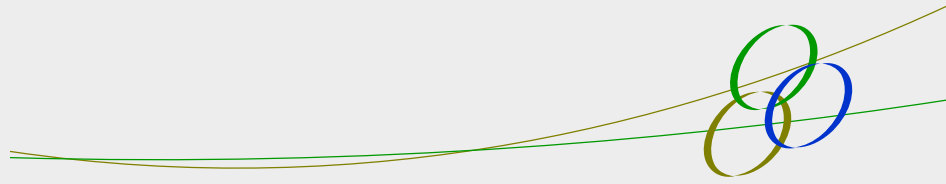


Appendix 14

Socio-Economic Impact Assessment



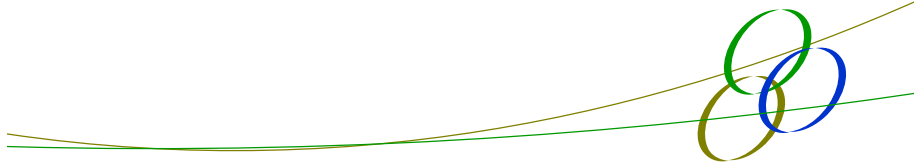
SOCIO-ECONOMIC IMPACT ASSESSMENT

Prepared for Glenfield Waste Services

Prepared by Environmental Property Services

Cambridge Avenue

Glenfield NSW 2167



Quality Assurance & Version Control Table				
Project: GWS Materials Recycling Facility - Socio-Economic Impact Assessment				
Client:	Glenfield Waste Services			
Rev No.	Date	Our Reference	Author	Reviewer
V01	14/11/2014	20141114_SocioEconomicAssessment_V01	T.Kelly	S.McCall
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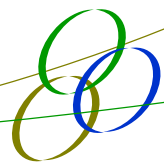


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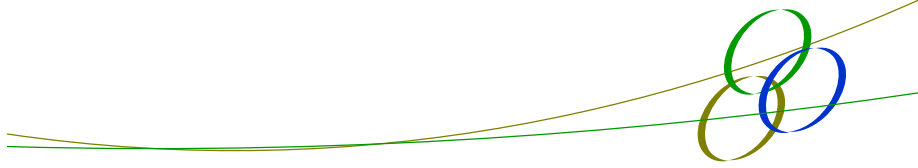
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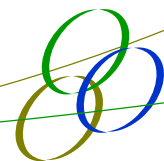
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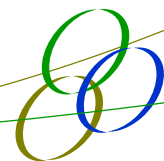
1 INTRODUCTION

Environmental Property Services (Aust) Pty Ltd (EPS) has been engaged by the Glenfield Waste Services Group to prepare a social and economic assessment for the proposed development of a Materials Recycling Facility within the southern portion of the existing Glenfield Waste Site (the Site).

This social and economic impact assessment is based on an analysis of the existing local area and the wider Campbelltown and Liverpool LGAs and South West Sydney Region with background data derived from:

- Campbelltown City Council;
- Australian Bureau of Statistics; and
- NSW Department of Planning and Environment;

The focus of this Socio-Economic Impact Assessment is to proactively outline and facilitate enhanced development outcomes, as well as identifying and ameliorating any perceived or unintended adverse outcomes. The purpose of this assessment is to assist the community and the Department of Planning and Environment to ensure the positive outcomes of the proposal are maximised, at the same time as minimising potentially negative impacts. This impact assessment identifies the type and magnitude of positive and negative impacts arising from the proposed materials recycling facility and identifies appropriate mitigation measures where necessary.



2 PROJECT DESCRIPTION

2.1 Site Context

The GWS site covers an area of approximately 100, operating as a non-putrescible landfill and resource recovery centre for in excess of 30 years. Straddling two local Government areas, consent for the site's use as a waste depot was obtained from Campbelltown Council in June 1979 and from Liverpool Council in January 1991. The GWS site is divided by the East Hills Rail Line into a northern and southern parcel of land, with the proposed facility to be located within the southern parcel of land.

The following key features contextualise the Glenfield waste site, and are illustrated in Figure 2-1:

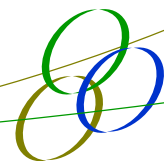
- The site is triangular in shape and covers a total area of approximately 100ha;
- The site is bounded to the east by the Georges River;
- The site is bounded to the west by the Southern Rail & South Sydney Freight Lines;
- The site is bounded to the south by an existing residential area;
- The site has a relatively flat topography with undulating slopes due to the current waste activities in the northern portion of the site; and
- The site directly fronts Cambridge Avenue to the south, which is the main entrance to the site.

