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Preliminary Social Impact Assessment

Murray Terminal BESS

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Executive Summary

NGH has been engaged by Akaysha Energy Pty Ltd (the Applicant) to complete a Preliminary Social Impact Assessment (PSIA) for the Murray Terminal Battery Energy Storage System (BESS) (“the Project”). This PSIA has been prepared to inform the Scoping Report for the Project and aims to assess potential impacts and opportunities of the Project across the eight ‘*Categorising impacts*’ outlined in the SIA guidelines.

The Project site is approximately four kilometres southeast of the town of Khancoban entirely within the Snowy Valleys LGA in Southwest NSW, close to the Victorian border. The LGA sits entirely on the lands of the Wiradjuri people. Snowy Valleys LGA stretches across 8,881 km², with a recorded population of 14,891 people in 2021, with the median age being 37 years.

A mixed-method approach, comprising of Project’s community information session, document analysis, and an online community survey was initially adopted to inform this PSIA. However, due to the low response rate, the survey data was excluded from the PSIA analysis.

Consultation feedback suggested that the sentiment towards the Project is largely neutral, though there are concerns about possible negative impacts. This includes bushfire risk and fire safety and preparedness, environmental considerations, accommodation, and impacts (such as visual amenity) on nearby residents.

Sentiment towards renewable energy developments in Khancoban is perhaps shaped by the town’s long-standing connection to Snowy Hydro, a legacy project that has shaped local identity and economy, creating both strong familiarity with large-scale infrastructure and heightened sensitivity to potential cumulative impacts on the environment, housing, and community cohesion. As a result, the community has a higher level of understanding of the NEM more broadly as a result.

Key potential socio-economic benefits identified are the generation of 150 direct FTE positions during the construction phase and 6 FTE positions during a proposed minimum 20 year and possibly extending to 30-year operation phase. Other potential benefits include alternative income for landowners, increase in demand for goods and services and training opportunities such as pre-employment support and upskilling to local people. In contrast, some of the key negative impacts identified include potential changes in the amenity, and increased dust and noise levels impacting the health and well-being of locals. Further, the influx of workers during the construction phase could potentially increase pressure on accommodation and services, impacting the community.

Draft recommended enhancement and mitigation measures, directly responding to the identified potential social impacts and benefits are suggested. The mitigation and enhancement measures are grouped under the following key recommended management strategies:

- Update the Community and Stakeholder Engagement Strategy (to reflect the findings of the Project-wide Engagement and the SIA).
- Develop an Accommodation and Employment Strategy.
- Develop a Community Benefit Sharing Framework.

Further work is required to refine, develop, add to, and test (with the community) these suggested mitigation measures and management strategies as part of the full SIA to be undertaken within the Project’s Environmental Impact Statement (EIS) phase.

1. Introduction

NGH has been engaged by Akaysha Energy (the Applicant) to complete a Preliminary Social Impact Assessment (PSIA) for the Murray Terminal Battery Energy Storage System (BESS) (the Project). This PSIA has been prepared to inform the Scoping Report for the Project.

The Project is a State Significant Development (SSD) as defined under Part 4 of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act). The Applicant is seeking approval under the EP&A Act and Schedule 2 of the *NSW Environmental Planning and Assessment Regulation 2021* to construct and operate the Project.

1.1. Preliminary social impact assessment

This PSIA is intended to provide initial insight into the Project's social context and its likely social impacts and benefits. This will enable the identified social impacts and opportunities to be integrated into Project knowledge-building and decision-making early within the planning and approvals process, so that the Project is positioned to achieve good socio-economic outcomes.

This PSIA is also intended to inform the Project's Community and Stakeholder Engagement Strategy as the Project moves through forthcoming approvals processes, inform the development of Project's community benefit sharing framework and contribute to the building of Project awareness within the region and local stakeholder relationships.

This PSIA identifies the Project's social locality and an initial evaluation of potential social impacts in accordance with the DPHI's Social Impact Assessment Guidelines (DPHI, 2025a) hereafter referred to as SIA guidelines, and Technical Supplement (DPHI, 2025b). This first phase of the SIA process is to assess potential impacts and opportunities of the Project across the eight 'Categorising impacts' outlined in the SIA guidelines (DPHI, 2025a, p. 12-13)

Building on this initial social impact scoping work, further and more in-depth stakeholder engagement, research and analysis will be undertaken as part of the full SIA during the Project's Environmental Impact Statement (EIS) phase.

1.2. Project overview

The Applicant is proposing the development of the Project. The Project would involve the construction, operation and decommissioning of a BESS with a capacity of up to approximately 500 Megawatts (MW) / 2000MWh (4 hours). The Project would connect directly into the existing 330kV Murray Terminal substation, located north of the Project site.

The Murray Terminal 330kV substation is a critical component of Australia's national electricity infrastructure, commissioned in 1964 by the Snowy Mountains Hydro-electric Authority. It forms part of the Snowy Scheme and connects approximately 1,5000 MW of hydroelectric energy generation to the National Energy Market (NEM).

The Project would be located within the SVC LGA, approximately 4 kilometres km south-east of the township Khancoban, New South Wales (NSW). The site address is 45 Waterfall Farm Road, Khancoban NSW 2642. The area of land that is being investigated for siting the Project covers an area of approximately 10 ha.

The Project would contribute towards the stabilisation of the national energy grid, ease energy wastage, ease peak demand, and support Australia's transition to a renewable energy future through the implementation of a large-scale BESS.

The Project would include the following key built form features:

- BESS including battery enclosures, inverters, transformers, switchgear and control room
- Connection to Transgrid's Murray Terminal 330kV Switching Station
- Permanent office, operation and maintenance (O&M) buildings, hardstands and Project signage
- Site access:
 - Main access off Alpine Way onto M2 Power Station Road to access the northern area of the Project Site
- Temporary construction infrastructure
- Internal roads.

The final Project Site that will be assessed in the EIS will be informed by community and stakeholder consultation, and detailed environmental investigations.

1.3. Community benefit

Community benefit sharing (CBS) programs are becoming increasingly popular in renewable energy projects to positively integrate renewable energy developments into local communities, benefiting both the applicant and the community (Clean Energy Council, 2019).

The Applicant will consider establishing a CBS following further consultation with the Snowy Valleys Council. Furthermore, the proposed Project is estimated to generate approximately 180 direct FTE (Full Time Equivalent) positions during the construction phase and approximately 6 FTE during the operation phase. Direct employment accompanied by additional demand for the supply of services through the Project offers the opportunity to generate steady and alternative income for landowners, residents and industry during both construction and operational phases, particularly in the supply services. For instance, the Project could potentially create demands for goods and services such as construction support, accommodation, and the supply of construction materials, freight, and local labour.

