Scenario Two (less likely) – 50% local employment, or a maximum of 175 workers employed locally, assuming changed labour conditions by 2024 and a reversion to long-term unemployment rates of greater than 4.8% (data indicated for the Glenelg LGA unemployment rates at the 2006, 2011, and 2016 census).

Given the above assumptions, it is estimated that the total non-local hired workforce will peak at a maximum 255 FTE workers over a 6-month period. It is therefore assumed that the project will result in a maximum demand of 255 beds of additional accommodation during peak construction activities.

The occupation structure for key jobs during construction will be largely comprised of operators, project managers, mechanical management, labourers, installation experts and technicians. The construction period of the solar farm is expected to commence in 2024.

Please note in the section that the impact of a staged construction approach to the project will result in a lower demand on local accommodation. Finally, note that this section will be updated pre-construction.

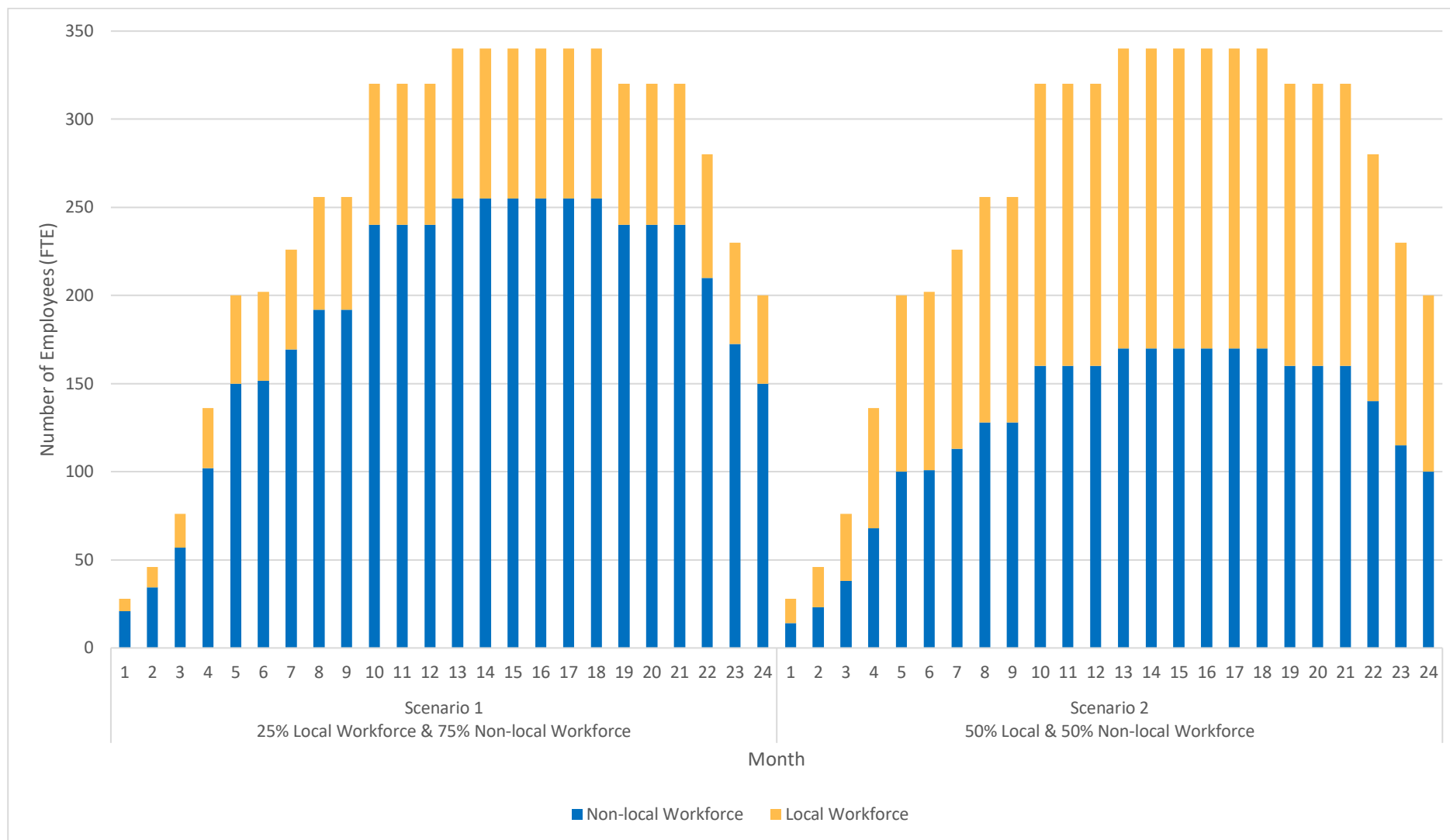


Figure 1.2 Construction Workforce Histogram

Source: Neoen, 2022.

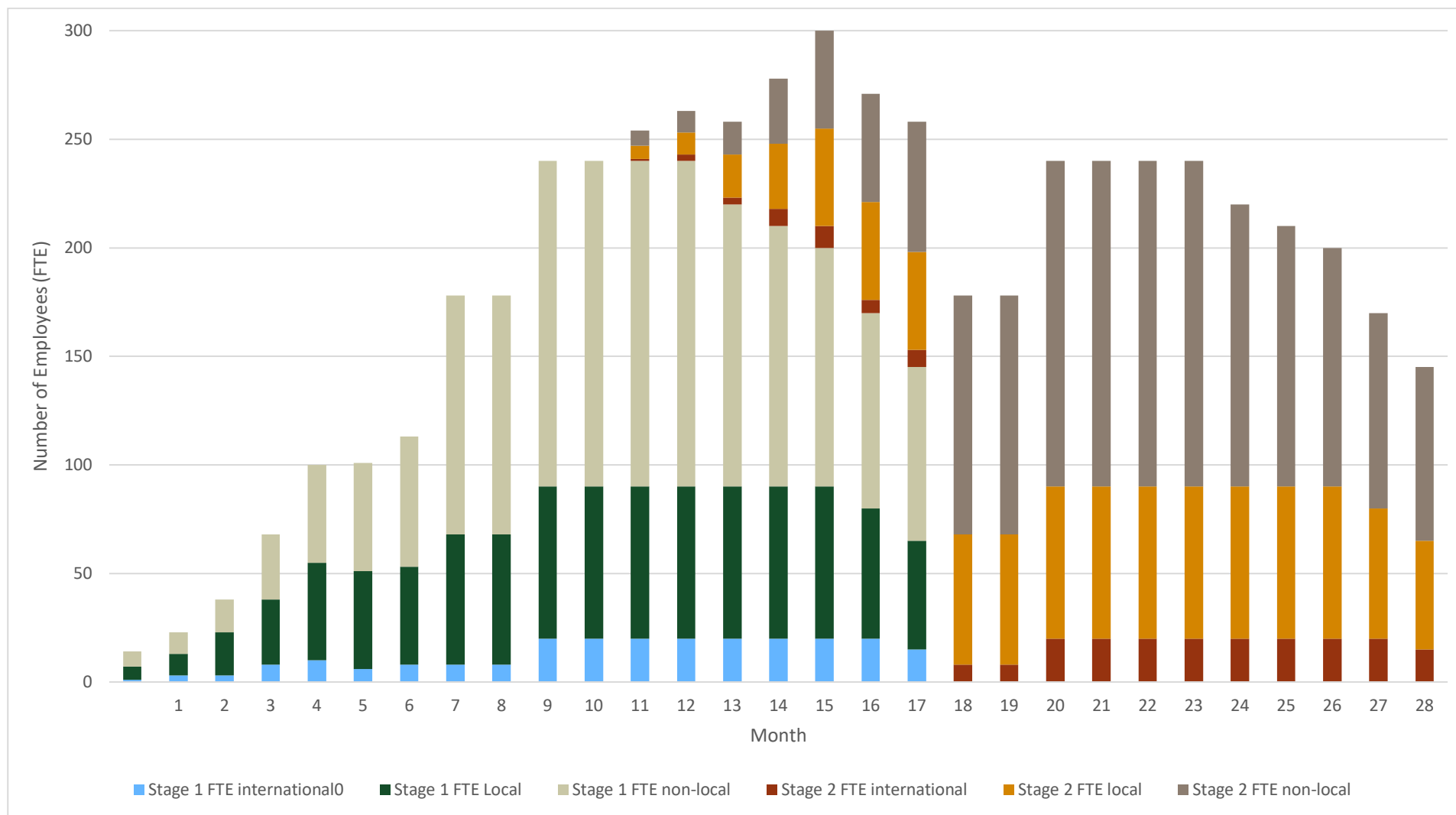


Figure 1.3 Construction Workforce Histogram: Phased Construction Approach

Source: Neoen, 2022.

2.0 Regional Profile

The following section provides an overview of the accommodation and housing context relevant to the Project, necessary to inform the capabilities and capacity of the locality to support an incoming workforce.

Consideration has been made to the regional centres of Portland and Mount Gambier (South Australia) in the baseline, given that these are the areas from which the Project is likely to access services, facilities, labour or supplies throughout its' construction and operational phases.

Prior to construction this section is to be updated with more recent data.

2.1 Project Setting

The Project is located within the Great South Coast region of Victoria and within the Glenelg Shire Council area. The Great South Coast region spans 2.3 million hectares, from the Otway Ranges in the east to the South Australian border in the west and is home to a population of over 100,000 people. The region is known for its abundant natural capital, its Indigenous, physical, and cultural heritage, and its recreational tourism attractions (Great South Coast Group, 2014).

There is significant tourism in the area, with approximately 380,000 tourists visiting Glenelg LGA annually, and over 1,000,000 visitations per year in the Great South Coast Region (comprised of the municipalities of Corangamite, Glenelg, Moyne, Southern Grampians, and Warrnambool. Tourism in Nelson includes repeat visitors to the area and has a focus on eco-tourism. The area also benefits from tourists extending their journeys along Victoria's famous Great Ocean Road, of which approximately seven million people visited during 2019.

2.2 Population and Housing

Key population demographics and housing characteristics of the selected localities are summarised in **Table 2.1** below, with comparisons to the broader State of Victoria being provided.

Table 2.1 Key Proximal Townships and Selected Indicators

	Nelson SAL	Heywood SAL	Cape Bridgewater SAL	Portland SA2	Mount Gambier LGA	Glenelg LGA	Dartmoor SAL	Victoria
Distance from the Project	3 km west	47 km east	23 km southeast	45 km southeast	40 km northwest	-	33 km north	--
Population	191	1,815	150	11,230	26,878	20,152	299	5,926,624
Median Age	60	48	54	47	41	49	55	38
Indigenous Population (%)	0.0	6.2	0.0	2.9	2.7	2.7	2.3	1.0
Single Parent Families (%)	0	11	0	12	12	10	4.5	11
Family Households (%)	58	62	81	65	64	66	63	70
Group Households (%)	0	2	0	3	2	2	0	4
Lone Person Households (%)	37	35	19	32	34	32	36	26
Dwellings owned outright (%)	71.1	43.2	48.8	41.2	31	46.3	58.5	32.2
Dwellings owned with a mortgage (%)	18.4	31.9	27.9	30.9	33	30.3	31.5	32.2
Rented (%)	17.12	19.6	23.3	24.8	32.0	19.3	5.4	28.5
No. Private Dwellings	265	851	103	5,326	12,284	9,916	151	2,520,912
Total dwellings occupied (%)	31	91	49	89	90	86	84.4	89
Median household income (\$/week)	1,104	1,077	1,541	1,200	1,232	1,214	1,163	1,759
Median Mortgage Repayment (\$/month)	1,235	1,025	1,157	1,105	1,127	1,083	620	1,859
Median Rent (\$/week)	200	180	270	200	190	182	153	325
Median Rent as a proportion of income (%/week)	18	17	18	17	15	15	13	18
Households where rent is >30% of household income (%)	0.0	25.0	44.4	28.8	25.9	26.7	0.0	30.9
Households where mortgage is >30% of household income	0.0	8.5	25.0	9.7	8.1	30.9	14.6	15.5

Source: ABS, 2021.

2.2.1 Demographic Profile

Table 2.1 outlines the key townships and selected demographic indicators in relation to their proximity to the Project. Glenelg Shire Council notes a reduction in the number of young people living in the Shire and a projected ageing population (Glenelg Shire Council, 2020). The population slightly decreased over the 10 years from 2016 (19,557) to 2021 (20,152) and is expected to continue to decrease in the 20 years from 2016 by over 5%, particularly for those in the 45–55-year age bracket.

2.2.2 Housing Tenure and Typology

Communities have a higher proportion of dwellings that are fully owned (without a mortgage) than across Victoria. This is common in farming communities where properties are often passed down through generations, however, this trend is decreasing in line with rising mortgage prices.

The proportion of houses owned with a mortgage is decreasing in the Glenelg LGA, whilst the number of rental dwellings is rising. The community with the highest proportion of rental properties is Portland, with just under a third of dwellings rented (24.8%).

While most of the study communities have a high proportion of occupied dwellings, Nelson contained a 31% occupancy rate (compared with 89% in the broader state of Victoria). In addition, Mount Richmond, Heathmere, and Portland also have a lower than State average occupancy rate (75%, 83% and 89% respectively).

2.2.3 Housing Affordability

At the time of the 2021 Census, the cost of housing in communities proximal to the Project was lower than the State, with the median monthly mortgage repayments and the median weekly rental cost both lower than the State medians across all the study communities. Alongside the growth in the median weekly household income, the cost of rental properties has risen across the Glenelg LGA. The cost of living remains low, with median rent, as a proportion of median weekly household income, well below the State average.

The low median household income in Nelson means that it has the highest cost of living within the area of social influence, just slightly below the State average, with the median weekly rent equalling 20% of the median weekly household income.

2.2.4 Rental Vacancy Rates and Costs

Housing vacancy and rental costs for selected suburbs are included in **Table 2.2**. The data indicates that rental stock in the region is extremely limited which has had an impact on increased prices. For the SAL of Portland median rent has increased by 5.2% in the last 12 months, while in Mount Gambier SAL and LGA it has increased by 11.1%.

Median house values for the suburbs of, Heywood, and Portland are indicated in **Figure 2.1**. Over a 4-year period, median values have increase by 84%, 81%, and 88% respectively, representing a 20.9%, 20.2%, and 21.9% per annum increase.

Table 2.2 Vacancy Rate and Median Rents by Locality

	Residential Vacancy Rate (Feb 2024)	Median Rent All Houses Feb 2024	12-month % change
Nelson ¹	0.0%	n.d.	n.d
Heywood ²	0.0%	n.d	n.d
Portland	0.7%	\$400	5.2
Mount Gambier	0.7%	\$400	11.1
Hamilton	0.3%	\$360	2.8
Glenelg LGA	0.3%	\$400	5.2
Mount Gambier LGA	0.7%	\$400	11.1

Source: onthehouse.com.au Pty Ltd., 2022; SQM Research 2022.

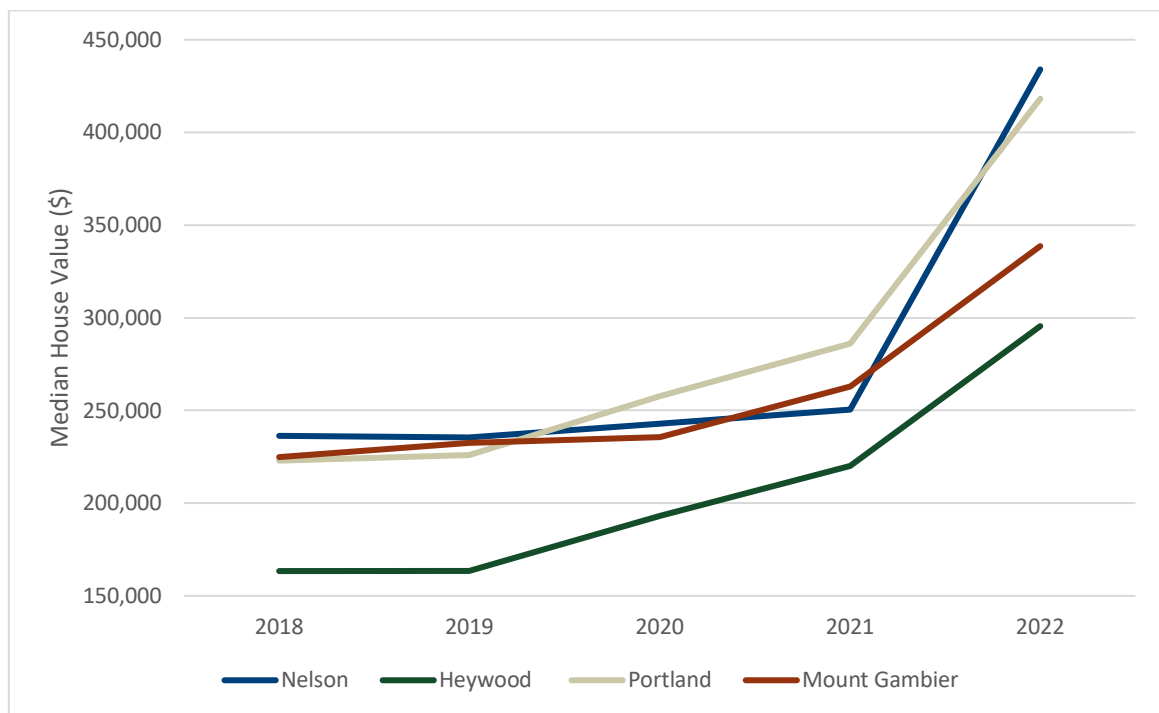


Figure 2.1 Median House Value

Source: onthehouse.com.au Pty Ltd, 2022.

2.2.5 Housing Supply

The total residential approvals value in the Glenelg Shire LGA has increased steadily over the past decade, from \$23.3 m in 2012 to \$47.3 m in 2021. While there has been a considerable increase in dwelling

¹ Due to a limited number of rental and sale agreements, rental price data is not available in the suburb of Nelson.

² Due to a limited number of rental and sale agreements, rental price data is not available in the suburb of Heywood.

approvals in Glenelg Shire LGA in 2021 (as shown in **Figure 2.2**), low vacancy rates and rapid house price increases in the region suggest there is still strong demand for housing within the LGA.