Notably, the proposed Materials Recycling Facility will fall within Campbelltown City Council LGA.

2.2 Project Description

In an effort to reduce the amount of waste being sent to landfill, GWS are proposing to increase the proportion of recycling undertaken on site. Accordingly, it is proposed to relocate the existing recycling activities to unfilled (virgin) land and develop a Materials Recycling Facility within the southern portion of the Glenfield site. The facility will have a capacity to process recycling of 450,000 tonnes per annum of non-putrescible waste, inclusive of the following waste streams:

- Commercial and Industrial – typically paper/cardboard, plasterboard, ceramics, natural and manufactured timbers, metal, green waste, plastics and glass;
- Construction and Demolition – typically asphalt, concrete, brick, crushed concrete, concrete plant washout and concrete waste from batching plants;
- Foundry Sand;
- Virgin Excavated Natural Material (VENM) – including sandstone; and
- Excavated Natural Material (ENM).



The proposed Materials Recycling Facility will be located across an area of approximately 5ha, positioned to avoid existing landfill cells, and divided into 4 contiguous but separated areas. Site entry and egress for transport of material will utilise existing site access locations along Cambridge Avenue and Railway Parade respectively.

Traffic access is proposed to enter the site via the existing main entry gate along Cambridge Avenue, travel along a one-way internal road, and egress at Railway Parade. The proposed hours of operation are consistent with the existing site operations, expected to operate between 6.30am to 4.30pm Monday to Friday, and 8am to 4pm on Saturday. Further, the site is expected to employ 20 staff during the operational phase of the facility, with an additional 5 full-time equivalent jobs created during construction.

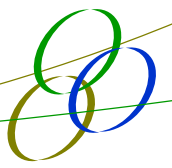
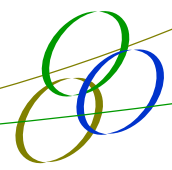


Figure 2-1: Site Context Plan



3 METHODOLOGY

3.1 Social

This social impact assessment has adopted a methodology that identifies the social ramifications of the proposal, allowing the positive externalities to be magnified and any potential negative impacts mitigated. The basis of the social impact assessment is to ensure that decision-makers have the necessary information available to understand the consequences of their decisions, and to promote responsible social development.

Accordingly, the social impact assessment methodology included:

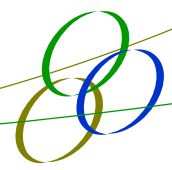
- Review of socio-demographic data from the Australian Bureau of Statistics (ABS);
- Review of additional published and publicly available social and demographic data;
- Review of Campbelltown City Council strategies and plans;
- Searches of relevant internet sites and academic publications to identify social and community infrastructure in the locality and wider region. This included community and Council websites, State Government websites and other relevant websites; and
- Review of technical studies prepared as part of this EIS.

Using the above methodology, the objectives of the Social Impact Assessment were to:

- Establish baseline data for the existing social environment including local, regional and special interest groups;
- Assess potential social and cultural impacts during the construction and operational phases of the proposal; and
- Where appropriate, identify mitigation measures for the social and cultural environment.

3.2 Economic

This economic impact assessment has adopted a methodology that identifies the economic effects of the proposal, allowing the positive externalities to be magnified and any potential negative impacts mitigated. This assessment has provided an analysis of the direct economic effects of the project, including number of persons to be directly employed, as well as the broader economic effects such as investment within the local economy.

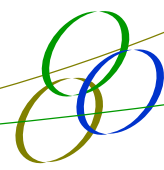


Accordingly, the economic impact assessment methodology included:

- Review of economic and employment data from the ABS;
- Review of Campbelltown City Council strategies and plans;
- Background literature review on economic impact assessment and the economic impacts of recycling versus landfill activities;
- Review of published and publicly available economic data;
- Review of technical studies prepared as part of this EIS; and
- Identification of economic impacts of the proposed Materials Recycling Facility

Using the above methodology, the objectives of the Economic Impact Assessment were to:

- Identify the key economic considerations for the local and regional economy based on the proposal;
- Identify the potential positive and negative economic impacts on the locality and wider region; and
- Where appropriate, identify any mitigation measures to minimise potentially adverse economic impacts.