Other potential socio-economic benefits include training opportunities such as pre-employment support and upskilling for local people. This could particularly be the case for young people and for people from more vulnerable populations (including First Nations people, the long-term unemployed and women seeking employment in male-dominated industries).

2. Methodology

This PSIA has been undertaken in accordance with the Department of Planning, Housing and Infrastructure's Social Impact Assessment Guideline (DPHI, 2025a) and accompanying Technical Supplement (DPHI, 2025b). As such, this Project's potential social impacts and benefits have been identified across the following eight categories: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems. In this, direct, indirect, and cumulative impacts have also been considered.

Judgements were then made regarding the level of further assessment that will be undertaken within the full SIA (as part of the EIS phase) for each potential impact and benefit. As per the Technical Supplement, key

factors that informed this judgement included the extent of cumulative impact and the degree of material social impact (based on the extent, duration, severity of impact, and the sensitivity and level of concern/interest of those impacted).

A mixed-method approach was adopted to inform the development of this PSIA. It has been developed through document analysis and face to face stakeholder engagement consultations. Specifically, the Project’s engagement team held a community drop-in session on 12 July 2025 which was attended by 15 residents. There were also targeted meeting conducted with key local stakeholders. Additionally, an online survey was conducted, although only 5 respondents completed the survey, which represented a small sample size from which meaningful conclusions could not be drawn.

The documents included concurrent energy generation projects listed on the NSW major projects database within the Snowy Valleys Council. Specifically, this assessment was informed by analyses in the Snowy 2.0 Transmission Connection Project Socio-economic impact assessment (February 2021) and the HumeLink Social Impact Assessment (June 2023). The analysis also incorporated a review of grey literature related to the broader socio-economic context, comparative studies, and publicly available data from sources such as the Australian Bureau of Statistics (ABS).

For the consultation, key local stakeholders were identified through stakeholder mapping (Table 2-1). Information was drawn from interactions between some stakeholders and the Project’s Engagement team who met with the stakeholders. This stakeholder mapping will inform a more comprehensive SIA engagement process in the following EIS phase.

Table 2-1 Stakeholder mapping for targeted SIA consultation

Stakeholder category	Organisation
First Nations	1. Ngarigo Nation Indigenous Corporation
Industry	1. Mulligan Geotechnical 2. Snowy Hydro 3. Queens Cottage 4. Alpine Inn 5. Pickled Parrot Providore (Café)
Regulators and Elected Members	1. Mr Justin Clancy – State Member for Albury 2. Michael McCormack MP 3. Snowy Valleys Council
Service Deliverers	1. Khancoban Visitor Centre 2. Corryong College 3. Monaro Rural Fire Service 4. Khancoban Rural Fire Service 5. Khancoban SES 6. Khancoban Police Station

	7. Australia Post - Khancoban
NGOs and Interest Groups	1. Khancoban United Volunteers Association (KUVA) 2. Khancoban Landcare Group
Vulnerable Groups	1. Corryong Neighbourhood Centre
Impacted Landholders	Receivers located in close proximity to the Project Site

3. Social locality

The social locality (area of influence) describes the social extent of a project and consists of the people who are potentially impacted by a project. Affected peoples can include both ‘communities of place’ and ‘communities of interest’. The social locality is determined with consideration of the nature and scale of potential impacts arising from the development, and review of the characteristics of the affected communities.

The Project would be located within the Snowy Valleys Local Government Area (LGA), approximately 4 kilometres (km) south-east of Khancoban (see Figure 3-1), New South Wales (NSW). Other nearby towns include Tumut, located 146km north, Jindabyne, 110 km south-east, and Albury, 165 km west.

Khancoban is placed across Alpine way, around 1 km west away from the foothills of Kosciuszko National Park. This Suburbs and Locality (SAL) is 20 km east from Corryong (Victoria), the closest larger town. The main access to the Project site from Khancoban is from the M2 Power Station Road; however, there is a secondary access via Waterfall Farm Road. The Project site is crossed by an unnamed unsealed road that extends east off M2 Power Station Road towards the Murray Switching Station Road situated in the Kosciuszko National Park.

Khancoban has limited but accessible services given the townships regional location. Services include the Khancoban Airport, primary school, service station, country club and golf course, swimming pool facility, visitor centre, general store (Pickled Parrot Providore), chemist and op shop, various cafes, numerous lodges (Alpine Inn) and accommodation facilities, and caravan park.

Given this, the social locality was determined by identifying:

- Host and adjacent/near neighbour properties.
- Localities/townships likely to be impacted and/or benefit from the Project: Snowy Valleys LGA and Khancoban SAL
- Major towns/cities providing core services to these localities/townships: Khancoban, Corryong and Tumbarumba.
- The existing networks of travel, the main transportation corridors, and infrastructure and service hubs in the region.