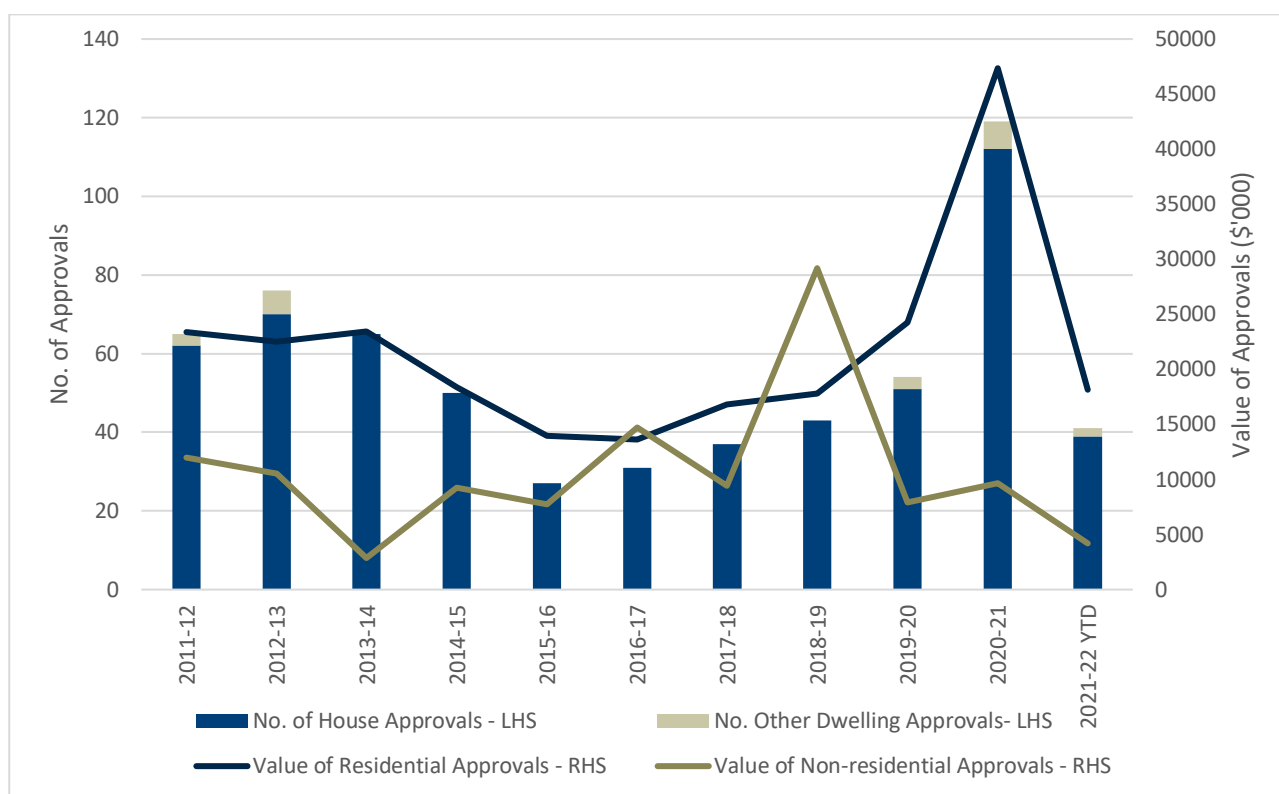


Figure 2.2 Dwellings Approvals (LHS) and Values (RHS) in Glenelg Shire LGA

Source: id. Community, 2022. Data derived: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0.

2.3 Housing Stress and Affordability

In the Glenelg LGA in 2021, 26.7% of households were recorded as being in rental stress, and 9.6% of households were indicated as being in mortgage stress (refer **Table 2.1**). This is in comparison to 30.9% and 15.5% respectively in Victoria. This finding indicates that levels of housing stress in the social locality are lower than the rest of Victoria at the time of the census. However, housing stress is likely to have increased since the 2021 Census as median rental costs have increased significantly (refer **Section 2.2.4**).

The rental affordability index (RAI) is an easy-to-understand indicator of rental affordability relative to household incomes. RAI is calculated using the following equation, where ‘qualifying income’ refers to the household income required to pay rent where rent is equal to 30% of income. $RAI = (\text{Median income} / \text{Qualifying Income}) \times 100$. In the RAI, households who are paying 30 per cent of income on rent have a score of 100, indicating that these households are at the critical threshold for housing stress. A score of 100 or less indicates that households would pay more than 30 per cent of income to access a rental dwelling, meaning they are at risk of experiencing housing stress.

The household profile for rental affordability for the areas surrounding Portland and Heywood are included in **Figure 2.3**. Calculations using the above methodology are supplied for all dwellings where household incomes total \$70,000. Portland scored an RAI of 115 and is therefore considered moderately unaffordable

for the average rental household in regional Victoria. The area including Heywood recorded an index score of 162 and, in comparison, is considered more affordable.

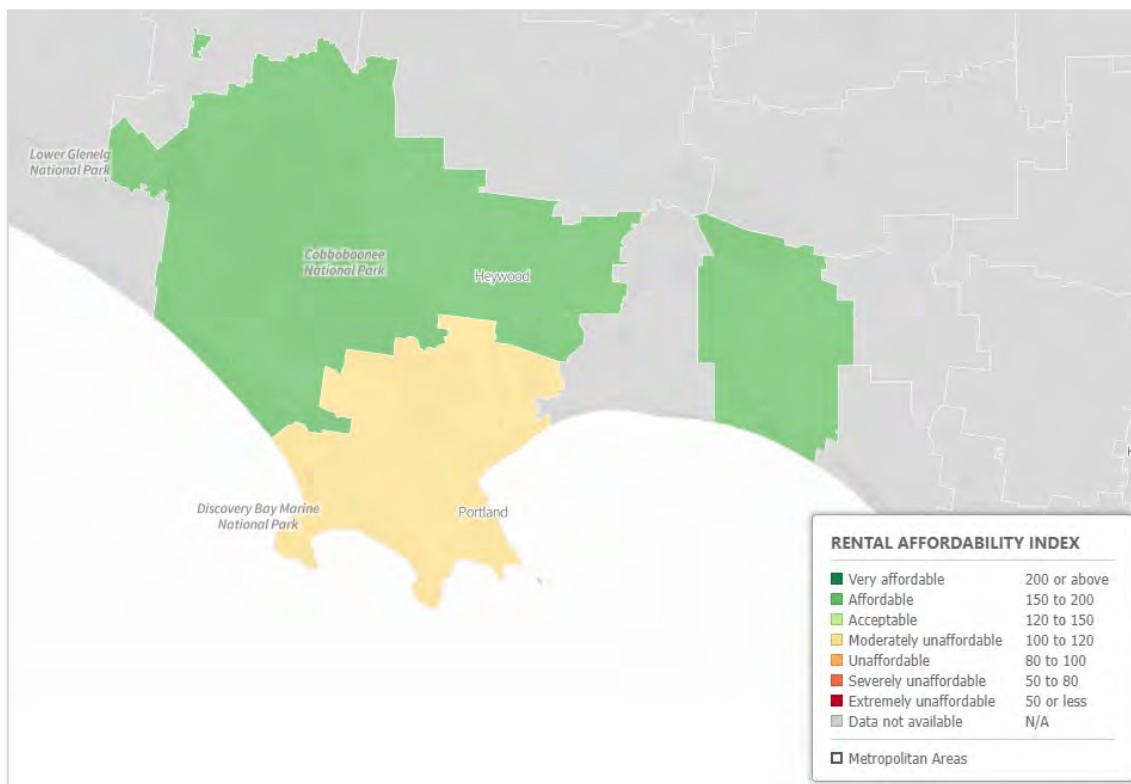


Figure 2.3 Rental Affordability Index

Source: SGS Economics & Planning, 2021.

2.4 Short-Term Accommodation Profile

A review of short-stay accommodation availability and travel to the region has also been undertaken as part of the social baseline, to better understand the existing availability and capacity to potentially service the incoming construction workforce.

2.4.1 Visitor Profile

The Project is located within the 'Great Ocean Road' Tourism Region³ (toward the western end of this region) and is located adjacent to the Limestone Coast Tourism Region which is located across the State border in South Australia. The Great Ocean Road region is one of Australia's most popular destinations, and in 2019 it recorded approximately 7,038,000 visitors (refer **Table 2.3**).

The Shire of Glenelg's share of the overnight, and day-trip market in the broader tourism region is comparatively small. Total visitor nights (i.e., number of visitors who stayed overnight multiplied by the nights they stayed) for 2020 accounted for less than 3% of those spent along the Great Ocean Road Region.

³ Tourism Regions are an ABS approximation of tourism regions provided by Tourism Research Australia (TRA). They are administrative regions primarily used by Tourism Research Australia for research and policy purposes. ABS approximations of administrative boundaries do not match official legal boundaries and should only be used for statistical purposes.

Similarly, Glenelg only recorded on average 91,000-day trips per year, or less than 250 trips per day, representing 3% of total day trips recorded for the Great Ocean Road tourism region (Urbis, 2021).

Table 2.3 Number of Visitors, Share, and Proportional Change: Great Ocean Road

Trip Type	Number of Visitors ('000) - 2018	Number of Visitors ('000) - 2019	Number of Visitors ('000) - 2020	Share of Visitors (%) - 2019	2019 Change (%)	2020 Change (%)
Domestic Day Trips	3,157	4,019	2,224	57	2	-77
Domestic Overnight Trips	2,269	2,776	1,604	39	22	-42
International	239	243	57	3	27	-45
Total	5,665	7,038	3,884	100	27	-45

Source: Tourism Research Australia, 2021.

Visitation statistics by sub-region components of the Great Ocean Road Tourism Region are indicated in **Table 2.4**. As shown, visitation to the Western Great Ocean Road sub-region (contains Glenelg, and Moyne-West SA2) totalled approximately 864,000, which accounts for 13% of the total share of visitation.

Table 2.4 Number of Visitors and Share by Sub-Region: Great Ocean Road, 2019

Locality ⁴	Number of Visitors ('000)	Share of Visitors (%)
Lorne-Anglesea	1,525	22
Warrnambool	2,275	19
Torquay	1,265	19
Western Great Ocean Road⁵	864	13
Otway	856	13
Norther Great Ocean Road	661	10
Corangamite – South	367	5

Source: Great Ocean Road Regional Tourism Ltd., 2021.

The main purpose of travel for overnight visitors in the Great Ocean Road Tourism Region in 2019 was 'holiday' (62%), followed by 'visiting friends or relatives' (24%), and 'business' (9%) (refer **Figure 2.4**).

⁴ Defined by ABS defined SA2 boundaries.

⁵ Includes Glenelg SA2 & Moyne – West SA2.

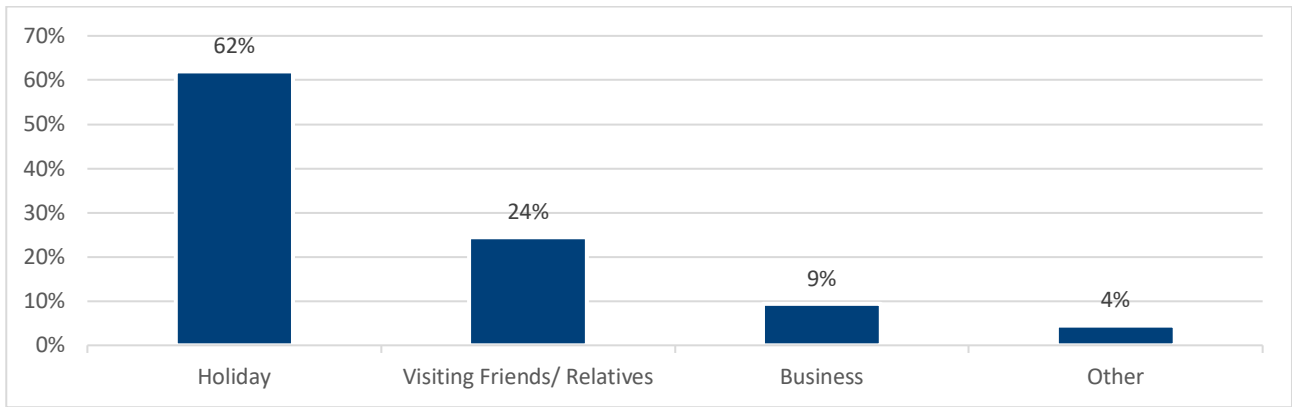


Figure 2.4 Great Ocean Road Overnight Visitor Travel Purpose – Year Ending December 2019

Source: Tourism Research Australia, 2021.

Prior to the impacts of COVID-19, total visitation to Great Ocean Road was forecast to grow by an average of 4.0% per annum from 2016–17 to reach 8.6 million travellers by 2026–27. International visitation is forecast to grow at a faster rate of 6.7% per annum versus 3.4% per annum for domestic visitation. As a result, the share of international visitors is predicted to increase from 16.0% in 2016–17 to 20.7% by 2026–27. International day trips are forecast to grow by 5.6% per annum, while international overnight trips are forecast to grow by 9.7% per annum from 2016–17 to 2026–27 (Deloitte Access Economics, 2018).



Figure 2.5 Forecast Overnight Trips to Great Ocean Road, 2016–17 to 2026–27

Source: Deloitte Access Economics, 2018.

2.4.2 Accommodation Profile

Reporting from Deloitte Access Economics (2016) estimates that in 2016–17, approximately 9,260 rooms were utilised across all categories of commercial accommodation in the Great Ocean Road tourism region. This included 2,784 hotel rooms and 3,495 sites in holiday parks.

Secondary data sources available for the localities surrounding the Project area are not substantive or widely available. For the purposes of this profile, accommodation facilities and room capacities are indicated in **Table 2.5**, with further detail provided at **Appendix A**.

Given that numbers of bed spaces may not accurately reflect occupancy rates of workers (i.e. double beds will usually not be occupied by two workers, a three-bedroom accommodation may not always be occupied by three to six people), we have reduced availability by 50% to reflect potential for underutilisation of bed spaces. In doing so, we therefore assume that bed capacity (i.e. the number of people able to be accommodated within a bed) is different to a count of the number of beds available. Therefore, the total number of beds is a more reasonable indicator for bed availability.

For accuracy, estimates for total beds were cross referenced with figures cited by Claire Ellis (2017), Tourism ESchool (2020), and the most recent ABS (2016) tourism data estimates to ensure consistency.

Notably, in the localities of Nelson, and Cape Bridgewater, most of the short stay accommodation options are holiday houses that are available for short-term rental when not in use by the private owner. It is therefore anticipated that these homes would experience high demand during peak holiday periods.

Table 2.5 Bed availability By Accommodation Type for Selected Localities

Locality	Proximity/ Distance to Project	No. hotel/ motel beds	No. caravan/ holiday park beds	No. B&B / Furnished home beds	Total bed spaces	Bed capacity
Nelson	3 km West, ~5 minutes	9	31	145	185	93
Portland	25 km southeast, ~20 minutes	1,104*	109*	442*	1,655*	828
Mount Gambier	40 km West, ~30 minutes	2,134*	152*	1,035*	3,321*	1,661
Heywood	40 km east, ~30 minutes	40	28	13	81	41
Cape Bridgewater	30 km southeast, ~20 minutes	14	28	112	262	131

* Estimated data, refer to Appendix A for details.

Source: Umwelt, 2022.

2.4.3 Accommodation Demand and Availability

A snapshot of accommodation availability, demand, and occupancy rates across the 2017–18, and 2020–21 period are indicated in **Table 2.6**. The impacts of COVID-19 have had a measurable impact on short-term accommodation demand, as shown in a lower average occupancy rate of 46.2% for the Great Ocean Road Tourism Region, compared with pre-COVID-19 levels which indicate an average occupancy of 62.4%.

The majority of visitation to the Great Ocean Road Region is for the purposes of Tourism (refer **Section 2.4.1**). Accommodation facilities therefore experience high levels of seasonality, with the region being heavily dependent on the peak summer season for visitation and yield. To illustrate this, **Figure 2.6** indicates the annual room occupancy rates in the two regional centres closest to the Project – Portland and Mount Gambier based on most recent data supplied by the ABS.

Table 2.6 Tourist Region Accommodation Snapshot

Tourist Region	Room nights available ⁶ ('000)	Room nights occupied ⁷ ('000)	Total Revenue (\$m)	Average Occupancy ⁸
Total 2020–2021				
Great Ocean Road, VIC	928.6	429.3	\$88.18	46.2%
Limestone Coast, SA	430.7	241.0	\$34.53	56.0%
Total 2017–2018				
Great Ocean Road, VIC	868.7	541.7	\$91.84	62.4%
Limestone Coast, SA	365.1	191.6	\$23.02	52.5%

Source: STR 2018, 2021.

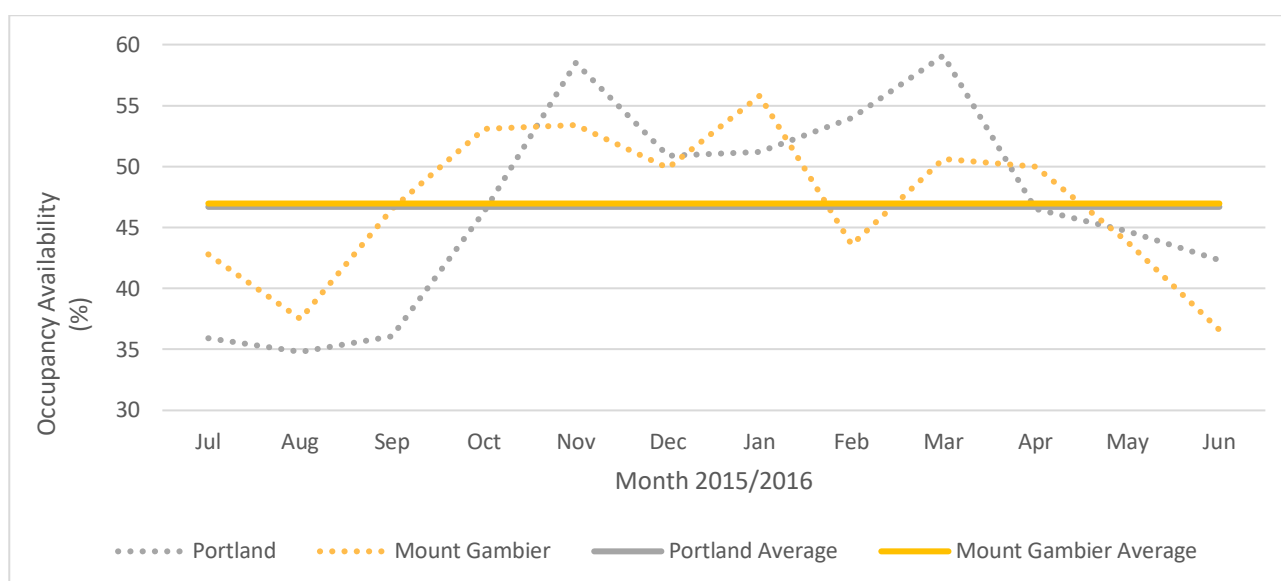


Figure 2.6 Short-Term Accommodation Occupancy Rates⁹

Source: ABS, 2016.