4 SOCIAL CONSIDERATIONS

4.1 Demographic Profile

At the 2011 census, the population of Campbelltown LGA was 145,967 persons, with an increase to 154,538 persons as of 2013. Covering a total area of 31,222 hectares, this equates to a population density of 4.95 persons per hectare. Table 4-1 provides an overview of the key socio-demographic variables of Campbelltown LGA as compared with the Greater Sydney region and NSW, based on 2011 Australian Bureau of Statistics census data.

Table 4-1: Social Demographic Profile – Campbelltown LGA

Variable	Campbelltown LGA	Greater Sydney	NSW
Population	145,967	4,391,674	6,917,658
Median Age	33	36	38
Couples with Children	41%	44%	42.5%
Medium and High Density Housing	20%	40%	31%
Non-English speaking background	20%	26%	19%
Bachelor or Higher Degree	23%	24%	20%
Vocational qualification	20%	15%	18%
Indigenous population	4,729	54,747	172,620

4.2 Regional Context (Greater Western Sydney)

Campbelltown LGA falls within the region of Greater Western Sydney which comprises 14 local government areas including: Auburn, Bankstown, Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Holroyd, Liverpool, Parramatta, Penrith, The Hills Shire and Wollondilly. In 2011, census data revealed that approximately 2,000,000 people lived within the Greater Western Sydney, with an expected population increase within the region to 3,130,500 people by 2036. If forecasted correctly, the Greater Western Sydney population will outnumber all other Sydney regions, excluding Gosford-Wyong. This characterises the Greater Western Sydney as one of Australia's fastest growing urban regions, with an equally strong economy and unique built environment. Figure 4-1 below identifies the spatial boundary of Greater Western Sydney.

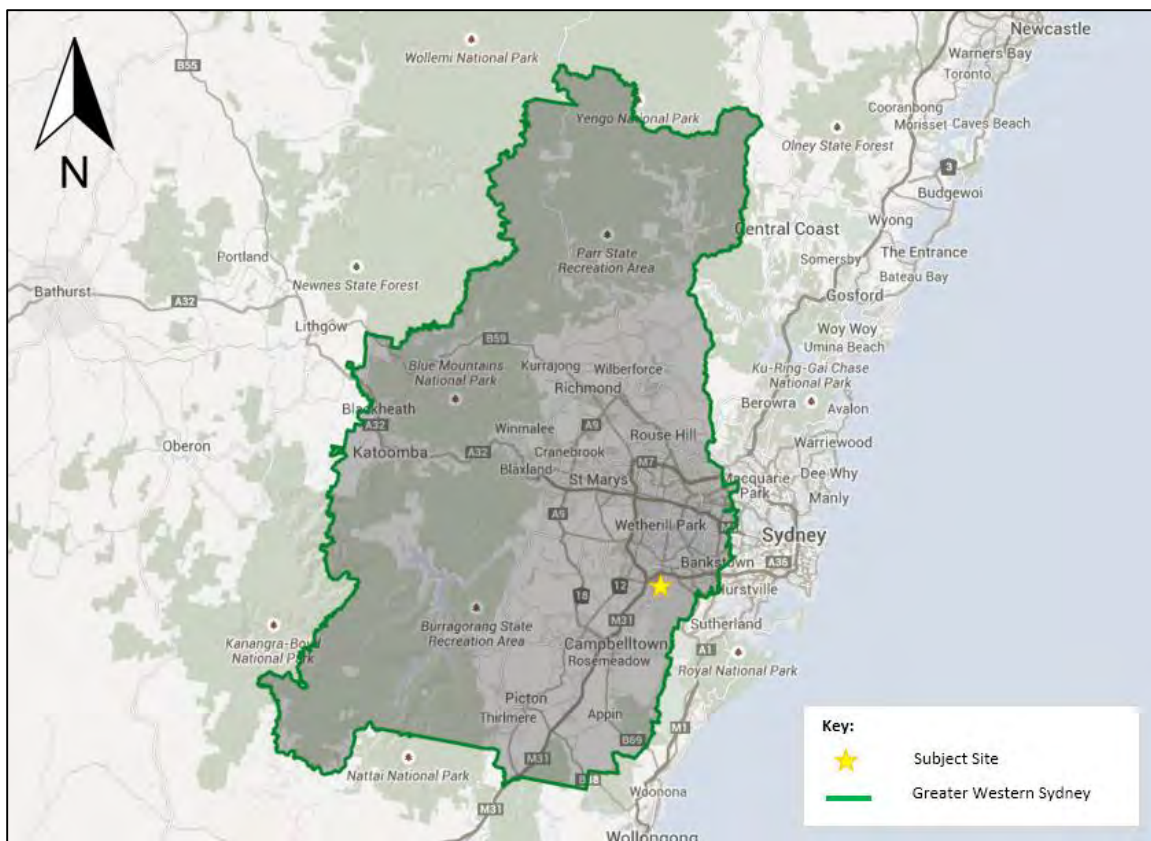
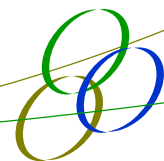
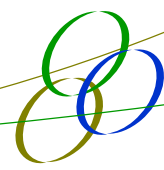