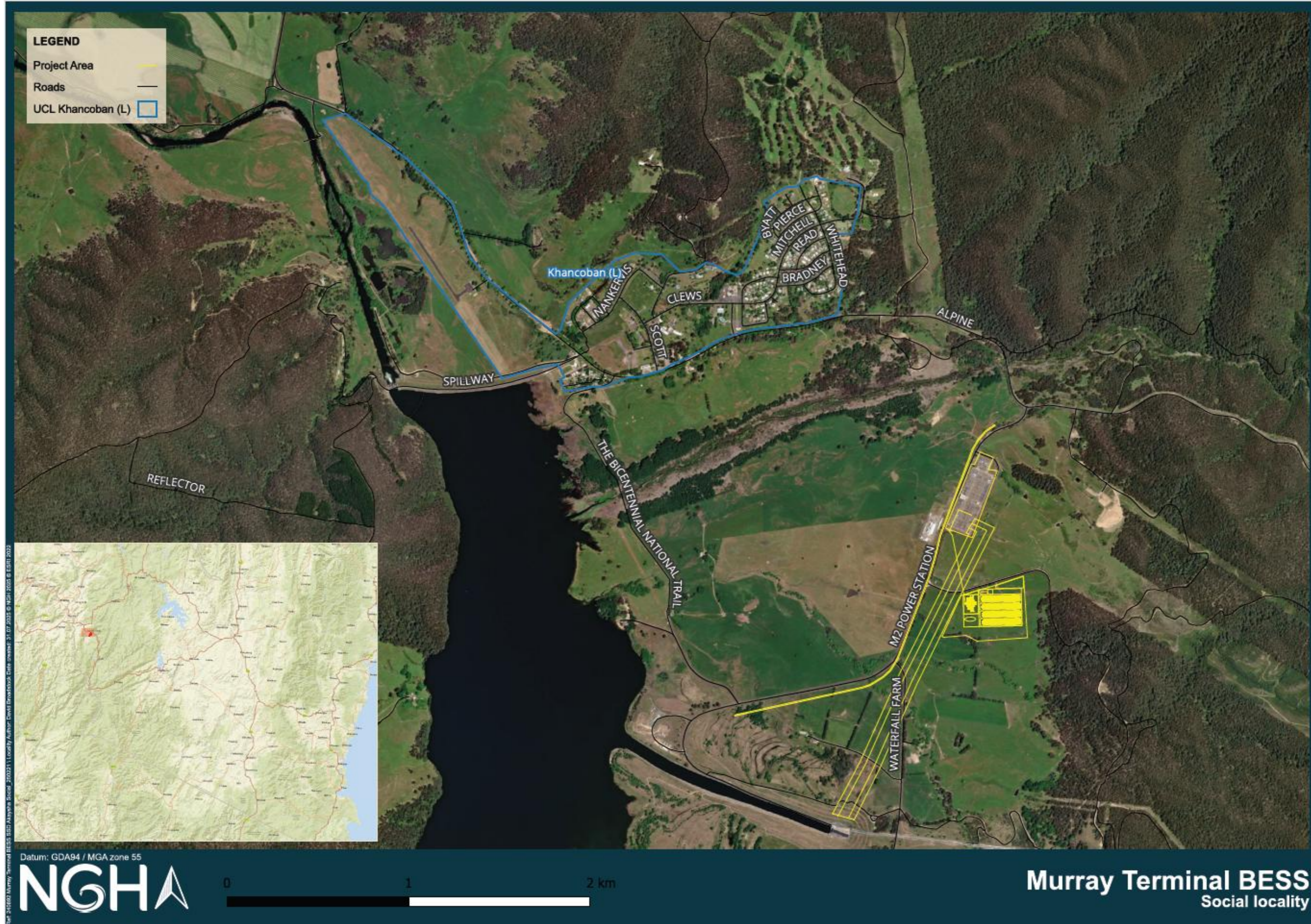


Figure 3-1 Map showing social locality

4. Existing social environment

This section provides a high-level overview of the existing social environment in the area potentially affected by the proposed Project. It outlines key community characteristics, land use patterns, and the profile of nearby settlements and populations groups.

The baseline draws on preliminary desktop review of publicly available data, and regional planning documents. It must be noted that, the section does not provide a comprehensive assessment but serves to inform the scope of issues that warrant further evaluations in the detailed SIA.

4.1. Strategic and land use context

Land-use planning is guided by the Riverina Murray Regional Plan 2041 published in 2023 by the NSW Department of Planning and Environment (DPE). The plan recognises the potential of the region to contribute and capitalise the net zero target and electricity infrastructure plans for 2050. Specifically, it identifies the strategic location as productive to attract investment in renewable energy development, including wind farms, solar energy and battery systems (Department of Regional NSW, 2023; DPE, 2023).

The Southwest Renewable Energy Zone (SW REZ) was formally declared in the Riverina Region by the Minister for Energy under section 19(1) of the Electricity Infrastructure Investment Act 2020 (the Act) and published in the NSW Gazette on Friday 4 November 2022 (DPE, 2023). REZs are defined geographic zones that allow for a grouping together of new renewable energy generation, so that energy can be efficiently stored and transmitted across NSW. REZs are the equivalent of modern-day power stations in that they combine:

- New renewable energy infrastructure, including generators (such as solar and wind farms).
- Storage (such as batteries and pumped hydro).
- High-voltage transmission infrastructure

Although the Snowy Valleys Council is not located within the SW REZ, it is actively contributing to the transition towards net zero and the adoption of renewable energy (Department of Regional NSW, 2023a). This area is home of the Snowy Mountains Hydro Scheme, a major hydroelectricity and irrigation complex constructed from 1949 to 1974, considered the largest engineering project undertaken in Australia. The scheme consists of sixteen major dams; nine power stations; two pumping stations; and 225 kilometres of tunnels, pipelines and aqueducts (Snowy Hydro, 2025).

In late 2018, a \$2 billion¹ expansion of the Scheme, commonly referred to as Snowy 2.0, was approved to increase its energy production (ABC, 2025). The Snowy 2.0 hydropower project is set to provide 2,000 additional megawatts of generating capacity and approximately 350,000 megawatt hours of largescale storage to the National Electricity Market (Jacobs, 2021). The region will have significant opportunity to potentially leverage its Snowy Hydro infrastructure endowment to support renewable energy projects, which can enable economic growth across engine industries by improving energy security (Department of Regional NSW, 2023).

The Snowy Valleys LGA will also be traversed by the \$4.8 billion TransGrid Humelink project, which aims to enhance transmission network capacity and improve the flow of electricity within the region and between new generation sources and the state's major demand centres (HillPDA Consulting, 2023a). According to the

¹ The Snowy Hydro 2.0 was expected to reach completion in 2021, but it has been pushed to 2028. These significant delays have also caused a significant increase in the cost (currently 12 billion) (ABC, 2025).

Humelink EIS, the project would connect the Snowy Hydro Scheme expansion to the grid and provide cheap renewable energy. However, the approval of the Humelink transmission network in early December 2024 faced backlash from the Snowy Valleys community due to concerns over its environmental and aesthetic impacts, particularly the vegetation clearing required for the construction of 500-kilovolt high-voltage transmission towers (Forbes et al., 2024).

4.2. Community profile

The proposed Project site is located entirely within the Snowy Valleys LGA in the Riverina Murray region NSW, and sits on the lands of the Wiradjuri Aboriginal people. The shire is predominantly rural, largely used for agriculture – particularly beef cattle farming and timber production – sheep grazing, fruit growing, tourism and power generation. The area is located within the western foothills of the Snowy Mountains, bordered by the Kosciuszko National Park and the Swampy Plain River, and is accessible via the Alpine way near the Khancoban SAL (Department of Regional NSW, 2023).

The population of the Snowy Valleys Council area was at 14,891 as of 2021, an increase from the 14,395 persons recorded in 2016. The area saw a small gradual population decline between 2011 and 2016, however, has seen a change in trend and increased by an annual average of 0.4% between 2018-2021. The proportion of the region's population over 55 years of age is around 10% higher than the statewide average indicating an ageing and older population (Department of Regional NSW, 2023). This is expected to place some pressure on the workforce needs of the LGA.

Median weekly household incomes for the Snowy Valleys LGA (\$1,306) and Khancoban (\$1,181) sat below the regional median (\$1,480), and the state median (\$1,434). The IRSAD is a Socio-economic Indexes for Australia (SEIFA) score, developed from a range of ABS 2021 Census indicators, that ranks areas in Australia according to relative socio-economic disadvantage, with the lowest 10% assigned a decile of 1 and the highest, a decile of 10. The Snowy Valleys LGA scored a decile of 3 and the Khancoban an index of 3, meaning that the urban area is consistent with the broader LGA. This suggests that the Snowy Valleys LGA and Khancoban experience relatively higher socio-economic disadvantage compared to most areas in the state and Australia (ABS, 2021b).