More recent data from AIrBnB is shown in **Figure 2.7** and indicates hotel occupancy rates above 60% in early 2022 across the regions.

⁶ The number of room nights available for a given period. For example, a 100-room hotel open for the month of June would equal 3,000 room nights available (100 rooms x 30 nights).

⁷ The number of nights that rooms were occupied during a given period. For example, if 70 rooms in a 100-room hotel were occupied every night for the month of June, then room nights occupied would be 2,100 (70 rooms x 30 nights).

⁸ The average proportion of rooms occupied each night for a given period. Calculated as room nights occupied/room nights available. Using the above as an example, occupancy is 70% (2,100 room nights occupied/3,000 room nights available).

⁹ Selected Small Area (SA2)

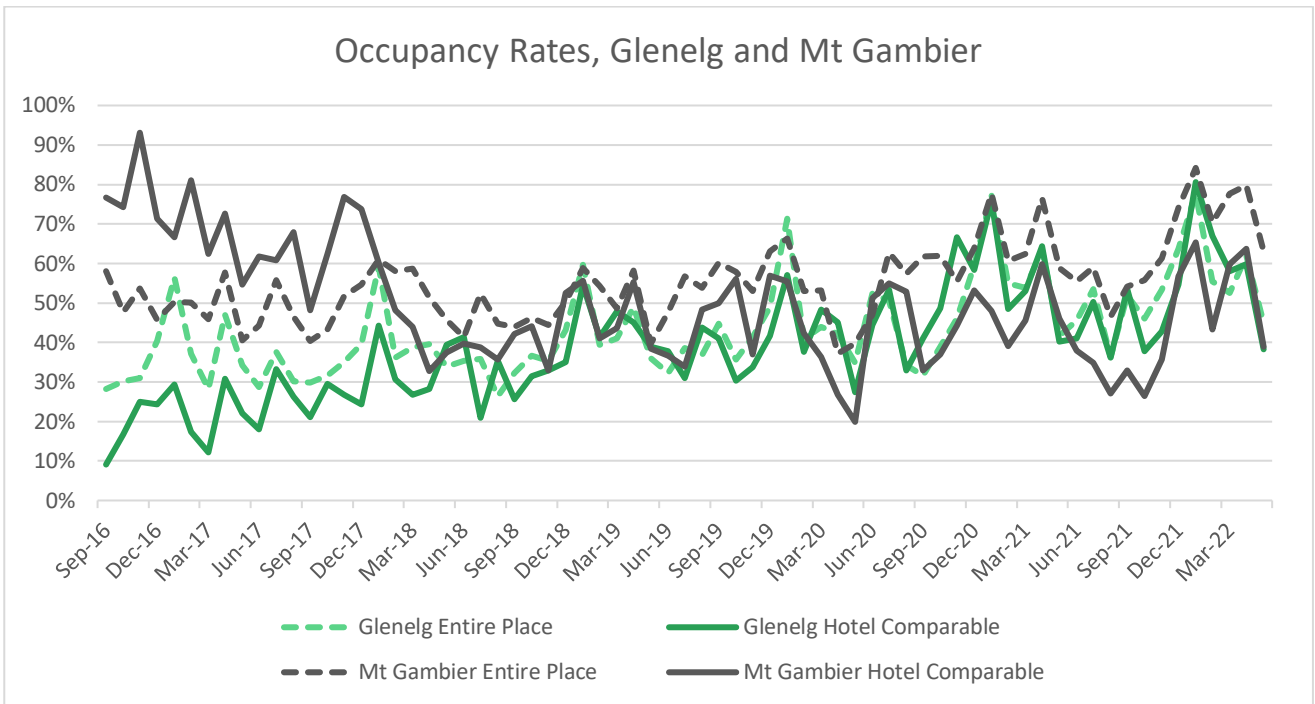


Figure 2.7 Airbnb occupancy rates, 2022

Source: AirDNA, 2022.

Figure 2.8 identifies the split of visitor nights by commercial accommodation type in the Great Ocean Road Region, with average occupancy rates by accommodation type listed. Variable levels of demand by accommodation type are therefore to be expected.

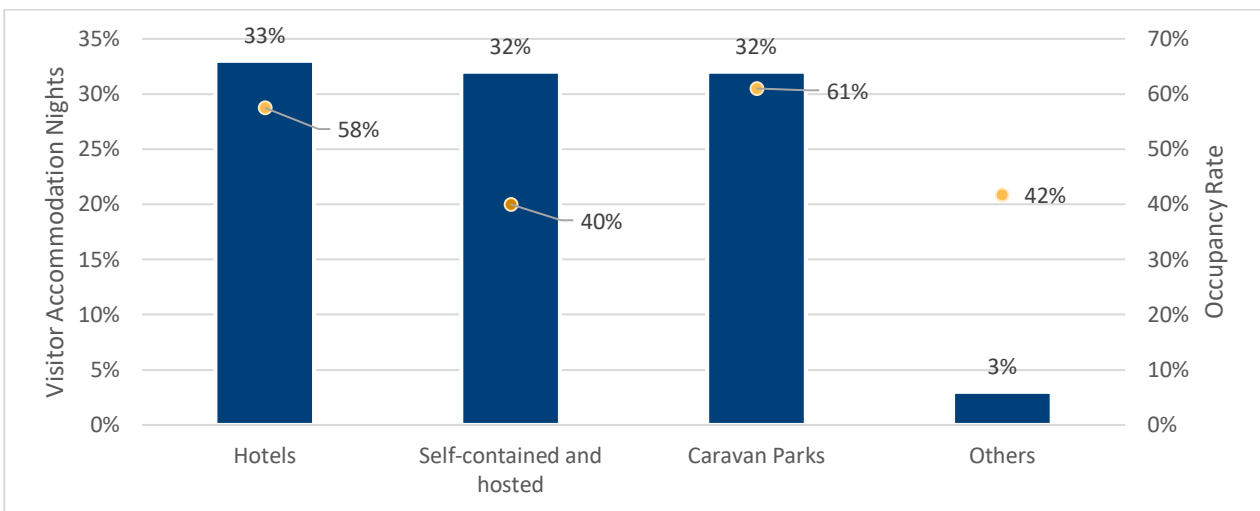


Figure 2.8 Split of Visitor Nights in Commercial Accommodation Type (LHS) by Occupancy Rate (RHS), 2019

Source: Deloitte, 2020.

Forecasts by Deloitte Access Economics (2018) indicate that by 2026-27, an additional 1,432 hotel rooms and 557 holiday park sites will be required in the Great Ocean Road to meet forecast demand, assuming constant occupancy rate over the forecast period.

2.5 Regional Profile Summary

The Regional Profile undertaken as part of this framework has identified the following key information necessary to inform the management of accommodation and housing-related impacts and opportunities associated with the construction and operational workforce of the Kentbruck Green Power Hub.

In summary:

- There is a limited rental supply of private dwellings located in the Nelson, Heywood, and Cape Bridgewater localities (0.0% rental vacancy rates across localities in February 2022). There is a greater supply of private dwellings located in Portland (0.6% vacancy) and Mount Gambier (0.23%). However, there is a high demand for housing as evidenced through low vacancy rates, and rapidly increasing house prices. There are subsequently portions of the population in the locality that experience housing stress and affordability constraints.
- Nelson, Cape Bridgewater, and Heywood contain a limited provision of guest bed availability (estimates indicate 93, 131, 41 beds respectively). A greater supply of short-term accommodation bed availability has been estimated for the localities of Portland (828), and Mount Gambier (1,661).
- Most short-stay accommodation facilities in the localities closest to the Project (Nelson, and Cape Bridgewater) are holiday houses catering to leisure markets that are available for short-term rental. A greater variety of accommodation types are provided in Portland and Mount Gambier.
- The Project is located within the 'Great Ocean Road' Tourism Region and is located adjacent to the Limestone Coast Tourism Region which is situated across the State border in South Australia. Visitation and short-term accommodation demand to the region is largely driven by tourism and is therefore highly seasonal with demand peaking during the summer holiday period.
- Forecasts provided by Deloitte Access Economics (2018) indicate that the region will experience significant growth in tourism visitation, and subsequent demand for short-term accommodation facilities over the next 5–10 years.

3.0 Construction Workforce Accommodation Impact Assessment

This section assesses the viability and capability of existing accommodation facilities in the locality to support the workforce accommodation requirements during the construction phase of the Kentbruck Green Power Hub Project.

3.1 Accommodation Demand Modelling

To assess bed availability for the localities, total bed capacity must be compared with indicated occupancy rates. Given that it has been determined that the area experiences a highly variable level of demand for accommodation, three occupancy rate scenarios have been used to calculate the total available bed capacity for each location. These scenarios are outlined below:

- **Scenario 1** – Assumes 35% short-term accommodation occupancy rate. This rate is representative of the identified occupancy rate during tourist off-season (typically July–September).
- **Scenario 2** – Assumes 62% short-term accommodation occupancy rate. This rate is representative of the identified average annualised occupancy rate based on available pre-COVID-19 data.
- **Scenario 3** – Assumes 85% short-term accommodation occupancy rate. This rate is representative of the identified occupancy rate during tourist peak-season (typically November–March).

Utilising bed availability estimates, and indicative occupancy rates, estimated bed availability for the localities based on the three occupancy rate scenarios above have been determined (refer **Table 3.1**).

Table 3.1 Accommodation demand modelling

Accommodation demand modelling based on maximum accommodation requirements of 255 non-local workers at peak workforce participation timing					
Locality	Total bed capacity	Scenario 1: Bed Availability 35% Occupancy/ 65% Vacancy	Scenario 2: Bed Availability 62% Occupancy/ 38% Vacancy	Scenario 3: Bed Availability 85% Occupancy/ 15% Vacancy	Percentage of workforce that could be accommodated assuming 85% Occupancy / 15% Vacancy rates
Nelson	93	60	35	14	5%
Portland	828	538	314	124	49%
Mount Gambier	1661	1079	631	249	98%
Heywood	41	26	15	6	2%
Cape Bridgewater	131	85	50	20	18%

3.2 Workforce Accommodation Assessment

Given that the total construction workforce will peak at 350 FTE workers over a 6-month period, it is assumed that the project will result in a maximum demand of:

- 262 beds of additional accommodation during peak construction activities assuming 25% local employment and 75% non-local employment
- 175 beds of additional accommodation during peak construction activities assuming 50% local employment levels.

Assuming current estimated bed availability, and average annualised occupancy rates (Scenario 2 – refer **Table 3.1**), there is an insufficient supply of short-term accommodation facilities in the localities of Nelson, Heywood, and Cape Bridgewater to support an incoming workforce without causing significant impacts to existing accommodation providers and users in those areas. In addition, most accommodation facilities in these localities are holiday home rentals catering to the leisure market.

However, surveys with accommodation providers in Nelson, Heywood and Cape Bridgewater identified a desire to host some of the incoming workforce and a belief that this workforce would be an economic benefit to the area. Therefore, the below scenarios reflect an indicative distribution of workforce across localities to share the benefits and impacts of construction workforce in line with community aspirations.

The construction workforce may be suitably accommodated in Portland, Mount Gambier, Nelson, Heywood and Cape Bridgewater during peak visitation season, providing that careful management and mitigation measures are in place to ensure that the Project does not cause significant impacts to existing accommodation providers and users.

An example, where 30% of the workforce is accommodated in Portland, 60% of the workforce is accommodated in Mount Gambier and 10% is distributed across Nelson, Heywood and Cape Bridgewater is provided below. This example provides a ‘highest impact’ scenario as it uses the highest numbers of incoming workers (i.e. peak construction timing) and the time of highest accommodation demand (occupancy rate of 85% is based on peak summer holiday occupancy rates).

Summary tables for scenario 1 (where 75% of the workforce consists of non-local hires), and scenario 2 (where 50% of the workforce consists of non-local hires) are indicated within **Table 3.2** and **Table 3.3** respectively.

Table 3.2 Scenario 1 (75% Non-local Hire/ 25% local hire): Portland and Mount Gambier Workforce Accommodation Scenario – 85% Occupancy/ 15% Vacancy. Assumes peak non-local workforce of 262 people.

Locality	Total bed Capacity	85% Occupancy Bed Capacity	Share of Accommodated Workforce (%)	No. of workforce Accommodated	Bed Capacity Surplus at 85% Occupancy (i.e. beds remaining for other occupants)
Nelson, Heywood and Cape Bridgewater	265	40	10	26	15
Portland	828	125	30	79	40
Mount Gambier	1661	249	60	157	92

Table 3.3 Scenario 2 (50% Non-Local Hire): Portland and Mount Gambier Workforce Accommodation Scenario – 85% Occupancy/ 15% Vacancy. Assumes peak non-local workforce of 175.

Locality	Total bed Capacity	85% Occupancy Bed Capacity	Share of Accommodated Workforce (%)	No. of workforce Accommodated	Bed Capacity Surplus at 85% Occupancy (i.e. beds remaining for other occupants)
Nelson, Heywood and Cape Bridgewater	265	40	10	25	23
Portland	828	125	30	43	73
Mount Gambier	1661	249	60	85	144

4.0 Potential Accommodation Management Strategies

The following potential strategies are options for consideration in relation to the KGPH Project and will require further research and refinement as part of pre-construction management plans and in response to changing conditions over time.

4.1 Focusing Accommodation On Mount Gambier And Portland

Mount Gambier and Portland are the closest settlements with sufficient accommodation to house the workforce. Accommodation requirements could be managed through the following mitigation strategies:

- Use of shuttle buses to transport workers from Mount Gambier and Portland to site.
- Longer term head-leasing of rental accommodation in Mount Gambier.
- Longer-term accommodation arrangements with accommodation providers in Mount Gambier and Portland.

This option reduces requirements for additional worker's accommodation and avoids pressure on Nelson, Heywood, and Cape Bridgewater townships. Similarly, the use of shuttle buses will reduce traffic impacts of workers travelling from Mount Gambier. However, this option reduces opportunities for local businesses in Glenelg LGA to benefit from expenditure from the incoming construction workforce. Similarly, it is vulnerable to disruption if COVID-19 causes further border closures between Victoria and South Australia.

4.2 Delivery Of Temporary Workforce Accommodation

Neoen may also investigate the potential for developing temporary workforce accommodation in or near Portland or Nelson. The delivery of temporary accommodation will require consideration of the following:

- Identification of suitable land to host dwellings.
- Management of impacts associated with temporary dwellings.
- Plans for the removal or reuse of dwellings following the end of construction.
- Management of required facilities to support temporary dwellings.

This option reduces traffic and transport impacts and allows for construction workers to live closer to site, increases the potential economic benefits experienced by local businesses, given construction worker spend in the Glenelg LGA.

Similarly, workers accommodation or associated infrastructure may be able to be repurposed following construction to support other projects or address other housing requirements in the region. However, this option relies on further investigation and planning beyond the scope of this framework.

4.3 Reuse Or Development of Longer-Term Accommodation

Neoen may investigate partnering with Glenelg Shire Council or an existing organisation or business to develop or adapt long-term housing (housing that is not temporary or transportable) near Portland or Nelson. This may take the form of the construction or adaptation of a hotel, support for housing for key project leads or contributions through Shared Benefit Schemes to the creation of affordable housing. The delivery of long-term accommodation will require consideration of the following:

- Identification of suitable land to host dwellings.
- Management of impacts associated with longer-term housing.
- Planning considerations of residential development or adaptation.
- Partnering with other stakeholders with an interest in housing in the locality.