Figure 4-1: Greater Western Sydney Region

Within the Greater Western Sydney region, the Glenfield Waste Services site is located approximately 30km south west of the Sydney Central Business District (CBD), and approximately 22km west of Port Botany. The key transport infrastructure servicing the growth within the region and connecting with or near the site includes:

- Hume Highway;
- M5 – South Western Motorway;
- M7 Motorway;
- Cumberland and South Passenger Line;
- Southern Sydney Fright Line; and
- East Hills Rail Line.



4.3 Local Context

The GWS site is located within the locality of Glenfield, NSW. Glenfield covers an area of approximately 7 square kilometres and has a total population of 7,550 as at the 2011 census. Similar to the wider Campbelltown LGA, family households with children make up a high proportion of all households within the locality totaling 49%. This is consistent with the predominant age group in Glenfield comprising 0-14 year olds.

The proposed facility will be placed within the southern portion of the GWS site, sitting entirely within the suburb of Glenfield and Campbelltown City Council LGA. Contextually, the Glenfield Waste site is bounded to the west by the Southern Sydney Freight Line and traversed by the northern extension of the South West Rail Link which has undergone substantial upgrades since 2009. The new Glenfield Transport Interchange and Glenfield Station, which opened in September 2012, is located approximately 500m south west of the Glenfield Waste site.

4.4 Social and Community Infrastructure

Having undertaken a preliminary assessment of key social infrastructure in Glenfield, it is apparent that the social and community infrastructure in the area is reasonable, and covers a range of facilities and amenities for local residents. Figure 4-2 below has been sourced from RP Data to visually demonstrate the extent and location of social and community infrastructure within Glenfield.