4.2.1. Workforce

As of 2022, the unemployment rate in the LGA was at 2.9%, below the unemployment rate of 3.3% across the state. The unemployment rate reached 6.0% during COVID, however, recovered more quickly than in other LGA's across the state indicating a strong demand for workers in the area (Department of Regional NSW, 2023). The 2021 ABS Census recorded a labour force of 6,482 workers, which represents 56.3% of the residents in the LGA being involved in the labour force. This participation rate is slightly lower than the averages across NSW.

The region's forestry sector employs about 44% of the local population and accounts for 15% of NSW's total forestry output. The manufacturing and energy industries are also key industries that contribute to providing employment in the LGA. Table 4-1 provides further insight into the top occupations and industries of employment in the social locality.

4.2.2. Housing and accommodation

From 2018-2022 the Snowy Valleys LGA has experienced a steady decrease in housing availability and affordability, with vacancy rates dropping 3.3% (3.7% to 0.4%) and median house prices increasing by 50% (\$247,000 - \$370,000) over the four-year period (Department of Regional NSW, 2023a). At the time of the 2021 Census, median weekly rent for the LGA was \$ 230 Khancoban (\$195), sitting well below the state average (\$420) (ABS, 2021a).

Housing scarcity has been further exasperated by the 2019-2020 bushfire damages and an influx of workers for major projects (such as Snowy 2.0) (Department of Regional NSW, 2023) . This will be particularly important for future major projects to consider when planning worker recruitment and accommodation strategies. A rental vacancy rate of 2.6% to 3.5% is generally considered to be a healthy balance between supply and demand (SQM Research, 2025). Rental vacancy rates for Khancoban (postcode 2642) have consistently stayed below 2.6% since May 2020, illustrating limited rental housing supply for the region (SQM Research, 2025).

Housing stress is characterised by households where housing payments are greater than 30% of household income. In the Tumbarumba-Khancoban area, 6.20% of households experience housing stress, which is below the averages for Regional NSW (11.42%) and the entire Snowy Valleys Council area (7.74%) (Morrison Low, 2021).

Responding to these issues, Snowy Valleys Council noted housing risks arising from industrial and economic growth and identified the need to ascertain housing requirements. The Council is collaborating with the Regional Housing Taskforce to identify and activate new residential land allocation in areas with physical and digital connectivity (Department of Regional NSW, 2023). Nevertheless, these efforts have not yet been translated into developing a housing strategy for the region.

4.3. Economy profile

The Snowy Valleys LGA boasts a resilient and expanding economic landscape, significantly supported by its forestry and manufacturing sectors, which contribute \$92 million and \$150 million in Gross Value Added (GVA) respectively (Department of Regional NSW, 2023, p.7). Agriculture also plays a vital role, generating \$76 million in GVA, while tourism is on the rise, with \$91 million generated from visitor spending in 2021 (Department of Regional NSW, 2023, p. 27,30). The energy sector, particularly renewable energy projects, adds another \$91 million in output (9% of the total), positioning the region as a leader in the transition to net-zero (Department of Regional NSW, 2023, p. 24). Despite these strengths, the local economy faces challenges from natural disasters, including bushfires and climate-related impacts (Department of Regional NSW, 2023, p. 28; Jacobs, 2021).

Table 4-1 Key demographic and employment indicators (ABS, 2021)

Indicator (ABS 2021)	Khancoban (SAL)	Corryong, Victoria (UCL)	Tumbarumba (UCL)	Snowy Valleys (LGA)	NSW (State)
Population (no.)	319	1,186	1,505	14,891	8,072,163
Median age (years)	49	52	46	45	39

Indicator (ABS 2021)	Khancoban (SAL)	Corryong, Victoria (UCL)	Tumbarumba (UCL)	Snowy Valleys (LGA)	NSW (State)
Aboriginal and/or Torres Strait Islander people (%)	3.4	1.8	7.4	6.3	3.4
Top three occupations (%)	<ol style="list-style-type: none"> 1. Managers [19.9] 2. Technicians and Trades Workers [19.9] 3. Labourers [17.7] 	<ol style="list-style-type: none"> 1. Labourers [17.1] 2. Professionals [16.5] 3. Managers [13.6] 	<ol style="list-style-type: none"> 1. Labourers [18.4] 2. Community and Personal Service Workers [15.6] 3. Machinery Operators and Drivers [15.5] 	<ol style="list-style-type: none"> 1. Managers [16.9] 2. Labourers [16.5] 3. Technicians and Trades Workers [13.8] 	<ol style="list-style-type: none"> 1. Professional [25.8] 2. Managers [14.6] 3. Clerical & Administrative Workers [13.0]
Top three industries of employment (%)	<ol style="list-style-type: none"> 1. Hydro-Electricity Generation [22.0] 2. Accommodation (6.4) 3. Beef Cattle Farming (Specialised) [5.0] 	<ol style="list-style-type: none"> 1. Hospitals (except Psychiatric Hospitals) [8.4] 2. Combined Primary and Secondary Education [6.9] 3. Dairy Cattle Farming [4.3] 	<ol style="list-style-type: none"> 1. Log Sawmilling [12.6] 2. Local Government Administration [6.0] 3. Local Government Administration [4.7] 	<ol style="list-style-type: none"> 1. Agriculture, Forestry and Fishing [16.2] 2. Manufacturing [12.6] 3. Health Care and Social Assistance [11.2] 	<ol style="list-style-type: none"> 1. Health Care and Social Assistance [14.4] 2. Retail Trade [9.0] 3. Professional, Scientific and Technical Services [8.9]
Number of respondents for occupation and employment (above)	139	446	643	6,549	3,685,158
Median weekly household income (\$)	1,199	960	1,260	1,306	1,829
Unemployment rate (%)	2.1	5.7	3.7	4.2	4.9
SEIFA IRSAD (decile) ²	3	3	3	3	N/A

² IRSD: Index of Relative Socio-economic Disadvantage standardised to a distribution with a mean of 1000 (national average) and a standard deviation of 100.

5. Social impacts

This section presents the key findings of the social impact scoping exercise, undertaken as per DPHI's SIA Scoping Worksheet (see the Appendix A - A-22 Social impact assessment scoping). As such, this section provides a summary of the Project's initially identified potential social impacts and benefits at this time within the Project's Scoping phase. It must be noted that only five people responded to the survey, and the data has not been included in this assessment, as the sample size is too small to draw any meaningful conclusions.

As per DPHI's Technical Supplement (DPHI, 2025b) preliminary judgments have been made regarding the level of further assessment required for each potential impact and benefit as part of the full SIA during the EIS phase. These judgments are informed by several factors, including the scale of cumulative effects and the significance of both material and social impacts. Social impact significance is based on considerations such as the extent, duration, and severity of impacts, along with the sensitivity of, and level of concern or interest from, affected stakeholders.