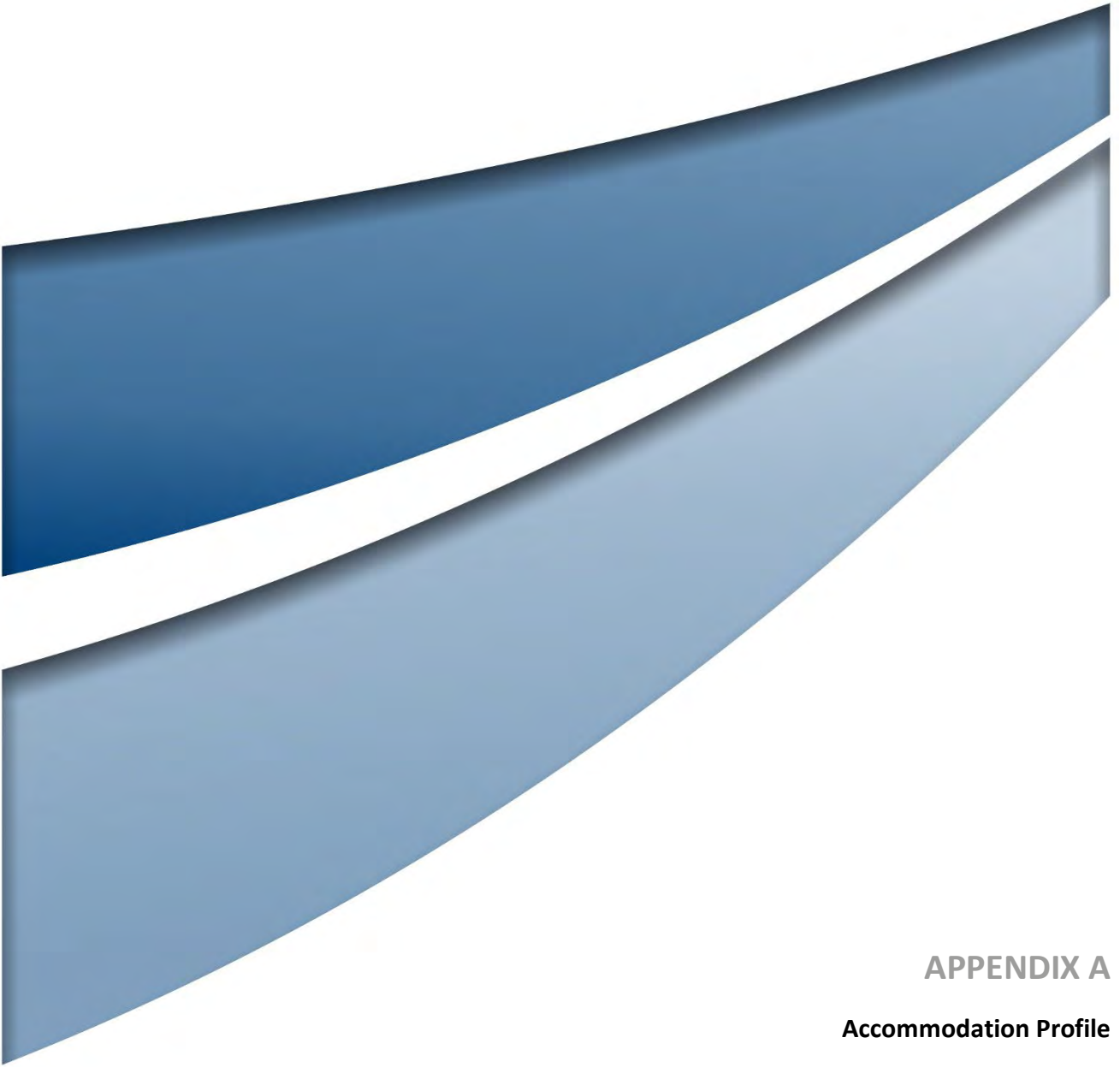
Preliminary engagement with the Glenelg Shire Council has identified a preference for Neoen to investigate worker accommodation in caravan park cabins at one or more locations. This may occur on private, Crown or Shire land between Nelson and Portland.

5.0 Conclusion

This Workforce Accommodation Management Plan framework has identified that the incoming workforce accommodation associated with the Kentbruck Green Power Hub may not be suitably accommodated in the localities of Nelson, Cape Bridgewater, and Heywood. Short-term accommodation may be provided for the Project within Portland and Mount Gambier; or Neoen may investigate options for temporary or longer-term accommodation in or near Portland or Nelson.

6.0 References

- .id community. (2022). *Glenelg Shire*. Retrieved from Community Profile: <https://profile.id.com.au/glenelg>
- ABS. (2016). *Table 3. Summary of accommodation establishments with 15 or more rooms, Victoria*. Retrieved from Tourist Accommodation, Australia: <https://www.abs.gov.au/statistics/industry/tourism-and-transport/tourist-accommodation-australia/latest-release#data-download>
- Aurecon Australasia Pty Ltd. (2022). *Kentbruck Green Power Hub: Economic Impact Assessment Report*.
- Claire Ellis. (2017). *Tourism and Visitor Information Services Review*. City of Mount Gambier.
- Deloitte Access Economics. (2018). *Visitor and accommodation forecast Great Ocean Road*. Deloitte Access Economics.
- Glenelg Shire Council. (2020). *Glenelg Community Plan & Vision. Glenelg Shire 2040 Our Future Together*. Draft. Retrieved from https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/aca34c8ebb1559bc3bc8c8f958296af796bbeed6/original/1610324245/DRAFT_CommunityPlan.pdf_3368d10ddcf450e99f60b73e53417d56?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUKDD4ZO4WUUA%2
- Great Ocean Road Regional Tourism Ltd. (2021). *Visitor Economy Master Plan for the Great Ocean Road Region 2021-2030: Rebuilding a Stronger and more Robust and Balanced Visitor Economy*.
- Great South Coast Group. (2014). *Great South Coast Regional Growth Plan*. Great South Coast Group.
- onthehouse.com.au Pty Ltd. (2022). *Suburb Research*. Retrieved from <https://www.onthehouse.com.au/>
- SGS Economics and Planning. (2021). *Rental Affordability Index: research report*. Retrieved from Projects: <https://www.sgsep.com.au/projects/rental-affordability-index>
- STR. (2021). *Australian Accommodation Monitor*. Tourism Research Australia.
- Tourism ESchool. (2020). *Limestone Coast Tourism Region Destination Situation Analysis*. Limestone Coast Local Government Association.
- Tourism Research Australia. (2021). *Australian Tourism Region Data Profiles*. Retrieved from Great Ocean Road Vic, Regional Profile: <https://www.tra.gov.au/regional/tourism-region-profiles/tourism-regional-profiles>
- Urbis. (2021). *Shire of Glenelg Planning Scheme Amendment C107: Economic Expert Witness Statement Prepared by Rhys Matthew Quick*. Australian Tourism Pty Ltd ATF Australian Tourism Trust.



APPENDIX A
Accommodation Profile

Table A.1 Accommodation Capacity – Nelson, Heywood, and Cape Bridgewater

Name of Facility	No. Rooms / Cabins	No. Bed Spaces	No. of Beds (50% Capacity Reduction)	Accommodation Type
Nelson				
Nelson Caravan Park	3	17	9	Holiday / Caravan Park
River Vu	4	14	7	
Subtotal	7	31	16	
Pinehaven Motel & Cottage	3	9	5	Hotel / Motel
Subtotal	3	9	5	
Arnold's Place	2	4	2	Bed & Breakfast / Furnished Home
Beach Road Hide-Away	4	8	4	
Casuarina Cabins	10	20	10	
Nelson Luxury Holiday Accommodation	4	8	4	
River 2C	3	6	3	
The Deck at Nelson	3	6	3	
Cedar Cottage	2	5	3	
Tawarri Retreat	4	9	5	
Bobbos Seaside Resort	3	6	3	
Buena Vista	3	6	3	
Rosella Retreat	3	5	3	
The Hideaway	3	5	3	
Mr&Mrs Smith	5	10	5	
Secluded couple's retreat	1	2	1	
Discovery Views @ Nelson	2	5	3	
The Nelson Cottage	2	4	2	
Kiel House	2	4	2	
Hidden Treasure Nelson	4	8	4	
Cabin View	2	6	3	
The Stables	4	14	7	
Nelson Summerhouse	2	4	2	
Subtotal	68	145	73	
Nelson Total	78	185	93	All types
Heywood				
Heywood Motor Inn	16	32	16	Hotel / motel
Heywood Hotel	4	8	4	
Subtotal	20	40	20	
Pinewood Caravan Park	7	28	14	Holiday / Caravan Park
Subtotal	7	28	14	
White House in Heywood	3	7	4	Bed & Breakfast / Furnished Home
Modern Comfort	3	6	3	

Name of Facility	No. Rooms / Cabins	No. Bed Spaces	No. of Beds (50% Capacity Reduction)	Accommodation Type
Subtotal	6	13	7	
Heywood Total	33	81	41	All types
Cape Bridgewater				
Cape Bridgewater Sea View Lodge	7	14	7	Hotel / Motel
Subtotal	7	14	7	
Cape Bridgewater Coastal Camp	14	28	14	Holiday / Caravan Park
Subtotal	14	28	14	
Discovery Bay Cottage	2	4	2	Bed & Breakfast / Furnished Home
The Lakes House Cape Bridge Water	3	8	4	
Robeathyn	4	8	4	
St Peter's Accommodation Cape Bridgewater	1	4	2	
Shelly Beach Retreat	3	6	3	
Bridgewater Beach Villa	3	7	4	
Surfside Lodge on the Beach	3	8	4	
Abalone Beach House	4	10	5	
Cape Bridgewater Accommodation	3	6	3	
Panoramic View	4	9	5	
Bridgely Beach House	5	10	5	
Bounty Beach Retreat	3	5	3	
Sensational Extensive Ocean Views	3	8	4	
Mermaids View Beach House	3	7	4	
Cape Bridgewater Beach House	4	8	4	
Amoria Beach House	2	4	2	
Subtotal	50	112	56	
Cape Bridgewater Total	90	262	131	
Grand Total	201	528	265	All types

Notes: Data derived from AirDNA, and a review of online accommodation listings via facility websites.

Table A.2 Accommodation Capacity Summary – Portland, and Mount Gambier

Count of Establishments	No. Rooms / Cabins	No. Bed Spaces	No. Beds (50% Capacity Reduction)	Accommodation Type
Portland				
5	35*	109*	55	Caravan / Holiday Park
15	345*	1,104*	552	Hotel / Motel
64	205*	442*	221	Bed & Breakfast / Furnished Home
Mount Gambier				
7	74	152*	76	Caravan / Holiday Park
29	668	2,134*	1067	Hotel / Motel
150	480	1,035*	518	Bed & Breakfast / Furnished Home
2	23	-		Hostel

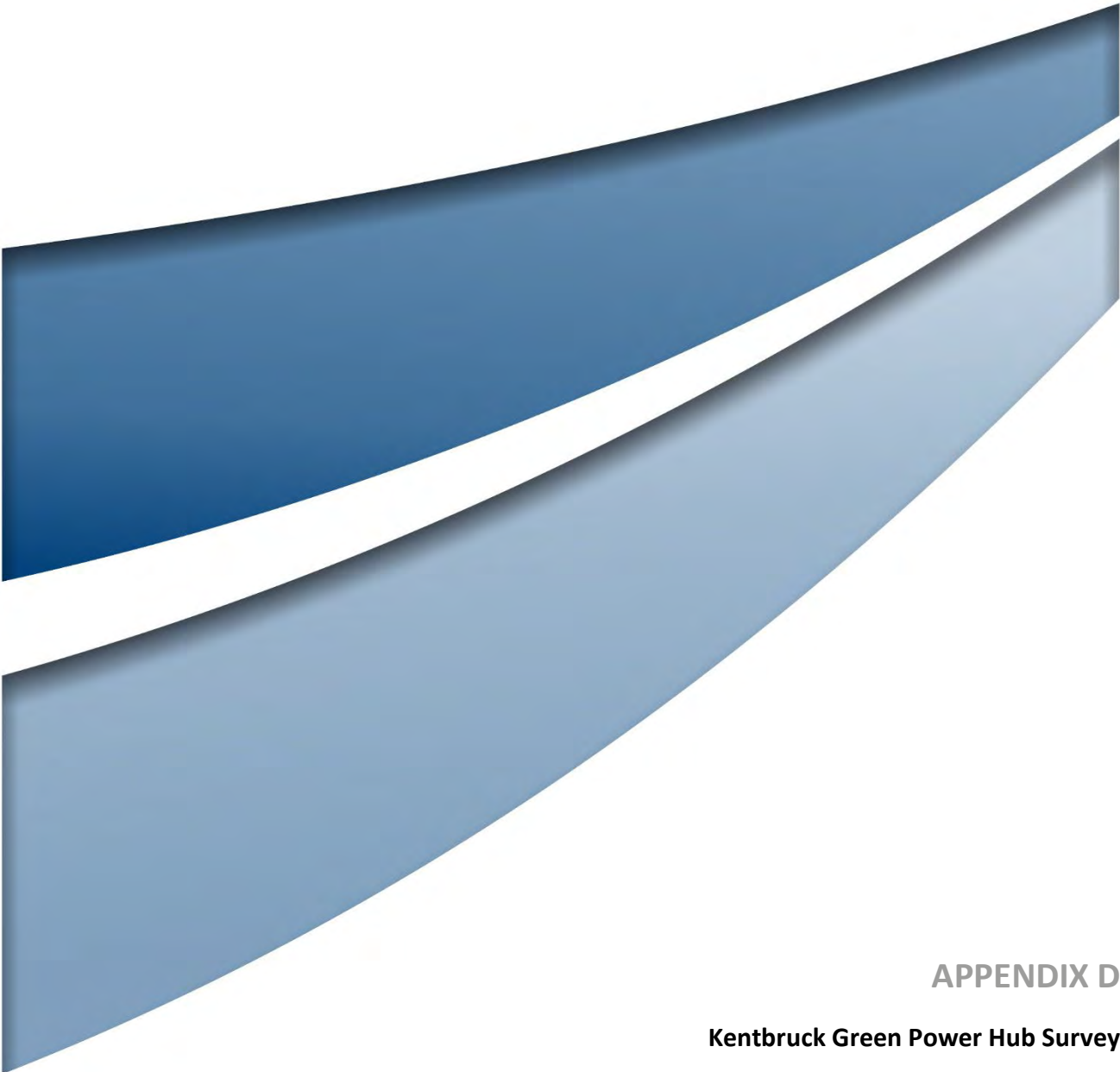
* Estimated data.

Notes: Mount Gambier count of establishments and room capacity data derived from Claire Ellis, 2017 & Tourism ESchool, 2020.

No data available for estimated short term accommodation count of establishments, room, and bed availability for the locality of Portland, and no bed availability data provided for Mount Gambier. Estimates provided assuming the following carrying capacity ranges per accommodation types (estimates derived from typical accommodation size estimates based on averages indicated in Table 2.8. Hotel / Motel assumes an average bed capacity of 3.2 per room available):

- Caravan/ Holiday Park (Average Cabins = 7; Average beds = 21.7)
- Hotel / Motel (Average Rooms = 23; Average beds = 73.6)
- Bed & Breakfast/ Furnished Homes (Average Rooms = 3.2; Average Beds = 6.9).





APPENDIX D

Kentbruck Green Power Hub Survey

KENTBRUCK


GREEN POWER HUB

 kentbruckgreenpowerhub.com.au

 Kristina Yan, Senior Project Developer

 Kent Barker, Community Liason Officer

 contact@kentbruckgreenpowerhub.com.au

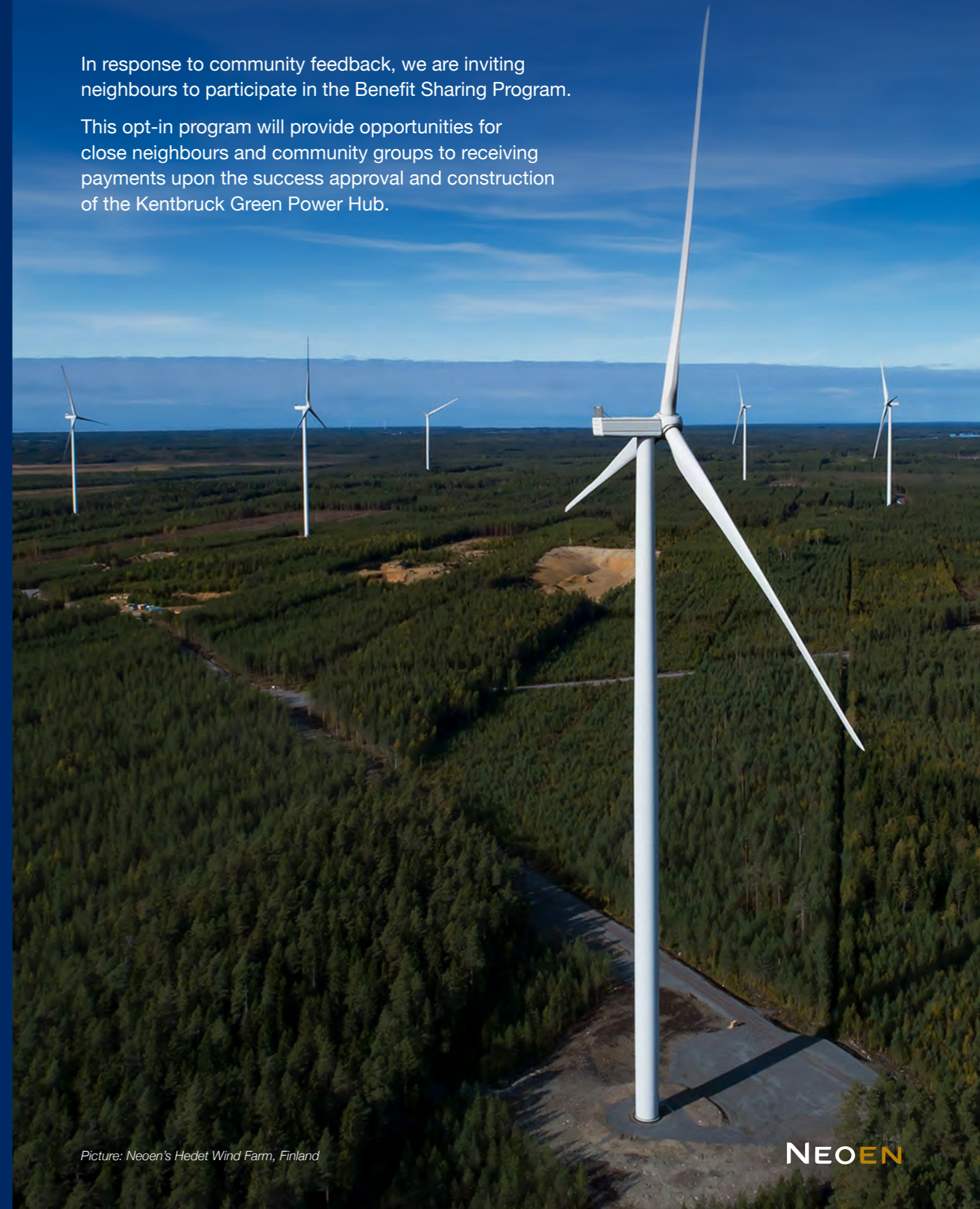
 1800 966 206

KENTBRUCK

GREEN POWER HUB

In response to community feedback, we are inviting neighbours to participate in the Benefit Sharing Program.