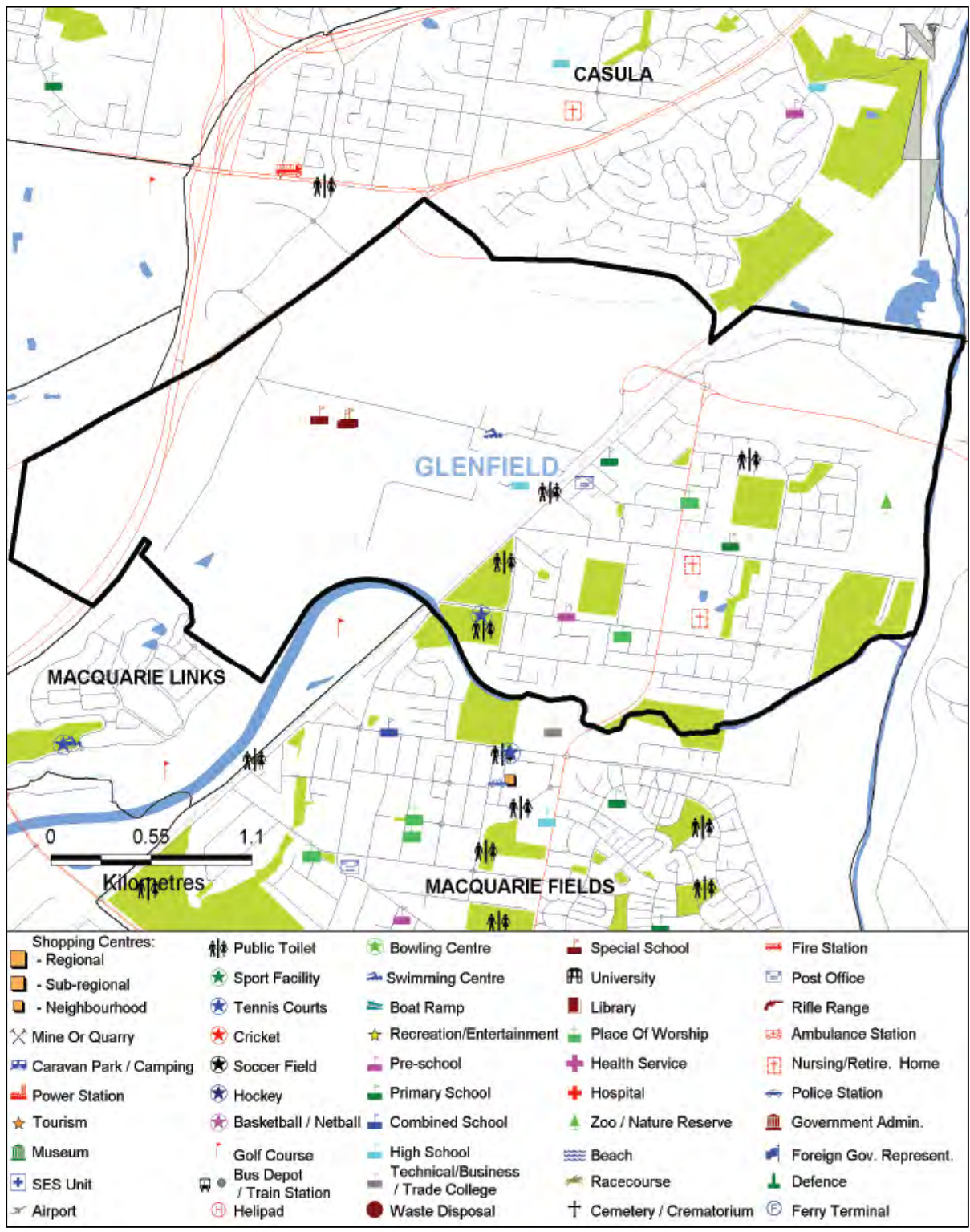
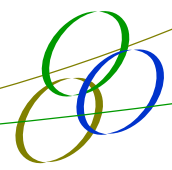
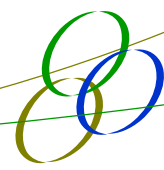


Figure 4-2: Social and Community Infrastructure – Glenfield



5 ECONOMIC CONSIDERATIONS

5.1 Economic Profile

Table 5-1 provides an overview of the key economic variables of Campbelltown City Council LGA as compared with the Greater Sydney region and NSW, based on 2011 Australian Bureau of Statistics census data.

Table 5-1: Economic Demographic Profile – Campbelltown LGA

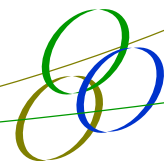
Variable	Campbelltown LGA	Greater Sydney	NSW
Median weekly household income	\$1,251	\$1,447	\$1,237
Unemployed	7.4%	5.7%	2.9%
Homes owned outright	24.2%	30.4%	33%
Homes being purchased	42.3%	34.8%	33%
Homes rented	30.4%	31.6%	30%
Median weekly rent	\$260	\$351	\$300
Median monthly mortgage repayments	\$1,800	\$2,167	\$1,993

5.2 Employment

According to 2011 census data, the key employment sectors in Campbelltown LGA are manufacturing, health care, retail trade and education. Approximately 63% of residents over the age of 15 work full time, with an unemployment percentage of 7.4%. This is considerably higher than the state unemployment rate of 5.9%. The census data indicates that the median age of persons employed full-time in Campbelltown are 40 years old, with part time workers averaging 38 years. This is commensurate with the predominant demographic being couples with children.

Approximately 66% of the Campbelltown LGA population aged over 15 years had undertaken unpaid voluntary work within the week prior to the 2011 census, while approximately 12% of the same population had undertaken voluntary work within an organisation or group in the previous 12 months. Of residents who undertook unpaid domestic work, the largest percentage of people (24%) worked 5 to 14 hours.

The proposed materials recycling facility is anticipated to create 5 full-time equivalent positions during the construction phase with an additional 20 full-time equivalent positions to be created at the operational phase.