Stakeholders that participated in the engagement process expressed some concerns about some of the perceived and potential impacts of the Project. These impacts were noted to be a concern at an individual and community level. Table 5-1 outlines the Project's identified potential impacts and the level of assessment that will be required during the full SIA phase. Some of the key potential positive opportunities perceived are:

- **Employment:** The Project has the potential to generate employment to the local community.
- **Diverse economy:** An increase in business opportunities through an increase in local business transactions, accommodation, use of services, etc., is foreseen in the locality.
- **Training opportunities:** With the existence of several similar projects in the region, the need for skilled workforce increases. There may be an opportunity for the Project, in collaboration with TAFE, local high schools and similar institutions to initiate short-term tailored courses and work placements to build local capacity.
- **Community investment:** The potential of benefit resulting from the community benefit sharing framework.

Cumulative effects are expected to principally relate to the following areas: economic impacts such as increased employment, procurement, and training opportunities and increased local economic activity; pressure on social infrastructure, services, housing, and accommodation; and changes to landscape and scenic amenity. As the full SIA is undertaken and more information becomes known about the Project, the social context, and the near neighbours' and broader community's responses to it, the assigned levels of assessment may change, and/or more social impact challenges and/or benefits may come to light.

Table 5-1 Project’s identified potential impacts

Potential impact	Concerns	Stakeholders impacted (Categories as provided in Appendix)	Assessment level in full SIA
Accessibility			
Increased pressure on housing and accommodation	<p>As highlighted in the social baseline, Khancoban’s current housing availability stress is cause for concern over the upcoming need for worker accommodation and the influx of residents. Snowy Valleys Council has recognised housing risks arising from industrial and economic growth and identified the need to ascertain housing requirements. The Project is expected to generate up to 150 FTE positions during construction which will likely strain local housing. This may be further exasperated by the concurrent Snowy Hydro and HumeLink projects within the LGA.</p> <p>Both the Snowy Hydro 2.0 EIS and HumeLink EIS list concerns over housing affordability and availability across the LGA (HillPDA Consulting, 2023b; Jacobs, 2021). This raises concern over an influx of construction workers, placing pressure on housing prices and exasperating suitable housing options for residents and seasonal workers. Both Projects have provided temporary workers accommodation in the Snowy Valleys LGA which may offset the impact on the local housing markets.</p> <p>This was further validated through stakeholder consultation. Community members were concerned about potential impacts on local rental affordability in relation to Snowy Hydro’s new housing developments. A key concern was that increased rent might displace seasonal and low-income workers, particular Parks and Wildlife staff arriving in summer. The impacts of increased pressure on housing and accommodation will need to be carefully considered in the EIS phase to understand the availability of accommodation and the different options available for housing staff.</p>	<ul style="list-style-type: none"> • Broader community and region • Community organisations and special interest groups • Council 	<ul style="list-style-type: none"> • Detailed
Increased pressure on social infrastructure and services	<p>Social infrastructure encompasses the key services and resources that sustain the liveability of communities and strongly influences perceived and real quality of life (Australian Urban Observatory, 2021). These extend from health, education and essential services to community support and development resources, and leisure and recreational opportunities.</p> <p>Regional areas often experience social infrastructure gaps, compounded by distance and cost of service provision. A lack of social infrastructure such as housing, schools, hospitals and internet connectivity may act as a barrier to attracting and retaining workers and supporting increased economic activity in a region.</p> <p>The Snowy Valleys REDS 2023 Update highlights the importance of developing social infrastructure to address broader regional challenges. It emphasises that the region’s aging demographic profile requires strategic enhancements to attract and retain younger, working-age populations. In line with these efforts (Department of Regional NSW, 2023).</p> <p>Lastly, as highlighted in the baseline assessment, telecommunications infrastructure is a known weakness across the LGA, requiring significant investment to ensure it can meet the demands of a growing regional population. Recognising this, the LGA’s <i>Community Strategic Plan 2042</i> outlines a strategic objective to enhance telecommunications infrastructure, aiming to support both community needs and economic growth in the region (Snowy Valleys Council, 2022).</p>	<ul style="list-style-type: none"> • Business groups/small businesses • Broader community and region 	<ul style="list-style-type: none"> • Standard

<p>Increased traffic on local roads</p>	<p>During the construction phase, the Project is expected to generate increased traffic volumes along the proposed haulage route, which includes the Hume Freeway, Murray Valley Highway, Alpine Way and M2 Power Station Road. The route would be used to transport key infrastructure components, construction materials, and personnel to site. Transport movements would involve both light vehicles and heavy vehicles, including Over Size Over Mass (OSOM) and High Mass Limit (HML) vehicles.</p> <p>Alpine Way and M2 Power Station Road are used primarily by local residents and tourists, with Alpine Way providing access to Khancoban, the Murray 2 Power Station, and Kosciuszko National Park. Community concerns may emerge in relation to road safety, amenity and access disruptions, particularly in Khancoban and along Alpine Way, which services both residential and recreational users.</p> <p>While operational traffic is expected to be minimal and limited to periodic maintenance visits, detailed assessment of road safety and asset impacts will be undertaken as part of a Traffic Impact Assessment (TIA) during the EIS. This assessment will inform whether upgrades to local intersections, surface treatments, or access improvements are necessary to maintain safe traffic flow and minimise disruption for local road users.</p>	<ul style="list-style-type: none"> • Near neighbours • Broader community 	<ul style="list-style-type: none"> • Standard
<p>Community</p>			
<p>Potential changes to community cohesion</p>	<p>Similar to other projects, such as the Orana BESS SIA (NGH, 2023), the proposed Project has the potential to spark contestation within local communities, which can negatively affect community cohesion, trust, and relationships. This impact can be felt by communities as a whole or by distinct groups within them.</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Standard
<p>Change in community feel</p>	<p>With the upcoming Snowy Hydro developments, which are expected to bring approximately 4000 new direct jobs to the area throughout the project lifecycle, the community is likely to feel the impact of an influx of new residents (Snowy Hydro, n.d.). This population increase may lead to concerns about changes to the local dynamic and the preservation of community identity. Both the Snowy Hydro and HumeLink EIS have raised these concerns, indicating potential challenges related to the growth in population and its effects on the community's cohesion and infrastructure (HillPDA Consulting, 2023b; Jacobs, 2021).</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Standard
<p>Culture</p>			
<p>Potential damage to Aboriginal cultural assets</p>	<p>A search of relevant heritage registers for Aboriginal sites and places provides an indication of the presence of previously recorded sites. A register search only reflects past survey effort.</p> <p>Following searches conducted through the Scoping Report it was found that there were no Native Title determinations or active Native Title applications that correspond with the Subject Land.</p> <p>A search of the NSW State Heritage Inventory (SHI) database was conducted on 31 July 2025 which indicated that there are four declared Aboriginal Places listed under the NPW Act within the Snowy Valleys LGA. None of these sites are located within or adjacent to the Project site, the closest being Hannibal Hamilton Grave, located approximately 101km north of the Subject Land near Tumut.</p> <p>An extensive search of the Aboriginal Heritage Information Management System (AHIMS) database was conducted and there was a total of 27 Aboriginal sites, and no declared Aboriginal places recorded within the search area. Despite the fact that, there are no previously registered AHIMS sites located within the Project Site, there is a moderate potential for Aboriginal objects, in particular stone artefacts, to be present given consideration of the presence of slightly raised moderate to gently sloping landforms in proximity to hydrological landscapes features.</p> <p>An Aboriginal Cultural Heritage Assessment will be completed in the following EIS stage that will provide a comprehensive overview of the Project area, as well as a more extensive consultation Project with Aboriginal organisations and community members.</p>	<ul style="list-style-type: none"> • First Nations • Broader community and region 	<ul style="list-style-type: none"> • Standard
<p>Decision-Making Systems</p>			