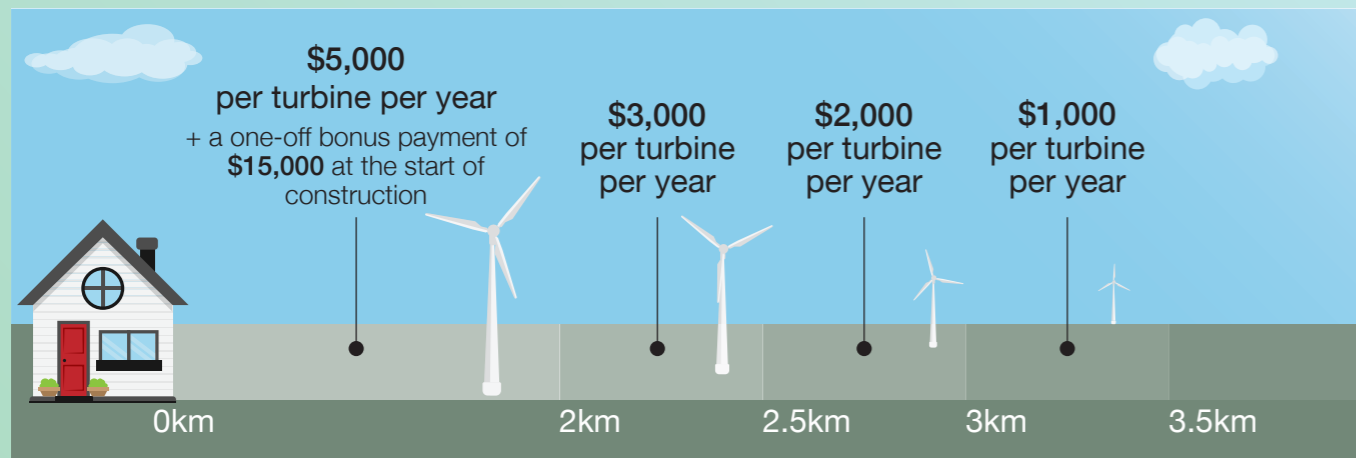
This opt-in program will provide opportunities for close neighbours and community groups to receiving payments upon the success approval and construction of the Kentbruck Green Power Hub.



NEIGHBOUR BENEFIT SHARING

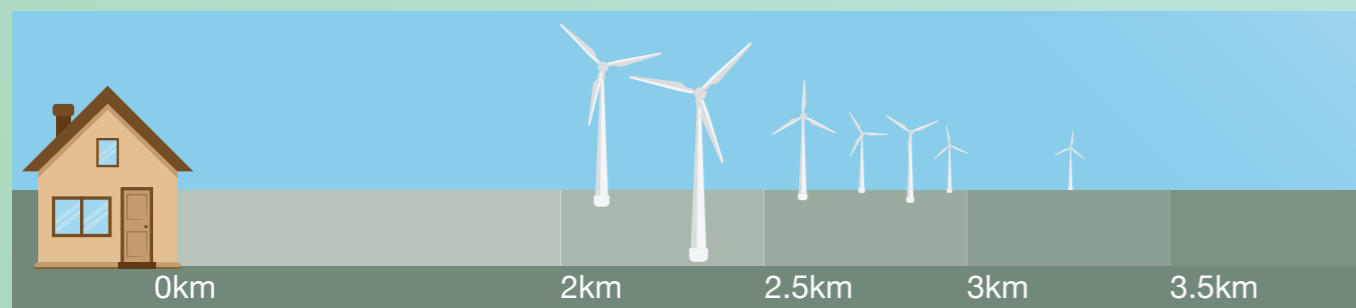
Our neighbour benefit sharing program provides neighbours with an annual payment throughout the operations phase of the project (25-30 years).

It is based on the number of turbines that are approved and constructed within certain distances of your house.



EXAMPLE NEIGHBOUR PAYMENT

In this example, there are 2 wind turbines proposed within 2-2.5km from a neighbour's dwelling, 4 turbines between 2.5-3km and 1 turbine within 3-3.5km.



Their annual neighbour benefits payment would be: **\$15,000 each year**

$$(\$3,000 \times 2) + (\$2,000 \times 4) + (\$1,000 \times 1)$$

The final amount will depend on the wind turbine layout, which will be determined following the approval of the Development Application and in the construction period. In the event that the project is built in stages, Neoen will provide an update to the community on changes to this program, the turbines proposed for construction at each stage and the associated payments.

The annual payments will begin once the project starts operating or at the execution of a Neighbour Deed, whichever is later.

The program does not prevent neighbours from expressing their views for or against the project, either privately or publicly at any time.

COMMUNITY BENEFIT SHARING



Some of the options we are investigating for community benefits:



Community Benefit Fund

The funds would be allocated to local community projects through a competitive annual grants process.



Possibility to invest in tourism

Providing grants to local walks, camp site and other tourism ventures



Support of local art

Are there any local arts or artists that you would like to see or support?



Tell us your ideas

To submit your ideas, please fill out our online survey: surveymonkey.com/r/kentbruckgph

Existing program example

Concongella Primary School in Victoria



Our Bulgana Green Power Hub has a \$120,000 annual Community Benefit Fund which is administered by the Northern Grampians Shire Council. Each year, local community groups apply for grants ranging from \$1,500 to \$20,000.

Concongella Primary School was awarded a grant in 2018 to install solar panels and a mini wind turbine.

"We applied for a grant to install a wind turbine & solar panel array at the school. The purpose was for the students to understand the different streams of energy production. It was a very simple application process."

– Kristie Miller, Principal

Please note that further Indigenous and ecology funds are yet to be announced



COMMUNITY FEEDBACK

Scan QR Code to take survey online and go into the draw to win one of four \$50 Portland 'Why Leave Town' cards!

1. Your Contact information:

Full Name

Email

Telephone/Mobile

Address

2. What is the reason for your interest in the project?

- I live here (within 2-5 km of proposed project)
- I live here (further than 5 km from proposed project)
- I have cultural connection to Gunditjmara country
- I own land/property here but do not live here
- I don't live here but visit the area for recreation or tourism
- I don't live here but visit the area for work
- I'm an accommodation or tourism provider
- None of the above
- Other (please specify)

3. What makes this part of the world special? How would you describe it?

4. *For Tourists Only* What are the key activities or attractions in the area that you visit?

5. How would you rate your attitude to the Kentbruck Green Power Hub?

Oppose Neutral Support

6. Which of the following benefits of wind farms do you consider important? Tick as many as apply.

- They generate renewable energy
- They reduce greenhouse gas emissions & help to combat climate change
- They brings investment to regional areas
- They deliver local economic opportunities – jobs, tourism
- They help farmers to diversify their on-farm income
- They deliver community benefits including funds for community projects
- Other / Comments

7. We will establish a Community Benefit Fund of \$150,000 p.a to fund local community projects, and we're also interested in your thoughts on other ways we could deliver benefits to the community. Here are some initial ideas - tick your favourite two and add your own suggestion.

- Find ways to prevent electricity black-outs in Nelson through use of battery storage
- Provide reduced electricity bills for local households
- Provide solar and/or battery storage subsidies for local households
- Create an opportunity for community members to invest in the project
- Explore ways to support local eco-tourism
- Suggestion (please specify)

8. We are exploring two different options for transmitting energy from the wind farm to the grid. Tick your preferred option.

- Underground cable under existing dirt road through Cobboboonee National Park to Heywood
- Overground wires through farmland from Mount Richmond to edge of Portland
- Don't mind

9. What, if any, concerns do you have about wind farms?

- Visual or noise impact
- Disturbances (such as traffic) during construction
- Pressure on local housing market during construction
- Effects on land use or land values
- Effects on natural areas and habitats
- Potential impact on eco-tourism
- Potential impact on community or sense of place
- No concerns
- Please explain your concern(s) below

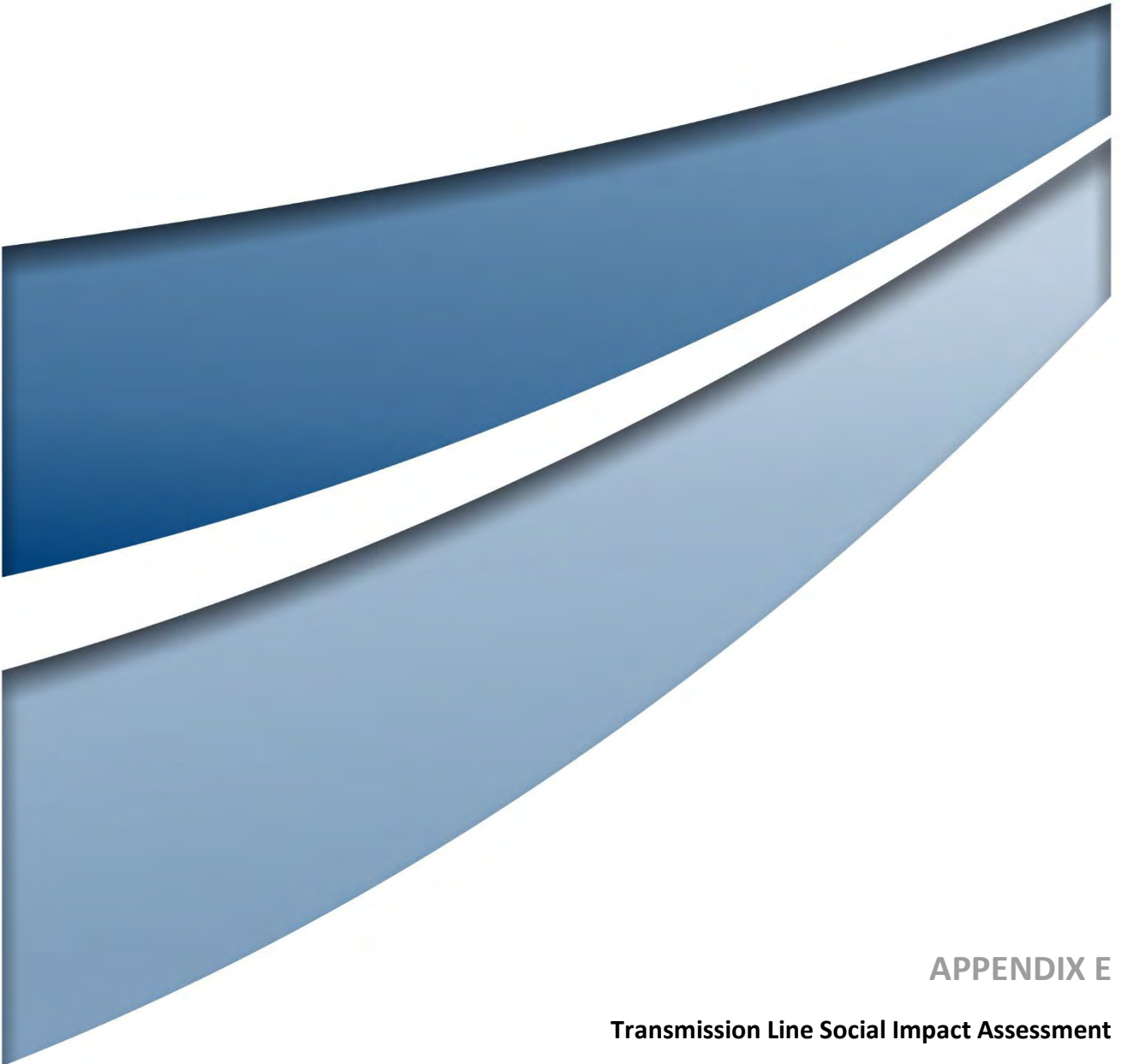
10. Do you have any particular concerns about the wind and storage project proposed at Kentbruck?

11. *For Tourists only* How would the presence of wind turbines in the forestry plantation between Nelson and Portland affect your willingness to visit the region?

Less likely to visit No difference More likely to visit

12. Would you like us to keep you informed about the project?

- Yes
- No



APPENDIX E

Transmission Line Social Impact Assessment



**TRANSMISSION LINE OPTIONS
SOCIAL ASSESSMENT**

Appendix E to Social Impact Assessment

FINAL

January 2024

TRANSMISSION LINE OPTIONS SOCIAL ASSESSMENT

Appendix E to Social Impact Assessment

FINAL

Prepared by
Umwelt (Australia) Pty Limited
on behalf of
Neoen

Project Director: David Knight
Project Manager: Keira Banks
Technical Director: Jessica Anagnostaras
Technical Manager: Kate Raynor
Report No. Appendix E
Date: January 2024



QMS Certification Services

This report was prepared using
Umwelt's ISO 9001 certified
Quality Management System.

Acknowledgement of Country

Umwelt would like to acknowledge the traditional custodians of the country on which we work and pay respect to their cultural heritage, beliefs, and continuing relationship with the land. We pay our respect to the Elders – past, present, and future.

Disclaimer

This document has been prepared for the sole use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Umwelt (Australia) Pty Ltd (Umwelt). No other party should rely on this document without the prior written consent of Umwelt.

Umwelt undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. Umwelt assumes no liability to a third party for any inaccuracies in or omissions to that information. Where this document indicates that information has been provided by third parties, Umwelt has made no independent verification of this information except as expressly stated.

©Umwelt (Australia) Pty Ltd

Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
V1	Piers Gillespie	19 December 2023	Piers Gillespie	19 December 2023
Final	Jessica Anagnostaras	8 January 2024	Jessica Anagnostaras	8 January 2024

Table of Contents

1.0	Background	1
1.1	Transmission line Project Objectives	3
1.2	Purpose	3
2.0	Description of Alternatives	4
3.0	Assessment Methodology	5
4.0	Existing Social Conditions	6
4.1	Media Analysis	6
4.2	Option 1A and 1B Social Baseline	7
4.3	Option 2A and 2B Social Baseline	11
5.0	Impact Assessment	14
6.0	Conclusion	31

Figures

Figure 1.1	Transmission Line Options	2
Figure 4.1	Index of Relative Socio-economic Disadvantage	7

Tables

Table 2.1	Transmission Line Options	4
Table 3.1	Summary of assessment methodology	5
Table 4.1	Option 1A and 1B social baseline conditions	7
Table 4.2	Option 1A intersection with land uses	8
Table 4.3	Option 2A and 2B social baseline	11
Table 4.4	Option 2A and 2B intersection with land uses	11
Table 5.1	Option 1A: Social Impact Evaluation (Heywood partially overhead and partially underground)	15
Table 5.2	Option 1B: Impact Evaluation table (fully underground/ national park)	19
Table 5.3	Option 2A: Impact Evaluation table (Portland overhead)	23
Table 5.4	Option 2B Impact Evaluation table (Portland underground)	27

1.0 Background

Neoen is proposing a renewable energy development, known as the Kentbruck Green Power Hub ('the Project' or 'KGPH'), comprising a wind energy facility (wind farm) with associated infrastructure. The Project would be primarily located in an actively harvested pine plantation in southwest Victoria, between the towns of Portland and Nelson, in the Glenelg LGA.

The Project would involve two main components:

- A wind farm of up to 600 MW comprising up to 105 wind turbines and associated permanent and temporary infrastructure.
- A new 275 kV underground transmission line, which would connect the Project to the existing AusNet electricity transmission network. The transmission line would extend from the eastern boundary of the wind farm site to the existing 275/500 kV Heywood Terminal Station, and would be up to 26.6 km in length.

Section 3.4 of the Scoping Requirements for Kentbruck Green Power Hub Environment Effects Statement requires that the Project's EES document the likely environmental effects of the Project's feasible alternatives, including routes and configurations for the transmission line. The depth of the investigation should be proportionate to the potential of the considered alternatives to minimise potentially significant adverse effects and to meet the Project objectives.

This Appendix describes the feasible transmission line alternatives that have been considered by Neoen for this Project, and the potential social impacts of each alternative. Neoen's preferred option for the Project, referred to as "Option 1B", has been assessed in detail in the broader EES and Social Impact Assessment (SIA), and is considered in this appendix to ascertain the relative social impact of each of four potential alignment options (see **Figure 1.1**). This assessment has been conducted to support the multi-criteria analysis (MCA) surrounding the most appropriate transmission line option and relevant mitigation options.

- Option 1A ("Heywood Overhead"): Follows the same route as Option 1B through Cobboboonee National Park / Forest Park to the Heywood Terminal Station however travels partially overhead through private rural properties and farmland as shown in **Figure 1.1**.
- Option 1B: The underground transmission line would extend east from the main wind farm substation and traverse Cobboboonee National Park and Forest Park beneath an existing road, and then continue through freehold rural landholdings to reach the Heywood Terminal Station.
- Option 2A ("Portland Overhead"): A wholly overhead option that connects to the existing Heywood Portland 500 kV line situated north of Portland. This option runs southeast from the wind farm site through private rural landholdings. No final route was determined for this option, as landowner agreements were unable to be secured for the entire length of the transmission line. This corridor therefore includes several route options.
- Option 2B ("Portland Underground"): Follows the same route as Option 2A but is wholly underground.
- The following map highlights the four transmission lines that have been considered for this Project.

A full description of each option is provided in **Section 3.0** of this Appendix.



Figure 1.1 Transmission Line Options

1.1 Transmission line Project Objectives

The objective of the KGPH Project is to provide a source of clean, renewable energy to help power homes and businesses in Victoria and throughout eastern Australia via a connection to the National Electricity Market (NEM). Neoen's environmental and social objectives for the Project, as described in Section 2.2 of the EES, stem from the need to develop the Project in accordance with the principles of ecologically sustainable development.

Neoen's objectives relating specifically to the transmission line component of the Project are to:

- Deliver renewable electricity from the Project to the NEM.
- Seek opportunities to co-locate infrastructure with existing compatible land uses such as existing easements and transport routes.
- Avoid or minimise potential adverse impacts on the natural environment.
- Avoid or minimise potential adverse impacts on Aboriginal cultural and historical heritage.
- Avoid or minimise potential adverse impacts on nearby residents associated with visual amenity, noise, traffic, and air quality.
- Avoid impacts to business and commercial operations.
- Avoid or minimise potential impacts on productive agricultural land.
- Avoid or minimise the risk of bushfire.
- Ensure an appropriate land use outcome by avoiding areas of sensitivity and potential land use conflicts.
- Be able to obtain necessary agreements with landowners and land managers to install and operate infrastructure.
- Be able to obtain planning and environmental approvals from all necessary authorities.
- Provide a constructable and cost-effective grid connection.

Umwelt (2023) has prepared a Transmission Line Options Assessment which describes all transmission line options for the Project considered so far by Neoen, including those which were not found to be viable and were removed from the Project before the EES process commenced, or very early in the EES process. The Options Assessment uses an objective criteria-based approach to assess each option. The assessment criteria and scoring metrics were developed in accordance with the transmission line objectives provided above.

1.2 Purpose

The purpose of this Appendix is to provide insight into the social impacts associated with each transmission line option considered as part of the Project to inform corridor selection and decision-making through the MCA. This Appendix describes the potential social impacts of the feasible transmission line options identified in the Transmission Line Options Assessment.

2.0 Description of Alternatives

The Project being pursued by Neoen is subject to a comprehensive impact assessment in the EES. It comprises a preferred transmission line route and configuration as described in **Section 1.0** of this Appendix (underground through Cobboboonee National Park and Forest Park, and farmland to the Heywood Terminal Station – “Option 1B”). An alternative configuration to this option has also been considered by Neoen, which follows the same route as Option 1B however it involves an overhead section between Cobboboonee Forest Park and the Heywood Terminal Station where the line traverses private property.

The two other options, which were identified as feasible in the Transmission Line Options Assessment Report, are no longer being pursued by the Project due to a lack of landowner agreement and community support. These options are Options 2A and 2B which both run southeast from the wind farm site and connect to the Heywood-Portland 500 kV line north of Portland. Option 2A is wholly overhead, while Option 2B is wholly underground.

Table 2.1 Transmission Line Options

Option	Description
Option 1A ‘Heywood underground and overhead’	The underground transmission line would extend east from the main wind farm substation and traverse Cobboboonee National Park and Forest Park beneath an existing road. From there, the transmission line would transition to an overhead line as it travels through freehold land to reach Heywood Terminal Station
Option 1B ¹ ‘Heywood underground’ (preferred alignment)	Option 1B follows the same route as Option 1A but would be entirely underground. This would involve the installation of additional underground cabling through freehold agricultural land between Cobboboonee Forest Park and the Heywood Terminal Station.
Option 2A ‘Portland overhead’	The overhead transmission line would extend southeast from the main wind farm substation and traverse several freehold rural landholdings used primarily for grazing. This option would require development and construction of a new terminal station adjacent to the existing Heywood-Portland 500 kV line north of Portland.
Option 2B ‘Portland underground’	The underground transmission line would extend southeast from the main wind farm substation and traverse several freehold rural landholdings used primarily for grazing. This option would require development and construction of a new terminal station adjacent to the existing Heywood-Portland 500 kV line north of Portland.

The four options are shown in **Figure 1.1**.

¹ Option 1B is not assessed in this Appendix

3.0 Assessment Methodology

The methodology used to assess the social impacts of the three transmission line alternatives is summarised in **Table 3.1**.

Table 3.1 Summary of assessment methodology

Phase	Activity
1. Analysis of existing social and economic conditions	<p>A condensed and geographically targeted baseline of existing conditions focused on the social, cultural and economic context of immediately abutting land parcels and natural features impacted by the transmission line options. Where data is not available at a fine grain scale of land parcels immediately abutting an alignment, data is used at a larger geographical scale and justified where it is referenced to in Section 5.0. For the purposes of this analysis, the defined 'social locality' is much smaller than the social locality defined for the broader SIA. The broader socio-economic assessment of the Project is considered in the main body of the SIA. Key data sources used include:</p> <ul style="list-style-type: none"> • ABS data, including Socio Economic Indexes for Areas (SEIFA) scores, and key industries of employment. • Real estate data, including ABS and real estate investor.com data sets. • Planning, land use and zoning attributes of the land immediately impacted by the transmission lines. • Consultation records, including meeting notes collated by Neoen during discussions with landholders impacted by transmission line 1A and 1B in 2023 and Option 2A and 2B in 2022 and earlier. This also includes consultation conducted by Umwelt to support the broader SIA. • Media analysis of local reporting on transmission line options. • Findings from other technical reports compiled for the Project, including the Aboriginal Cultural Heritage Assessment, Landscape and Visual Impact Assessment and Biodiversity Assessment.
2. Identification of likely social impacts	<p>Investigation and evaluation of the identified social impacts informed through analysis of:</p> <ul style="list-style-type: none"> • Existing technical EES reports to understand technical assessments of relevant environmental impacts such as noise, visual amenity, and fire risk, to determine any indirect social impacts. • Review and consideration of existing literature on social impacts e.g., literature on social impacts such as property devaluation, the impact of transmission lines on agricultural operations, sense of place, and tourism impacts of overhead and underground transmission lines. • Collation of land use and property information and data. • Review of outcomes of Neoen's consultation with landholders and community members impacted by the transmission lines.
3. Evaluation of potential positive and negative social impacts and mitigations	<p>Evaluation of social impact pathways for the transmission line options, including consideration of likelihood and magnitude dimensions of impact i.e., extent, duration, scale or severity, intensity or importance and level of concern/interest. This phase also includes consideration of potential and implemented mitigation or enhancement strategies. Assessment of impacts has been undertaken in alignment with international guidance provided by the IAIA (IAIA, 2015) and implemented in NSW through the Social Impact Assessment Guideline (DPIE, 2023).</p>

4.0 Existing Social Conditions

This section provides a summary of the existing social conditions of the locality and corridor of each transmission line option, to understand the potential likely social impacts and their magnitude. Context considered includes:

- Index of Relative Socio-economic Disadvantage.
- Land use profile.
- Aboriginal heritage places and registered sites.
- Native Title claims.
- Cultural values.
- European heritage and heritage sites.
- Median house prices.
- Community values associated with the natural environment.

4.1 Media Analysis

A media review has been undertaken to enhance the awareness of the local and regional context surrounding the transmission line options and key concerns raised by local community members.

Media reporting about the Kentbruck Green Power Hub has predominately focused on contention surrounding transmission lines. For example, the Portland Observer ran an article on Friday 22nd October 2021 entitled ‘put the lines underground.’ The article featured quotations from local residents including opposition group organiser Cathy Radford, who said

‘we’re supportive of the wind farm, the jobs, development and that its great for the environment but the underground option has the lowest impact on the highest number of people while the overhead option impacts on a significant number of people.’

Another landowner, Andrew Stephenson said:

‘It’s [the transmission line Option 2A] going to impact on people’s ability to do things on their own land... We bought here because it’s a beautiful area, a dream home and a place where everyone can come around and enjoy the serene beauty of the area.’

Beyond this, media reporting has focused on the placement of the Project within a pine plantation, with Renew Economy reporting in 2019 that the KGPH would be the ‘first of its kind in Australia, for its location in an actively managed and harvested pine forest’ (Vorrath, 2019).

Media analysis has identified some community contention surrounding the Project, especially in relation to overhead transmission lines passing through farming properties. There has been limited reporting on the

Project since its announcement in 2019, with reporting often mentioning the Project as part of broader analysis of upcoming windfarms and Battery Energy Storage Systems in Victoria and Australia.

4.2 Option 1A and 1B Social Baseline

The Option 1B underground transmission line would extend east from the main wind farm substation and traverse Cobboboonee National Park and Forest Park beneath an existing road, and then continue through freehold rural landholdings to reach the Heywood Terminal Station (refer to **Figure 1.1**). Compared to Option 1A, which runs underground through Cobboboonee National Park and Forest Park and overhead through farmland to the Heywood Terminal Station, this option follows the same pathway but remains underground for the entire alignment.

Table 4.1 Option 1A and 1B social baseline conditions

Aspect	Detail
Community, cultural and economic context	
Socio-economic advantage and disadvantage	<p>The SEIFA Map presented in Figure 4.1 highlights that both Portland SA2 and Glenelg (Vic) SA2 have low scores of socio-economic advantage and disadvantage. On a scale of 1 to 10, Portland SA2 recorded a decile ranking of 2 while Glenelg (Vic) SA2 recorded a ranking of 3. This indicates that both localities experience a greater degree of disadvantage than 80% (Portland) and 70% (Glenelg) of SA2s in Victoria respectively. This is indicative of concentrations of households with lower than average incomes, lower than average educational attainment and higher than average involvement in low-skill occupations.</p> <p>Figure 4.1 Index of Relative Socio-economic Disadvantage</p> <p>Source: Umwelt, 2023; ABS, 2021</p>

Aspect	Detail																
Key land uses	<p>Option 1A and Option 1B passes through the Cobboboonee National Park and intersects seven privately-owned properties, predominantly used for farming and residential purposes.</p> <p>As Table 4.2 shows, 12% of the alignment passes through farming zone land and 88% passes through the Cobboboonee National Park, which is managed by Parks Victoria. Under the Victorian Planning Scheme, a farming zone is “zone that is predominantly focussed on protecting and promoting farming and agriculture” (DTP, 2022). Farms in this area predominately produce cattle, with land primarily utilised for livestock grazing. Livestock slaughtering accounting for 69% of Glenelg Shire’s total agricultural output in value terms in 2020/21 (.idcommunity, 2022).</p> <p>Table 4.2 Option 1A intersection with land uses</p> <table border="1" data-bbox="373 593 1426 902"> <thead> <tr> <th data-bbox="373 593 786 734">Land Use Zone</th> <th data-bbox="786 593 968 734">Length</th> <th data-bbox="968 593 1198 734">Proportion of total alignment</th> <th data-bbox="1198 593 1426 734">Number of private properties intersected.</th> </tr> </thead> <tbody> <tr> <td data-bbox="373 734 786 779">Farming Zone (privately owned)</td> <td data-bbox="786 734 968 779">2.1km</td> <td data-bbox="968 734 1198 779">12%</td> <td data-bbox="1198 734 1426 779">7</td> </tr> <tr> <td data-bbox="373 779 786 857">Public Conservation and resource zone</td> <td data-bbox="786 779 968 857">15.3km</td> <td data-bbox="968 779 1198 857">88%</td> <td data-bbox="1198 779 1426 857">-</td> </tr> <tr> <td data-bbox="373 857 786 902" style="text-align: right;">Total</td> <td data-bbox="786 857 968 902">17.4km</td> <td data-bbox="968 857 1198 902">100%</td> <td data-bbox="1198 857 1426 902">7</td> </tr> </tbody> </table> <p><i>Source: Umwelt, 2023</i></p>	Land Use Zone	Length	Proportion of total alignment	Number of private properties intersected.	Farming Zone (privately owned)	2.1km	12%	7	Public Conservation and resource zone	15.3km	88%	-	Total	17.4km	100%	7
Land Use Zone	Length	Proportion of total alignment	Number of private properties intersected.														
Farming Zone (privately owned)	2.1km	12%	7														
Public Conservation and resource zone	15.3km	88%	-														
Total	17.4km	100%	7														
Neighbouring landholder characteristics and feedback	<ul style="list-style-type: none"> • An analysis of seven neighbouring landholders reveals differing opinions on the 1A transmission option, with a preference for Option 1B. • Engagement conducted with landholders impacted by the 1A transmission line involved questions about preferences for overhead or underground lines. Overall, slightly more landholders prefer the transmission line to be underground (three landholders). Comparatively, two landholders stated that they would prefer the transmission line to be overhead, while two did not have a preference between the two options. • Key concerns raised about the proposed transmission line included biosecurity, loss of agricultural productivity, and construction impacts due to damp land. • One landholder held concerns of biosecurity breaches during the construction phase of the project as additional trucks and people entering their property represented a risk for the spread of weeds and other contaminants. Concerns were raised about the potential impact on the livestock on the farm due to construction activities. • Concern for the loss of productivity was raised by one landholder. This concern was held for both the construction and operational phase of the transmission line. The landholder expressed concern that they will not be able to provide supplementary feed for livestock animals during construction. <p>No further information was provided in regard to the concerns listed above.</p>																

Aspect	Detail
Cultural and Heritage Capital	<p>The study area is situated within the traditional lands of the Gunditjmara which extend across the region surrounding Portland and Lake Condah.</p> <ul style="list-style-type: none"> Boiler Swamp Sawmill is adjacent to Option 1A and 1B underground transmission line corridor. According to the Aboriginal Cultural Heritage Assessment (ACHA), the Boiler Swamp Sawmill has been delisted from the Victorian Heritage Inventory (VHI) (D7121-0045), meaning it is no longer a protected item on the VHI. Site investigations identified a steam boiler on Boiler Swamp Road which is part of the delisted Boiler Swamp Sawmill heritage site. The site was inspected for evidence of the original sawmill, however no visible archaeological remains or on to the environment from sawmill practices were identified. As the proposed transmission line would be confined to Boiler Swamp Road, further surveys were not conducted within Cobboboonee National Park. It is anticipated that construction of the Project could potentially impact one registered Aboriginal site, which is located next to an access track that would be used during the installation of underground powerlines. Given the location of transmission line Option 1A and 1B, passing through the Cobboboonee National Park's forested areas, it is expected that Option 1A and 1B would be associated with resource use and a transitory route for First Nations people (Aurecon, 2021). The Cultural Values Assessment (CVA) briefing note for this Project has identified the Woorowarook Murring (Forest Country – Cobboboonee Forest) as an area rich in diverse resources that supported Gunditjmara gatherings over millennia. The transmission line follows established roads and previously cleared land. As such, the ground has already been subject to significant disturbance. Because it has been disturbed, it is less likely to have tangible cultural heritage and, if it exists, it is likely to be outside of its original depositional context.
Property values	<p>Median prices for houses and units have been steadily increasing since 2016 in Glenelg LGA. In 2016, the median price for a house was \$195,000 and the price for a unit was \$150,000. In 2022 the median price for a house had risen to \$406,000 representing a 108.2% increase in price. More modest growth can be seen in the growth of vacant land blocks increasing from \$77,500 in 2016 to \$91,812 in 2022 representing an 18.47% increase (Victoria Department of Environment, Land, Water and Planning, 2022).</p> <p>A report developed for the Office of Environment and Heritage (now DPE), Review of the Impact of Wind Farms on Property Values (Urbis 2016) in 2016 highlights that there is 'limited available sales data to make a conclusive finding relating to impacts on the value of residential or lifestyle properties located close to wind farm turbines, noting that wind farms in NSW have been constructed in predominantly rural areas'. This report also notes that a review of other studies shows that 'there is no impact or a limited definable impact of wind farms on property values' (Urbis 2016, i).</p> <p>Similarly, the NSW Valuer General (2009), Preliminary Assessment of the Impact of Wind Farms on Surrounding Land Values in Australia, report concludes that wind farms do not appear to have negatively affected property values in most cases. A study of 450 home characteristics and 125,000 property sale transactions in the state of Utah in the US by Tatos et al. (2016) reveals that the effects on property values differ by the type of transmission lines, with property devaluation of up to 5% for properties within 50m of a transmission line. Further, the study indicates that the impact of transmission lines on property values diminish with distance. International literature suggests that property devaluation impacts are lower in rural and farming-based communities than in urban or lifestyle-focused communities. These findings would suggest property devaluation from overhead transmission lines is possible for this Project, though likely to be limited by the rural nature of the area.</p>

Aspect	Detail
Environmental and natural context	
Natural resources and context	<ul style="list-style-type: none"> • The alignment of the transmission line is in proximity to six wetlands. Records confirm that all six wetlands have a presence of Brolga, particularly during breeding and migration seasons. These wetlands are located within three km of the alignments. Subsequently, there is a risk that Brolgas and other birds and bats could collide with overhead transmission lines (Biosis, 2020). Brolgas in particular are of environmental, social and cultural significance in the social locality. • There is also potential that the transmission lines will have an impact on vegetation. Foremost, the transmission lines could cause some encroachment on tree protection zones. Further, native vegetation will be directly impacted by the transmission line, due to the need to remove vegetation during construction. The Option 1B transmission line will run along existing roads in the Cobboboonee National Park, using land that has already been cleared. • National parks are highly valued by the community. The Cobboboonee NP serves as an ecological hotspot and is a place of both social and cultural significance (DPT, 2013). Tourism to the 'Great South Coast' area is predominately driven key natural attributes including the coastlines, forests, plains, ancient rock formations, and native flora and fauna (Glenelg Shire, 2020).The Glenelg 2040: Our Future Together community strategy draws on the perspectives of 1,691 participants to build a community vision for Glenelg Shire and demonstrates the importance of natural capital. The vision for Glenelg South includes a goal to "be a thriving tourism area while maintaining care of our pristine environmental features, native animals, and increasing biodiversity, with a balance to ensure locals can still enjoy the lifestyle (Glenelg Shire, 2020). Any form of disturbance in this highly valued landscape represents a social impact for National Park users. • There are several recreational uses that are likely to be impacted by the transmission line. The Great Southwest Walk (GSSW) passes through this National Park and is a resource of great importance to local community members and national and international visitors to the area. Transmission Line Option 1A and 1B intersects with the GSSW trail once with a small amount of the alignment likely to create noise, visual, access and sense of place impacts for hikers and visitors to the trail. Similarly, the Wood, Wine and Roses Forest Drive and Cobboboonee Trailbike Rea and Cobboboonee Horse Trail intersect with the transmission line.
Visual	<p>Visual amenity is of key importance in the social locality. Community members refer to the social locality as '<i>a place where everyone can come around and enjoy the serene beauty of the area.</i>'</p> <ul style="list-style-type: none"> • Most of the overhead 275 kV transmission line of Option 1A/ 1B between the western collector substation and the eastern collector substation along Portland Nelson Road, would be located within visually confined areas, including those defined by narrow view corridors created by plantation adjoining Portland Nelson Road. The plantation trees would form a dark consistently coloured backdrop to electrical infrastructure alongside the road corridor with views largely from passing traffic. Views towards the transmission line would be screened by native tree cover alongside the road corridor and would not form a distinct or dominant feature in the landscape. • The eastern section of the 275 kV transmission line extending from Jennings Road east of Cobboboonee National Park to Heywood Terminal Station would cross agricultural land with grouped and scattered mature tree cover. Views from dwellings towards the transmission line would be largely filtered or completely screened by this grouped and scattered tree cover, as well as existing screening surrounding individual dwellings. • For Option 1B, the planned transmission line linking the Project to the Heywood Terminal Station will be installed underground and is expected to have no discernible impact on the landscape or visual aesthetics once it becomes operational.