<p>Perceived lack of procedural fairness and exclusion from decision-making</p>	<p>Procedural and distributional fairness are essential for obtaining social licensing for major projects. To gain social license, developers must effectively communicate with and involve the community in decision-making processes. This is achieved through strategic engagement strategies and plans that ensure decision-making is transparent, consistent, and fair.</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Standard
<p>Increased participation in decision making</p>	<p>Residents positively responded to being engaged early in the process and expressed strong interest in staying involved throughout the planning process. Some voiced the preference for on-going, two-way engagement rather than one-off sessions. Other community members raised concerns about the engagement process and asked if landowners had been engaged.</p> <p>To ensure effective community engagement throughout the EIS phase, it is advised that the Applicant continues proactive and transparent engagement with all key stakeholders, including non-associated receivers, Snowy Valleys Council, elected representatives, First Nations groups, Snowy Hydro, and the broader Khancoban community as the Project progresses through the EIS stage. This includes reviewing the engagement findings in detail to determine appropriate mitigation strategies and ensuring these strategies are clearly communicated to affected stakeholders.</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Standard
<p>Livelihoods</p>			
<p>Increased local employment opportunities</p>	<p>The Project is expected to generate 150 FTE positions in the construction phase and 5-6 FTE ongoing operational positions. As highlighted in the Community Profile, the energy industry is one of the largest employers in the Snowy Valleys LGA, and the Project presents an opportunity to expand local employment within this sector. The extent of the positive social impact will depend on the availability of a suitable local workforce and the Applicant's commitment to prioritising local hiring. There is also potential for positive cumulative impacts, with ongoing construction roles allowing workers to transition between this Project and others in the region, supporting continued local employment and skills development. The Project presents an opportunity to diversify the local economy by increasing demand for services such as accommodation, service centres, and local businesses. Diversifying economic activities, primarily within the tourism sector, was identified as a key focus in the Snowy Valleys REDS Fire Impact Addendum (Regional NSW, 2020). A more diversified and resilient economic system mitigates risk by reducing dependency on higher-risk assets, such as forestry, which is vulnerable to bushfires. Consequently, the economic activities generated by this Project, alongside other major projects, will contribute to the sustainability and long-term strength of the local economy.</p>	<ul style="list-style-type: none"> • First Nations • Business groups/small businesses • Broader community and region 	<ul style="list-style-type: none"> • Standard
<p>Increased local economic activities (diversification of income stream)</p>	<p>The Project presents an opportunity to diversify the local economy by increasing demand for services such as accommodation, service centres, and local businesses. Diversifying economic activities, primarily within the tourism sector, was identified as a key focus in the Snowy Valleys REDS Fire Impact Addendum (Regional NSW, 2020). A more diversified and resilient economic system mitigates risk by reducing dependency on higher-risk assets, such as forestry, which is vulnerable to bushfires. Consequently, the economic activities generated by this Project, alongside other major projects, will contribute to the sustainability and long-term strength of the local economy.</p>	<ul style="list-style-type: none"> • First Nations • Business groups/small businesses • Broader community and region 	<ul style="list-style-type: none"> • Standard
<p>Potential impacts to property values and insurances</p>	<p>Generally, the potential impact on surrounding land values of renewable energy developments remains a common source of potential conflict between Applicant and residents. The Orana BESS SIA noted, some near neighbours expressed a high level of concern about potential negative impacts to property values from that project (NGH, 2023).</p> <p>Changes in land and property values are complex and no definitive research that clarifies whether the presence of large-scale renewable energy projects negatively impacts upon nearby property was available. This limitation is even more pronounced for BESS developments on nearby property values.</p> <p>In the absence of definitive and directly relatable research about the impacts of BESS on nearby property values, it was not possible to make an evidence-based assessment about the impact of this Project on the property values of the surrounding properties (NGH, 2023).</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Standard
<p>Surroundings</p>			