Aspect	Detail
Noise	<p>Option 1A and 1B pass predominately through the Cobboboonee National Park, an area with natural soundscapes and low levels of man-made noises due to its remote location.</p> <p>There is limited noise associated with transmission lines. Underground lines will produce no noise while in operation. There are noise impacts associated with the construction phase, which will be considered in Section 5.0.</p>

4.3 Option 2A and 2B Social Baseline

This section provides an overview of the baseline social context for both Option 2A and 2B transmission line alternatives (refer to **Figure 1.1**). Option 2A and 2B follow the same alignment; with Option 2A overhead and Option 2B underground.

Table 4.3 Option 2A and 2B social baseline

Aspect	Details												
Community, cultural and economic context													
Socio-economic advantage and disadvantage	<p>The SEIFA Map presented in Figure 4.1 highlights that both Portland SA2 and Glenelg (Vic) SA2 have high levels of socio-economic advantage and disadvantage. On a scale of 1 to 10, Portland SA2 recorded a decile ranking of 2 while Glenelg (Vic) SA2 recorded a ranking of 3. This indicates that the localities experience a greater degree of disadvantage than 80% (Portland) and 70% (Glenelg) of SA2s in Victoria respectively. This is indicative of concentrations of households with lower than average incomes, lower than average educational attainment and higher than average employment in low skill occupations.</p>												
Key land uses	<p>Option 2A and 2B intersect with 13 privately-owned properties, predominantly used for farming and residential purposes.</p> <p>As presented in Table 4.4 98.4% of the alignment passes through farming zone land, while the remaining 1.5% passes through public conservation and resource areas. Due to the large proportion of privately-owned land, a larger number of landowners would experience direct social impacts if the Project were to proceed with Option 2A and 2B compared to Option 1A and 1B.</p> <p>Table 4.4 Option 2A and 2B intersection with land uses</p> <table border="1"> <thead> <tr> <th>Land Use Zone</th> <th>Length</th> <th>Proportion of total alignment</th> </tr> </thead> <tbody> <tr> <td>Farming Zone (privately owned)</td> <td>39 km</td> <td>98.4%</td> </tr> <tr> <td>Public Conservation and resource zone</td> <td>73 m</td> <td>1.5%</td> </tr> <tr> <td>Total</td> <td>40km</td> <td>100%</td> </tr> </tbody> </table>	Land Use Zone	Length	Proportion of total alignment	Farming Zone (privately owned)	39 km	98.4%	Public Conservation and resource zone	73 m	1.5%	Total	40km	100%
Land Use Zone	Length	Proportion of total alignment											
Farming Zone (privately owned)	39 km	98.4%											
Public Conservation and resource zone	73 m	1.5%											
Total	40km	100%											

Aspect	Details
Neighbouring landholder characteristics and feedback	<p>An analysis of engagement records of 13 neighbouring landholders reveals that there is strong opposition to Option 2A and 2B. Primary concerns are described below.</p> <p>Foremost, concerns were held about the potential for biosecurity issues arising from the location of the transmission line on farmland. These issues include potential diseases affecting crops and livestock. The region holds a number potato farms with certified disease-free potatoes. As such, landowners were concerned that the transmission line could impact this. Further, a few landowners breed a unique ‘fat-lamb’ which is particularly susceptible to worm, disease, and lice. Consequently, concerns were raised that the construction phase of the Project could potentially introduce pests that could pose a serious threat to their animals, livelihoods, and businesses. Concerns were also raised regarding weeds in the same regard.</p> <p>A frequently cited concern was the potential for the overheard power lines and the substation to disturb people’s visual amenity, as the transmission line would disrupt the quiet landscape and natural outlook of the area.</p> <p>Engagement with neighbouring landholders to the proposed transmission line also revealed concerns regarding land and property devaluation, relevant for both leased and freehold lands. If properties were to be sold in the future, landowners were worried that the transmission line would cause the property value to decline. Further, one neighbouring landholder was concerned that the transmission line would impact on their leasing agreements.</p> <p>Neighbouring landholders also expressed concern that there would be significant traffic disruption during the construction phase, with multiple implications for their livelihoods, access to services and mobility, and rural lifestyles. For example, one landowner stated that the increase in traffic would disrupt the transportation of their milk from their diaries.</p> <p>Related to this, disruptions to farming businesses due to the need to access land for construction and maintenance were cited by neighbouring landholders. Additionally, one farmer raised a concern about trenching and digging to lay transmission lines and their potential to disrupt machinery.</p> <p>Concerns were also held for the potential bush fire risk of living nearby the transmission line and substation and the public safety risks associated with this.</p> <p>Overall, a clear finding was the higher levels of opposition from landowners and other local stakeholders to Option 2A and 2B, with all landowners consulted for this route stating a preference for Option 1B.</p>
Cultural capital	<p>As outlined in Section 4.2 the study area is within the traditional lands of the Dhauwurd wurrung. According to the ACHA, inferences can be drawn from the geography and context of the route. Options 2A and 2B pass through heathlands and skirt above the coastline before entering Portland. This alignment is therefore likely to be associated with coastal land uses and values. It is likely that Options 2A and 2B would have sightline, visual and auditory significance. The Cultural Values Assessment briefing note for this Project identified the importance of Sounds of Country in this context, as the sounds and silences of Gunditj Mirring hold cultural value as an auditory experience that provides a sense of immersion in place. Despite this, the transmission line is unlikely to substantially block significant sightlines or disturb the essential nature of the local area. Similarly, the land has been cultivated as farming land, and has therefore experienced some ground disturbance.</p>

Aspect	Details
Environmental and natural context	
Natural resources and context	<p>Option 2A and 2B pass through predominately agricultural landholdings. The Glenelg Hopkins region has been described as a ‘regional powerhouse of production’ and is one of Australia’s most productive regions (Glenelg Hopkins Regional Catchment Strategy, 2023). Land use in the region is predominately agricultural, with approximately 81% of the Glenelg-Hopkins Catchment Management Region (similar to the Shire of Glenelg area) developed for agricultural use, comprising mostly dryland pasture (over 2 million hectares) as well as horticulture. In 2020/21 the total value of agricultural output in Glenelg Shire was \$378m. The largest commodity produced was livestock slaughtering, which accounted for 69% of Glenelg Shire’s total agricultural output in value terms. The rich agricultural resources of the region are of economic and social importance and contribute to the region’s way of life, with agriculture, forestry and fishing, the largest industry of employment in the region.</p>
Visual	<p>Visual amenity is of key importance in the social locality. Community members refer to the social locality as ‘a <i>place where everyone can come around and enjoy the serene beauty of the area.</i>’</p> <p>The visual quality of the area can be understood by the high level of nature-based tourism, as Nelson, Portland and surrounds are best known for nature-based experiences and pristine environments. As Glenelg Shire explains in their tourism strategy, “Glenelg Shire offers a spectacular array of natural attractions and historic sites. From the rugged coastline and pristine beaches of the Southern Ocean to Indigenous heritage sites and mighty rivers, Glenelg Shire boasts some of Australia’s most spectacular locations” (Glenelg Shire, 2019, p. 5). This description aligns with SIA survey findings, where respondents referred to the region as:</p> <p style="text-align: center;"><i>“One of the few remaining areas of untouched forest and river.”</i> <i>Untouched natural environment, biodiversity and natural tourism”</i></p> <p>Through Neoen’s consultation for the SIA with potential hosts to the transmission line, many concerns relating to visual amenity were noted, particularly regarding the proposed overhead Option 2 route. The strong opposition from prospective host landholders and the broader community was also grounded in the likely visual impacts from nearby residents, with far-reaching community preference for Option 1, based on this.</p>
Noise	<p>Option 2A and 2B pass predominately through agricultural landholdings, an area with agrarian soundscapes.</p> <p>There is limited noise associated with transmission lines. Underground lines (Option 2B) would produce no noise while in operation and overhead lines (Option 2A) would not produce noise beyond applicable Noise Protocol noise limits. There are noise impacts associated with the construction phase, which are considered in Section 5.0.</p>

5.0 Impact Assessment

This section provides a summary of the social impact pathways relevant the Project's transmission line options. The social impact assessment has been conducted in line with the Ministerial Guidelines (Department of Sustainability and Environment, 2006).

In line with the methodology articulated in **Section 3.0**, this section summarises the technical and perceived social impacts (positive and negative) that may be experienced by different stakeholders due to anticipated changes associated with the transmission lines associated with the Project.

Social impacts have been categorised in line with the themes and characteristics as outlined in the assessment methodology of the SIA. Social impacts have been assessed in line with industry and international best practice, as articulated by IAIA (2015) and NSW DPIE (2021). While these methodologies are not explicitly recommended by the Victorian Government, they form the basis of consistent and transparent social impact assessment and as such, have been used in this assessment.

In line with Victorian Government guidance (2021), this study has considered the following:

- social impact theme (Column A)
- project aspect or component (Column B)
- description of direct and indirect impacts (Column C)
- evaluation of magnitude (Column G, which is a function of assessed impact magnitude and likelihood), extent (Column D) and duration (Column E) of impacts
- description of perceived significance, based on community ranking if available or qualitative assessment based on community and media feedback if not
- description of potential mitigation strategies (Column H)
- identification of (post mitigation) residual impacts and their significance (Column I)
- Where mitigation strategies are proposed, column H indicates whether they are intended to avoid, minimise, or offset the impact.

Table 5.1, Table 5.2, Table 5.3 and **Table 5.4** provide assessment of social impacts for Option 1A, 1B, 2A and 2B respectively.

Table 5.1 Option 1A: Social Impact Evaluation (Heywood partially overhead and partially underground)

Social impact theme	Project aspect	Social impact pathway	Duration ²	Extent / affected parties	Perceived significance ³	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁴	M ⁵	S ⁶		
Community	Transmission line	Reduced sense of place due to the presence of transmission lines in a previously natural or agricultural landscape	C, O	Broader community Visitors to the Cobboboonee National Park	H	B	2	M	<ul style="list-style-type: none"> Avoid/ Minimise: Tree planting alongside the Princes Highway corridor would screen opportunities for extensive views to the east or west of the Highway. Tree planting alongside the Portland railway line would also screen views towards the transmission line from non-involved dwellings along and to the north of Meaghers Road. 	M
				Neighbouring landholders	VH	B	3	H	<ul style="list-style-type: none"> Minimise: Implement visual screening such as tree planting in collaboration with impacted landholders. 	M
Surroundings	Construction of transmission line	Reduced social amenity due to noise and dust generated during the construction of the transmission line	C	Visitors to the Cobboboonee National Park Proximal and host Landholders	M	B	3	H	<ul style="list-style-type: none"> Avoid/ minimise: Develop and implement a Construction Environmental Management Plan (CEMP) to reduce impacts on visitors to the National Park and neighbouring and host landholders and limit impacts on operation hours, especially near camp sites. 	M
				Broader community	L	D	1	L		L
Surroundings	Operation of the	Reduced social amenity due to noise generated	O	All stakeholders	L	D	1	L	<ul style="list-style-type: none"> Not Applicable. 	L

² P = Planning, C = Construction, O = Operations, D = Decommissioning

³ L = Low, M = Medium, H = High

⁴ Likelihood: A = Almost certain, B = Likely, C = Possible, D = Unlikely, E = very Unlikely

⁵ Magnitude: 1 = Minimal, 2 = Minor, 3 = Moderate, 4 = Major, 5 = Transformational

⁶ Significance: L = Low, M = Medium, H = High

Social impact theme	Project aspect	Social impact pathway	Duration ²	Extent / affected parties	Perceived significance ³	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁴	M ⁵	S ⁶		
	transmission line	by the operation of the transmission line								
Surroundings	Transmission line	Reduced visual amenity due to the industrialisation of the landscape	O	All stakeholders Neighbouring and host landholders	VH	B	2	M	<ul style="list-style-type: none"> Avoid/ Minimise: Tree planting alongside the Princes Highway corridor would screen opportunities for extensive views to the east or west of the Highway. Tree planting alongside the Portland railway line would also screen views towards the transmission line from non-involved dwellings along and to the north of Meaghers Road. Minimise: Implement visual screening such as tree planting in collaboration with impacted landholders. 	M
Surroundings	Transmission line	Impacts on community values associated with valued natural landscapes due to disruption to important habitat and ecosystems	C, O	Environmental groups	M	C	2	M	<ul style="list-style-type: none"> Avoid / minimise: Establish Environmental Management Plans to manage environmental impacts. Avoid/ minimise: Conduct and implement findings from the Cultural Values Assessment. Offset: Prioritise habitat restoration and environmental contributions as part of the Shared Benefits Strategy. 	L
				Broader community	L	D	1	L		L
				Visitors to proximal nature reserves	M	C	2	M		L
				Traditional Owners	M	C	3	M		L
Accessibility	Project Construction	Disruptions to access to Cobboboonee National Park	C	Visitors to Cobboboonee National Park	H	B	3	H	<ul style="list-style-type: none"> Avoid/ minimise: Develop a Construction Management Plan that considers impacts on visitors to the National Park and 	M

Social impact theme	Project aspect	Social impact pathway	Duration ²	Extent / affected parties	Perceived significance ³	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁴	M ⁵	S ⁶		
		during construction of the transmission lines		and Great South West Walk					<p>limits hours of operation, especially in locations near camp sites.</p> <ul style="list-style-type: none"> Offset: Prioritise contributions to the Great South West walk as part of the Shared Benefits Strategy. 	
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Increased risk of biosecurity issues (such as weed spread) due to increased access to farming properties for transmission line construction and maintenance	C, O	Neighbouring and host landholders	M	C	3	M	<ul style="list-style-type: none"> Minimise: Develop a Construction Environmental Management Plan to manage access to private properties and minimise risk of biodiversity issues. Minimise: Engage directly with individual landholders to establish mutually acceptable plans for property access. 	L
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Reduced capacity for farmers to conduct agricultural activities on their land due to the presence of transmission line and easement	C, O	Neighbouring and host landholders	L	C	2	M	<ul style="list-style-type: none"> Minimise: Engage directly with individual landholders to communicate impacts on land use and understand extent of disruption on a case-by-case basis. Offset: Establish leasing arrangements with landholders to provide financial compensation for access to their land. 	L
Livelihoods	Transmission line	Potential for property devaluation associated with	P, C, O	Neighbouring and host landholders	L	C	2	M	<ul style="list-style-type: none"> Minimise: Implement findings of the LVIA and consult with impacted households to deliver visual screening. 	L

Social impact theme	Project aspect	Social impact pathway	Duration ²	Extent / affected parties	Perceived significance ³	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁴	M ⁵	S ⁶		
		presence of transmission lines							<ul style="list-style-type: none"> Offset: Develop neighbour agreements with proximal landholders and leasing arrangements with host landholders to provide financial compensation. 	
Health and wellbeing/ Access	Transmission line	Potential for presence of the transmission to increase fire risks for surrounding areas, either through disruption to firefighting activities or through generation of fires	C, O	Neighbouring and host landholders Visitors to Cobboonee National Park	L	D	3	M	<ul style="list-style-type: none"> Minimise: Work collaboratively with the RFS and local fire services to understand and address local concerns about the impact of transmission line infrastructure on firefighting activities and fire risk. Minimise: Annual assessment of bushfire management plan. 	L
Culture/ Decision Making	Construction and operations of transmission line and substation	Disruption to Aboriginal cultural values through land use change, development of transmission infrastructure and potential impacts on ecosystems	P,C,O,D	Traditional Owners and Native Title rights holders	M	C	2	M	<ul style="list-style-type: none"> Minimise: Work collaboratively and closely with GMTOAC and the Gunditjmara people throughout the planning, pre-construction, and construction phases to build trust in a long-term partnership. Minimise: Develop and implement a Cultural Values Assessment and Cultural Heritage Management Plan to embed Aboriginal cultural values in transmission line design and deliver. Offset: Prioritise support for First Nations projects and programs in the Shared Benefits Strategy. 	L

Table 5.2 Option 1B: Impact Evaluation table (fully underground/ national park)

Social impact theme	Project aspect	Social impact pathway	Duration ⁷	Extent / affected parties	Perceived significance ⁸	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁹	M ¹⁰	S ¹¹		
Community	Transmission line	Reduced sense of place due to the presence of transmission lines in a previously natural or agricultural landscape	C, O	Broader community Neighbouring landholders Visitors to the Cobboboonee National Park	L	D	1	L	<ul style="list-style-type: none"> Little to no impact anticipated due to underground transmission line reducing visual amenity impacts 	L
Community/ Decision making	Community engagement and transmission line	Reduced trust in Neoen and assessment processes due to changes in transmission line options despite previous company initial commitments to Option 1A	P, C, O	Broader community Media Opposition groups Neighbouring and host landholders	L	C	1	L	<ul style="list-style-type: none"> Little impact anticipated as Neoen has previously stated they would initially pursue Transmission Line Option 1A. Option 1B is similar, with the undergrounding of part of the transmission line unlikely to generate opposition. 	L
Surroundings	Construction of	Reduced social amenity due to noise and dust generated	C	Visitors to the Cobboboonee National Park	M	B	3	H	<ul style="list-style-type: none"> Avoid/ minimise: Develop and implement a Construction Environmental Management Plan (CEMP) to reduce impacts on visitors to the National 	M

⁷ P = Planning, C = Construction, O = Operations, D = Decommissioning

⁸ L = Low, M = Medium, H = High

⁹ Likelihood: A = Almost certain, B = Likely, C = Possible, D = Unlikely, E = very Unlikely

¹⁰ Magnitude: 1 – Minimal, 2 = Minor, 3 = Moderate, 4 = Major, 5 = Transformational

¹¹ Significance: L = Low, M = Medium, H = High

Social impact theme	Project aspect	Social impact pathway	Duration ^z	Extent / affected parties	Perceived significance ^g	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁹	M ¹⁰	S ¹¹		
	transmission line	during the construction of the transmission line		Broader community	L	D	1	L	Park and limit impacts on operation hours, especially near camp sites.	L
				Proximal Landholders	L	D	1	L		L
Surroundings	Operation of the transmission line	Reduced social amenity due to noise generated by the operation of the transmission line	O	All stakeholders	L	E	1	L	<ul style="list-style-type: none"> Little to no impact anticipated due to underground transmission line 	L
Surroundings	Transmission line	Reduced visual amenity due to the industrialisation of the landscape	O	All stakeholders	L	E	1	L	<ul style="list-style-type: none"> Little to no impact anticipated due to underground transmission line not being visible 	L
Surroundings	Transmission line	Impacts on community values associated with valued natural landscapes due to disruption to important habitat and ecosystems	C, O	Environmental groups	M	C	2	M	<ul style="list-style-type: none"> Avoid / minimise: Establish Environmental Management Plans to manage environmental impacts Avoid/ minimise: Conduct and implement findings from the Cultural Values Assessment Offset: Prioritise habitat restoration and environmental contributions as part of the Shared Benefits Strategy 	L
				Broader community	L	D	1	L		L
				Visitors to proximal nature reserves	M	C	2	M		L
				Traditional Owners	M	C	3	M		L
Accessibility	Project Construction	Disruptions to access to Cobboboonee National Park during construction of the transmission lines	C	Visitors to Cobboboonee National Park and Great South West Walk	H	B	3	H	<ul style="list-style-type: none"> Avoid/ minimise: Develop a Construction Management Plan that considers impacts on visitors to the National Park and limits hours of operation, especially in locations near camp sites 	M

Social impact theme	Project aspect	Social impact pathway	Duration ²	Extent / affected parties	Perceived significance ⁸	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁹	M ¹⁰	S ¹¹		
									<ul style="list-style-type: none"> Offset: Prioritise contributions to the Great South West Walk as part of the Shared Benefits Strategy 	
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Increased risk of biosecurity issues (such as weed spread) due to increased access to farming properties for transmission line construction and maintenance	C, O	Neighbouring and host landholders	L	C	3	M	<ul style="list-style-type: none"> Minimise: Develop a Construction Environmental Management Plan to manage access to private properties and minimise risk of biodiversity issues Minimise: Engage directly with individual landholders to establish mutually acceptable plans for property access 	L
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Reduced capacity for farmers to conduct agricultural activities on their land due to the presence of transmission line and easement	C, O	Neighbouring and host landholders	L	C	2	M	<ul style="list-style-type: none"> Minimise: Engage directly with individual landholders to communicate impacts on land use Offset: Establish leasing arrangements with landholders to provide financial compensation for access to their land 	L
Livelihoods	Transmission line	Potential for property devaluation associated with presence of transmission lines	P, C, O	Neighbouring and host landholders	L	E	1	L	<ul style="list-style-type: none"> Little to no impact due to transmission lines being underground. Research suggests property devaluation is driven by visual impact. 	L
Health and wellbeing/ Access	Transmission line	Potential for presence of the transmission to increase fire risks for surrounding areas, either through disruption to fire	C, O	Neighbouring and host landholders Visitors to Cobboboonee National Park	L	E	1	L	<ul style="list-style-type: none"> Little to no impact due to transmission lines being underground 	L

Social impact theme	Project aspect	Social impact pathway	Duration ^z	Extent / affected parties	Perceived significance ^g	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						L ⁹	M ¹⁰	S ¹¹		
		fighting activities or through generation of fires								
Culture/ Decision Making	Construction and operations of transmission line and substation	Disruption to Aboriginal cultural values through land use change and impacts on ecosystems	P,C,O ,D	Traditional Owners and Native Title rights holders	M	C	2	M	<ul style="list-style-type: none"> Minimise: Work collaboratively and closely with GMTOAC and the Gunditjmara people throughout the planning, pre-construction and construction phases to build trust in a long-term partnership Minimise: Develop and implement a Cultural Values Assessment and Cultural Heritage Management Plan to embed Aboriginal cultural values in transmission line design and delivery Offset: Prioritise support for First Nations projects and programs in the Shared Benefits Strategy 	L

Table 5.3 Option 2A: Impact Evaluation table (Portland overhead)

Social impact theme	Project aspect	Social impact pathway	Duration ¹²	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
Community	Transmission line	Reduced sense of place due to the presence of transmission lines in a previously natural or agricultural landscape	C, O	Broader community	M	C	2	M	<ul style="list-style-type: none"> Implement visual screening such as tree planting to reduce visual impact of the transmission line. 	L
				Neighbouring and host landholders	VH	B	3	H		<ul style="list-style-type: none"> Minimise: Implement findings of the LVIA and consult with impacted households to deliver visual screening. Offset: Develop neighbour agreements with proximal landholders and leasing arrangements with host landholders to provide financial compensation.
Community/ Decision making	Community engagement and transmission line	Reduced trust in Neoen and project decision-making or assessment processes due to changes in transmission line options despite previous company commitments to Option 1A	P, C, O	Broader community Media Opposition groups	H	B	3	H	<ul style="list-style-type: none"> Minimise: Transparently communicate about reasons for transmission line changes. Avoid: Consider design alternatives to improve levels of community and landowner acceptance. 	M
				Neighbouring and host landholders	H	B	4	H		H
Surroundings	Construction of transmission line	Reduced social amenity due to noise and dust	C	Visitors to the Cobboboonee National Park	L	E	1	L		L

¹² P = Planning, C = Construction, O= Operations

Social impact theme	Project aspect	Social impact pathway	Duration ¹²	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
		generated during the construction of the transmission line		Broader community Road users	L	C	2	M	<ul style="list-style-type: none"> Avoid/ minimise: Develop and implement a Construction Environmental Management Plan (CEMP) to reduce impacts on host and neighbouring landholders and local road users. 	L
				Proximal Landholders	H	B	3	H		M
Surroundings	Operation of the transmission line	Reduced social amenity due to noise generated by the operation of the transmission line and substation	O	Neighbouring landholders to the new substation	M	B	3	H	<ul style="list-style-type: none"> Minimise: Engage directly with impacted landholders to deliver appropriate noise screening barriers. 	M
Surroundings	Transmission line	Reduced visual amenity due to the industrialisation of the landscape	C, O	Broader community	M	C	2	M	<ul style="list-style-type: none"> Minimise: Site the transmission line to reduce visual impact, based on findings from the LVIA. 	L
				Neighbouring and host landholders	H	B	4	H	<ul style="list-style-type: none"> Offset: Establish neighbour agreements and leasing arrangements with neighbouring and host landholders to provide financial contributions. Minimise: Engage directly with impacted landholders to establish visual screening. 	M
Surroundings	Transmission line	Impacts on community values associated with valued natural landscapes due to disruption to important habitat and ecosystems	C, O	Environmental groups	L	C	2	M	<ul style="list-style-type: none"> Avoid / minimise: Establish Environmental Management Plans to manage environmental impacts. Avoid/ minimise: Conduct and implement findings from the Cultural Values Assessment. 	L
				Broader community	L	D	1	L		L
				Visitors to proximal nature reserves	L	D	1	L		L

Social impact theme	Project aspect	Social impact pathway	Duration ¹²	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						C	2	M		
				Traditional Owners	L	C	2	M	<ul style="list-style-type: none"> Offset: Prioritise habitat restoration and environmental contributions as part of the Shared Benefits Strategy. 	L
Accessibility	Project Construction	Disruptions to access to Cobboboonee National Park during construction of the transmission lines	C	Visitors to Cobboboonee National Park and Great South West Walk	L	E	1	L	<ul style="list-style-type: none"> No impact anticipated as the alignment does not pass through the National Park. 	L
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Increased risk of biosecurity issues (such as weed spread) due to increased access to farming properties for transmission line construction and maintenance	C, O	Neighbouring and host landholders	H	C	3	M	<ul style="list-style-type: none"> Minimise: Develop a Construction Environmental Management Plan to manage access to private properties and minimise risk of biodiversity issues. Minimise: Engage directly with individual landholders to establish mutually acceptable plans for property access. 	L
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Reduced capacity for farmers to conduct agricultural activities on their land due to the presence of transmission line and easement	C, O	Neighbouring and host landholders	H	B	3	H	<ul style="list-style-type: none"> Minimise: Engage directly with individual landholders to communicate impacts on land use. Offset: Establish leasing arrangements with landholders to provide financial compensation for access to their land. 	M

Social impact theme	Project aspect	Social impact pathway	Duration ¹²	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
Livelihoods	Transmission line	Potential for property devaluation associated with presence of transmission lines	P, C, O	Neighbouring and host landholders	H	C	3	M	<ul style="list-style-type: none"> Offset: Establish neighbour agreements and leasing arrangements with neighbouring and host landholders to provide financial contributions. Offset: If appropriate and requested, consider purchasing properties from impacted stakeholders at market rate. 	L
Health and wellbeing/ Access	Transmission line	Potential for presence of the transmission to increase fire risks for surrounding areas, either through disruption to fire fighting activities or through generation of fires	C, O	Neighbouring and host landholders Visitors to Cobboboonee National Park	M	D	3	M	<ul style="list-style-type: none"> Minimise: Work collaboratively with the RFS and local fire services to understand and address local concerns about the impact of transmission line infrastructure on firefighting activities and fire risk. Minimise: Annual assessment of bushfire management plan. 	L
Culture/ Decision Making	Construction and operations of transmission line and substation	Disruption to Aboriginal cultural values through land use change, development of transmission infrastructure and potential impacts on ecosystems	P,C,O,D	Traditional Owners and Native Title rights holders	M	C	2	M	<ul style="list-style-type: none"> Minimise: Work collaboratively and closely with GMTOAC and the Gunditjmara people throughout the planning, pre-construction and construction phases to build trust in a long-term partnership. Minimise: Develop and implement a Cultural Values Assessment and Cultural Heritage Management Plan to embed Aboriginal cultural values in transmission line design and delivery. Offset: Prioritise support for First Nations projects and programs in the Shared Benefits Strategy. 	L

Table 5.4 Option 2B Impact Evaluation table (Portland underground)

Social impact theme	Project aspect	Social impact pathway	Duration ¹³	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
Community	Transmission line	Reduced sense of place due to the presence of transmission lines in a previously natural or agricultural landscape	C, O	Broader community	L	D	1	L	<ul style="list-style-type: none"> Little to no impact anticipated due to the transmission line being underground and therefore not generating visual amenity impact. 	L
				Neighbouring landholders						
Community/ Decision making	Community engagement and transmission line	Reduced trust in Neoen and project decision-making processes due to changes in transmission line options despite previous company commitments to Option 1A	P, C, O	Broader community	H	B	3	H	<ul style="list-style-type: none"> Minimise: Transparently communicate about reasons for transmission line changes. Avoid: Consider design alternatives to improve levels of community and landowner acceptance. 	M
				Media Opposition groups						
Surroundings	Construction of transmission line	Reduced social amenity due to noise and dust generated during the construction of the transmission line	C	Visitors to the Cobboboonee National Park	L	E	1	L	<ul style="list-style-type: none"> Avoid/ minimise: Develop and implement a Construction Environmental Management Plan (CEMP) to reduce impacts on host and neighbouring landholders and local road users. Offset: Establish neighbour agreements and leasing arrangements with neighbour and host landholders to provide financial contributions. 	L
				Broader community Road users	L	C	2	M		L
				Proximal Landholders	H	B	3	H		M

¹³ P = Planning, C = Construction, O= Operations

Social impact theme	Project aspect	Social impact pathway	Duration ¹³	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
						B	3	H		
Surroundings	Operation of the transmission line	Reduced social amenity due to noise generated by the operation of the transmission line and substation	O	Neighbouring landholders to the new substation	M	B	3	H	<ul style="list-style-type: none"> Minimise: Engage directly with impacted landholders to deliver appropriate noise screening barriers. 	M
Surroundings	Transmission line	Reduced visual amenity due to the industrialisation of the landscape	C, O	Broader community Neighbouring and host landholders	L	E	1	L	<ul style="list-style-type: none"> Little to no impact anticipated due to the transmission line being underground. 	L
Surroundings	Transmission line	Impacts on community values associated with valued natural landscapes and ecological systems due to disruption to important habitat and ecosystems	C, O	Environmental groups	M	C	2	M	<ul style="list-style-type: none"> Avoid / minimise: Establish Environmental Management Plans to manage environmental impacts. Avoid/ minimise: Conduct and implement findings from the Cultural Values Assessment. Offset: Prioritise habitat restoration and environmental contributions as part of the Shared Benefits Strategy. 	L
				Broader community	L	D	1	L		L
				Visitors to proximal nature reserves	L	D	1	L		L
				Traditional Owners	L	C	2	M		L
Accessibility	Project Construction	Disruptions to access to Cobboboonee National Park during construction of the transmission lines	C	Visitors to Cobboboonee National Park and Great South West Walk	L	E	1	L	<ul style="list-style-type: none"> No impact anticipated as the alignment does not pass through the National Park. 	L

Social impact theme	Project aspect	Social impact pathway	Duration ¹³	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Increased risk of biosecurity issues (such as weed spread) due to increased access to farming properties for transmission line construction and maintenance	C, O	Neighbouring and host landholders	H	C	3	M	<ul style="list-style-type: none"> Minimise: Develop a Construction Environmental Management Plan to manage access to private properties and minimise risk of biodiversity issues. Minimise: Engage directly with individual landholders to establish mutually acceptable plans for property access. 	L
Accessibility/ Livelihoods	Construction and maintenance of transmission lines	Reduced capacity for farmers to conduct agricultural activities on their land due to the presence of transmission line and easement	C, O	Neighbouring and host landholders	H	B	3	H	<ul style="list-style-type: none"> Minimise: Engage directly with individual landholders to communicate impacts on land use. Offset: Establish leasing arrangements with landholders to provide financial compensation for access to their land. 	M
Livelihoods	Transmission line	Potential for property devaluation associated with presence of transmission lines	P, C, O	Neighbouring and host landholders	L	D	1	L	<ul style="list-style-type: none"> Little to no impact anticipated as property devaluation is mostly associated with visual impacts of overhead transmission lines. 	L
Health and wellbeing/ Access	Transmission line	Potential for presence of the transmission to increase fire risks for surrounding areas, either through disruption	C, O	Neighbouring and host landholders Visitors to Cobboboonee National Park	L	E	2	L	<ul style="list-style-type: none"> Minimise: Conduct and implement findings from a Bushfire Management Plan. 	L

Social impact theme	Project aspect	Social impact pathway	Duration ¹³	Extent / affected parties	Perceived significance	Significance rating			Refinements/ mitigations/ management measures	Residual ranking
		to fire fighting activities or through generation of fires								
Culture/ Decision Making	Construction and operations of transmission line and substation	Disruption to Aboriginal cultural values through land use change, development of transmission infrastructure and potential impacts on ecosystems	P,C,O,D	Traditional Owners and Native Title rights holders	M	C	2	M	<ul style="list-style-type: none"> Minimise: Work collaboratively and closely with GMTOAC and the Gunditjmara people throughout the planning, pre-construction and construction phases to build trust in a long-term partnership. Minimise: Develop and implement a Cultural Values Assessment and Cultural Heritage Management Plan to embed Aboriginal cultural values in transmission line design and delivery. Offset: Prioritise support for First Nations projects and programs in the Shared Benefits Strategy 	L

6.0 Conclusion

This Appendix has provided an assessment of the potential social impacts associated with Transmission Line Options 1A, 2A and 2B considered by the KGPH Project. The assessment has drawn on a desktop analysis of current demographic, social and economic data, community engagement records, analysis conducted as part of the broader SIA, and technical assessments undertaken for the MCA for the transmission line selection process.

This Appendix has identified the following key differences between options:

- Option 1A, passing underground through the Cobboboonee National Park (approximately 88% of the alignment) and overhead through rural farmland (approximately 12% of the alignment), is more likely to generate temporary amenity and access impacts for National Park visitors during construction than other options. While land clearing in the National Park may impact important values for community members, environmental groups First Nations communities, burying the transmission line beneath existing roads and easements within the National Park that are already significantly disturbed substantially reduces this impact. This alignment also impacts upon farmland, with implications for biosecurity risks for agricultural businesses or activities and the potential effect on continued access to and use of properties. However, a smaller proportion of the Option 1B alignment passes through farmland than the 2A and 2B alignments, reducing the number of people and properties impacted.
- Option 1B, passing underground through the Cobboboonee National Park (approximately 88% of the alignment) and rural farm land (approximately 12% of the alignment), is more likely to generate temporary amenity and access impacts for National Park visitors during construction than other options. While land clearing in the National Park is likely to impact important values for community members and environmental groups and may disturb important First Nations tangible and intangible heritage, the use of existing roads and land that is already significantly disturbed substantially reduces this impact. This alignment impacts farmland, with implications for biosecurity and access to and use of properties. However, these concerns apply to a smaller proportion of the alignment than Option 2A and 2B.
- Option 2A, passing overhead through farmland, is more likely to generate social impacts associated with a reduced sense of place; reduced trust in Neoen and the project decision-making and assessment processes due to previous commitments that were made to the community regarding Option 1A; reduced visual amenity for nearby residents; the potential for, or perceived property devaluation; and the potential for greater bushfire risk as compared to other options. Option 2A benefits from avoiding Cobboboonee National Park and therefore reducing impacts on protected and highly valued ecological values and recreational usage of the park. However, its impacts upon host and neighbouring landholders, including concerns about biosecurity risks for agricultural businesses or activities and the continued access to and use of properties, are much greater.
- Option 2B, passing underground through farmland, is more likely to generate temporary amenity impacts to host and neighbouring landholders during construction than the other options. It is less likely to result in reduced visual amenity and a loss of sense of place than Option 2A as the transmission line will not be visible once it is installed. Both Option 2A and 2B include high levels of operational noise impact for people who live nearby the substation considered as part of this option.

- When comparing these options to the preferred alignment by the Project (Option 1B), this assessment finds that Option 1B is likely to have comparatively lower or fewer negative social impacts. This is due to:
 - Expressed strong community preferences for underground transmission lines to reduce the range of social and personal impacts to be experienced.
 - A smaller number of private landholders and properties impacted in Options 1A and 1B comparison to options 2A and 2B.
 - Co-location and use of existing roads within the Cobboboonee National Park as the chosen route within National Park for the transmission line decreases the potential for soil disturbance and loss of existing flora and ecosystems.
 - Reduced chance of bird and bat strike due to the undergrounding of the transmission line, reducing ecological impacts.
 - Based on this, this Appendix finds that the social impacts of Option 1B are likely to be lower than other considered options. Impact ranking and mitigations for this alignment are considered in greater detail in the Project SIA.