<p>Safety risks (Bushfires)</p>	<p>The Project site is located in an area that would be classified as Category 1 vegetation which is the highest category for bushfire prone land and represents a high risk of fire. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production (NSW RFS, 2015). This category is associated with native grasslands, forests and woodlands within the surrounding locality.</p> <p>In response to the 2019-2020 bushfires, the Department of Regional NSW reviewed the Regional Economic Development Strategies (REDS) for areas significantly impacted by the fires. This assessment evaluated how bushfires had affected economic development strategies and identified key areas for recovery (Regional NSW, 2020). Within the Snowy Valleys Local Government Area (LGA), fires caused extensive damage to properties, disrupting critical industries such as forestry, horticulture, viticulture, and tourism. Seasonal worker accommodations for the horticulture industry were also impacted (Regional NSW, 2020). Rebuilding efforts are ongoing, with bushfire concerns addressed in the social impact assessments in the HumeLink and Snowy Hydro EIS's (HillPDA Consulting, 2023b; Jacobs, 2021).</p> <p>Concerns were raised about the site's proximity to fire-prone areas, natural bushland and surrounding national parks. A desire for transparency around site selection was noted. This concern was reiterated by the Khancoban Rural Fire Service, who attended the community engagement sessions, stressing the importance of bushfire mitigation and the importance of integrated emergency planning.</p> <p>To address fire risks for this Project, a comprehensive Bushfire Assessment Report will be prepared during the EIS phase. Additionally, the Project has committed to implementing a 10m Asset Protection Zone (APZ) buffer around onsite buildings.</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Detailed
<p>Change to landscape character and visual amenity</p>	<p>The surrounding landscape is characterised by rural farmlands, steeped ridgelines, the nearby Murray Terminal 330kV Switching Station, multiple transmission towers, the Murray 2 Power Station, and the Khancoban Pondage. The township of Khancoban is located approximately 2.8km northeast but concealed by the landscape's topography.</p> <p>Aerial imagery and desktop analysis indicate that there are approximately 250 non-associated receivers within 2km of the Project Site, with the majority being clumped inside the township of Khancoban and six sitting outside this area. The nearest non-associated receiver is R2, located approx. 932m southwest of the Subject Land.</p> <p>The findings of the preliminary viewshed analysis (see the Scoping Report for more detail) found that views may be expected from the Khancoban township as a result of the Project site and the township sitting at approximately the same elevation. The Project Area may be visible to commuters along Alpine Way, for limited sections due to intervening vegetation screening and local topographic changes and would not be considered a high impact in the project sites context. The BESS structure is not incongruent with the existing infrastructure, and as such views would be consistent and the risk of visual impact low.</p> <p>The findings indicated that there is limited potential for cumulative visual impacts in regard to a broader change in land use, due to the size of the Project, the existing electrical infrastructure (overhead lines and transmission towers), and no further projects proposed within the immediate vicinity.</p> <p>Given the low visual impacts expected from the proposed development, a general assessment of the level of visual impact would be analysed in more detail as part of the EIS process. This would include consideration of the effectiveness of mitigation options. Further engagement during the EIS phase will help to understand how changes to landscape character and visual amenity may affect neighbouring residents and the broader identity of the town.</p>	<ul style="list-style-type: none"> • Broader community and region 	<ul style="list-style-type: none"> • Standard
<p>Way of Life and Health and Wellbeing</p>			
<p>Environmental concerns</p>	<p>There was interest in how the Project would ensure protection of water systems and broader environmental values. Community members raised concerns about potential impacts on the surrounding natural environment, especially regarding the potential of toxic leakage into nearby dams. Potential environmental concerns will be further studied in the EIS through a range of technical studies.</p> <p>As described in the Scoping Report, some areas within the Project site may contain Critically Endangered Ecological Communities. To ensure a comprehensive understanding of the environmental impacts, further surveys will be undertaken during the EIS phase.</p>	<ul style="list-style-type: none"> • Broader community 	<ul style="list-style-type: none"> • Standard



Impacts on privacy, peace and enjoyment	<p>Research indicates that most Australians would tolerate, accept, or embrace living near new renewable energy infrastructure (McCrea et. al., 2024). Given the project's small footprint and remote location, significant impacts are unlikely. During construction, nearby residents may experience negative impacts on social amenity due to traffic, noise, and air quality, affecting their way of life, including travel time, privacy, and peace.</p>	<ul style="list-style-type: none"> Near neighbours 	<ul style="list-style-type: none"> Standard
Amenity impacts (air quality, noise)	<p>Construction vehicles and machinery during the construction phase would be the most relevant in contributing to noise and vibration impacts. During operation, noise would be generated at the BESS site primarily through cooling system noise. A Construction and Operational Noise and Vibration Assessment would be undertaken as part of the EIS to assess potential noise impacts for affected residents. The report would include an assessment of road traffic noise as well as future traffic movements generated by the Project.</p>	<ul style="list-style-type: none"> Near neighbours Broader community and region 	<ul style="list-style-type: none"> Standard
Stress and anxiety to those opposing the Project	<p>Further investigation and community consultation is required to more comprehensively understand perceived stress and/or anxiety associated with the Project.</p>	<ul style="list-style-type: none"> Near neighbours 	<ul style="list-style-type: none"> Standard

6. Social impact management

The draft recommended enhancement and mitigation measures outlined in Table 6-1 directly respond to the potential positive and negative social impacts associated with the Project that were identified within this PSIA (Table 5-1). Further work is required to refine, develop, add to, and test (with the community) these suggested mitigation measures and management strategies as part of the full SIA to be undertaken within the Project’s EIS phase.

Table 6-1 Summary of the draft recommendations and management strategies

Impact categories	Draft recommended mitigation/enhancement measures	Suggested management strategy
Accessibility and Way of life	<ul style="list-style-type: none"> ▪ Prioritise engagement of local workers, contractors and suppliers. ▪ Regularly engage with Council to address accommodation concerns relating to construction, prior to and during, construction. ▪ Engage with accommodation providers to avoid negatively impacting on tourism opportunities and vulnerable populations who are utilising temporary accommodation. ▪ Traffic Impact Assessment, Visual Impact Assessment (VIA), and Noise and Vibration Assessment will be undertaken within EIS phase. Ensure social concerns (identified within SIA and Project-wide engagement processes) are integrated into these technical assessments. ▪ Regular engagement with Council and the community to discuss and adaptively respond to any emerging community concerns relating to pressure on social infrastructure. 	<ul style="list-style-type: none"> ▪ Accommodation and Employment Strategy ▪ Community and Stakeholder Engagement Strategy ▪ Amend Project design (where necessary and possible) to limit visual and other impacts for near neighbours ▪ Construction Environmental Management Plan (including Landscape Management Plan) ▪ Environmental Management Plan
Community	<ul style="list-style-type: none"> ▪ Ensure open, transparent, timely and accessible communication of Project information and potential impacts with stakeholders and near neighbours. ▪ Work with economic development stakeholders to create awareness of the Project successes and benefits. ▪ Consider implementing a Community Benefits Program. 	<ul style="list-style-type: none"> ▪ Accommodation and Employment Strategy ▪ Community and Stakeholder Engagement Strategy ▪ Community Benefits Program

Culture	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment and (if required) Aboriginal Cultural Heritage Management Plan should be undertaken within EIS and post approval/construction phase. 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Aboriginal Cultural Heritage Management Plan (if required)
Decision-making systems	<ul style="list-style-type: none"> Ensure that there is a high level of meaningful engagement and open channels of communication for all near neighbours. 	<ul style="list-style-type: none"> Community and Stakeholder Engagement Strategy Community Benefit Sharing Program
Livelihoods	<ul style="list-style-type: none"> Engage with key stakeholders to support workforce and career pathway development initiatives related to the Project. Map out local suppliers to gain a comprehensive understanding of local capability. Prioritise engagement of local workers, contractors and suppliers. Ensure specific opportunities for First Nations people and businesses, young people and women. Ensure open, transparent, timely and accessible communication of Project information and potential impacts with stakeholders and near-neighbours. 	<ul style="list-style-type: none"> Accommodation and Employment Strategy Community and Stakeholder Engagement Strategy
Surrounding	<ul style="list-style-type: none"> Visual Impact Assessment (VIA) will be undertaken within EIS phase. Consider relocation BESS to manage stakeholder concerns if deemed appropriate and possible 	<ul style="list-style-type: none"> Amend Project design (where necessary and possible) to limit impacts for near neighbours.
Health and wellbeing	<ul style="list-style-type: none"> Air Quality Management Plan (or similar), Hazard or Fire Management Plan (or similar), Visual Impact Assessment (VIA), and Noise and Vibration Assessment will be undertaken within EIS phase. Ensure social concerns (identified within SIA and Project-wide engagement processes) are integrated into these technical assessments. Establish a responsive Grievance Mechanism to ensure community concerns are heard and responded to in a timely manner. 	<ul style="list-style-type: none"> Amend Project design (where necessary and possible) to limit impacts for near neighbours on health and wellbeing. Grievance Redress Mechanism.

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Preliminary Social Impact Assessment

Murray Terminal BESS



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Appendix A Social impact assessment scoping worksheet

Social Impact Assessment (SIA) Scoping Worksheet													Project name: Murray Terminal BESS			Date: 22/08/2025		
SCOPE SOCIAL IMPACTS											PLAN YOUR SIA							
PROJECT ACTIVITIES	CATEGORY OF SOCIAL IMPACT	LIKELY IMPACTS ON PEOPLE			COMBINED AND CUMULATIVE IMPACTS	DIMENSIONS OF IMPACT					MANAGEMENT BY OTHER TECHNICAL DISCIPLINES	ASSESSMENT LEVEL FOR EACH IMPACT*		Data collection plan	Opportunities for, or refinements to date?	Initial mitigation or enhancement plans?		
		Who is likely to be impacted?	Is the impact positive or negative?	Will this impact combine with others from this project, and/or have cumulative impacts with other projects?		extent	duration	intensity	sensitivity	level of concern/interest		Level of assessment for each social impact	Indicative data requirements					
Which project activity / activities could produce social impacts?	Which social impact categories could be affected by the project activities?	Use additional rows if different people are likely to experience the impact differently	Who is likely to be impacted?	Is the impact positive or negative?	Will this impact combine with others from this project, and/or have cumulative impacts with other projects?	extent	duration	intensity	sensitivity	level of concern/interest	Is there another technical discipline (i.e. not the SIA) that will likely manage some of this social impact?	Level of assessment for each social impact	Indicative data requirements	What data and methods will you use to investigate this impact?	Have you identified or adopted any refinements to reduce social impacts?	What mitigation / enhancement measures are being considered?		
Construction - influx of non-resident construction workers	access	Increased pressure on housing and accommodation	Broader community and region Community organisations and special interest groups Council	Negative	Yes	Yes	Yes	Yes	Yes	Yes	No	Detailed	Secondary data + detailed engagement + targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Accommodation and Employment Strategy Community and Stakeholder Engagement Strategy		
Construction - influx of non-resident construction workers	access	Increased pressure on social infrastructure	Business groups/small businesses Broader community and region	Negative	Yes	No	Yes	No	?	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Implement robust and transparent community engagement as per Community and Stakeholder Engagement Plan		
Construction - intensive activity at the site	access	Increased traffic on local roads	Near neighbours Broader community	Negative	Unknown	No	Yes	Yes	?	?	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Ensure community concerns are integrated into the Traffic Impact Assessment. Community and Stakeholder Engagement Plan		
All stages	community	Potential changes to community cohesion	Broader community	Negative	Unknown	Yes	No	Yes	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Strategy		
All stages	community	Change in community feel	Broader community	Negative	Unknown	?	No	No	?	?	Yes - partly	Standard - unknown	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Strategy		
Construction - intensive activity at the site	culture	Potential damage to Aboriginal cultural assets	First Nations Broader community and region	Negative	Unknown	?	?	?	?	?	Yes - fully	Minor - unknown	Secondary data + limited engagement (if required)	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Aboriginal Cultural Heritage Assessment Report to be undertaken within EIS phase.		
All stages - Strategic approach to the Project	decision-making systems	Perceived lack of procedural fairness and exclusion from decision-making	Broader community	Negative	No	Yes	?	?	?	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Plan Community Benefit Sharing Framework.		
All stages - Strategic approach to the Project	decision-making systems	Increased participation in decision making	Broader community	Negative	Yes	No	No	No	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Plan Community Benefit Sharing Framework.		
Construction - project demand for labour, goods and services	livelihoods	Increased local employment opportunities	First Nations Business groups/small businesses Broader community and region	Positive	Yes	Yes	Yes	Yes	Yes	Yes	No	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Accommodation and Employment Strategy Community and Stakeholder Engagement Strategy		
Construction - project demand for labour, goods and services	livelihoods	Increased local economic activities (diversification of income stream)	First Nations Business groups/small businesses Broader community and region	Positive	Yes	?	Yes	?	Yes	?	No	Standard - unknown	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Accommodation and Employment Strategy Community and Stakeholder Engagement Strategy		
Operations - an operational utility-scale BESS located at the site	livelihoods	Potential impacts to property values and insurance	Near neighbours Broader community and region	Negative	Unknown	?	No	Yes	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Strategy		
Operations - an operational utility-scale BESS located at the site	surroundings	Safety risks (Bushfires)	Near neighbours Broader community and region	Negative	Yes	Yes	Yes	Yes	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Hazard or Fire Management Plan (or similar) developed during EIS phase. Community and Stakeholder Engagement Strategy		
Operations - an operational utility-scale BESS located at the site	surroundings	Change to landscape character and visual amenity	Near neighbours Broader community and region	Negative	Unknown	No	Yes	?	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Visual Impact Assessment will be undertaken within the EIS phase. Construction Environmental Management Plan (including Landscape Management Plan)		
Operations - an operational utility-scale BESS located at the site	health and wellbeing	Environmental concerns	Near neighbours Broader community and region	Negative	Unknown	No	No	?	Yes	?	Yes - partly	Standard - unknown	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Biodiversity Impact Assessment will be undertaken within the EIS phase. Environmental management plan Construction Environmental Management Plan (including Landscape Management Plan)		
Pre-construction (project conception, assessment and engagement) and construction	way of life	Impacts on privacy, peace and enjoyment	Near neighbours	Negative	Unknown	Yes	?	Yes	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Plan		
Construction - intensive activity at the site	health and wellbeing	Amenity impacts (air quality, noise)	Near neighbours Broader community and region	Negative	Unknown	No	No	?	?	Yes	Yes - fully	Minor - unknown	Secondary data + limited engagement (if required)	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Air Quality Impact Assessment, Noise and Vibration Assessment will be undertaken during EIS phase. Community and Stakeholder Engagement Strategy Grievance Redress Mechanism Project amendments, where necessary		
Pre-construction (project conception, assessment and engagement) and construction	health and wellbeing	Stress and anxiety to those opposing the Project	Near neighbours Road receivers	Negative	Unknown	Yes	Yes	Yes	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Online Survey, Targeted Interviews, Document and grey literature analysis, other technical studies in the EIS	No	Community and Stakeholder Engagement Plan Grievance Redress Mechanism Project amendments, where necessary		

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Wagga Wagga NSW 2650

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