5.3 Economic Multiplier

Input-Output multipliers are most commonly used to quantify the economic impacts (both direct and indirect) relating to policies and projects. In terms of the materials recycling facility, the construction phase of the proposal will have 'flow-on' benefits to the activities of other industries as well as the economy of the wider region. These benefits are broadly grouped into two categories:

- Production Induced Effect; and
- Consumption Induced Effect

An indicative estimate of the size of these impacts can be illustrated using published industry multipliers such as those produced by the Australian Bureau of Statistics (ABS). While not an exact science, this methodology is nonetheless useful in broadly demonstrating this additional 'indirect' economic benefit.

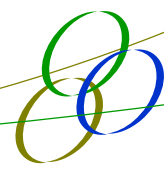
The ABS estimates that for every one (1) FTE role directly created due to the project, 3.1 FTE jobs are indirectly created due to the Production and Consumption Induced Effects.

Based on this methodology, it is estimated that during the Construction Phase of the proposed facility there will be 5 FTE roles created onsite and this will indirectly contribute some 15 FTE jobs.

In addition to this, using the ABS Input-Output Multiplier adjusted for 2014, for every \$1M expended on the Project, a total of 25 FTE jobs will be created in the broader economy. The estimated level of expenditure of \$2.33M therefore equates to some 58 FTE roles being created during the life of the Project.

When construction of the re-cycling facility is completed, the onsite Operational workforce anticipated to comprise 20 FTE roles will indirectly contribute a further 63 jobs.

Given the regional demographic make-up and considering the work typology it is reasonable to assume that the majority of all roles created by this project (directly and indirectly) will be filled by persons from within the regional economy.



6 WASTE INDUSTRY

The Industry Reference Group Report 'Waste' (Transport NSW, 2012) was compiled following a series of waste industry reference group discussions arranged by the Freight and Regional Development Division at Transport for NSW. The discussions held during these reference group meetings and the resulting waste report supports the approval and development of material recycling facilities such as proposed by the GWS group.

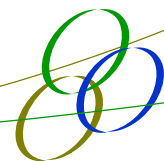
Across Australia, factors such as population growth and increased consumption levels has resulted in an average waste generation increase of 4.3 percent per year. During 2008-2009 alone, NSW generated a total of 16Mt of waste. During this period, approximately 70% of the commercial and industrial, and construction and demolition waste was generated solely within the Sydney Metropolitan Area. The combination of increased waste generation Australia-wide and large volumes of waste being generated within the Sydney Metropolitan Area has resulted in an increased demand for resource recovery and recycling facilities within NSW.

This is particularly true for facilities capable of receiving, processing and re-distributing waste from commercial and industrial sectors. The Industry Reference Group Report 'Waste' (Transport NSW, 2012) report states that resource recovery rates, particularly for commercial and industrial (C&I) sectors, are currently well below the projected target rates. This provides ample support for the proposed GWS materials recycling facility, which is projected to service commercial and industrial as well as construction and demolition waste sectors.

Further, the proposed materials recycling facility is in accordance with the waste hierarchy as established under the *Waste Avoidance and Resource Recovery Act 2001* (NSW). The hierarchy provides an authoritative list of priorities for resource management options:

1. **Avoidance** including action to reduce the amount of waste generated by households, industry and all levels of government
2. **Resource recovery** including reuse, recycling, reprocessing and energy recovery, consistent with the most efficient use of the recovered resources
3. **Disposal** including management of all disposal options in the most environmentally responsible manner

In accordance with the above waste hierarchy, the proposed materials recycling facility will extend the lifespan of the existing landfill site by providing an alternative waste processing option with an increased processing capacity. By providing an alternative and environmentally sustainable waste management option on site, the GWS group is reducing the amount of waste sent to landfill and providing a proactive response to managing increased waste generation.



7 STRATEGIC CONSIDERATIONS

This section outlines the relevant strategic policies and plans which identify and analyse population trends within the Campbelltown LGA and the Greater Western Sydney regions. The following strategic instruments have been considered as part of this assessment:

- NSW Government 2021 Plan;
- South West Sub-Region Draft Sub-Regional Strategy; and
- Campbelltown 2025 – Looking Forward.

The above strategies have identified and endorsed economic and social trends within the area. A review of these strategies has identified factors which are currently placing pressure on the NSW waste industry as well as local factors supporting development of the proposed materials recycling facility.

7.1 NSW Government 2021 Plan

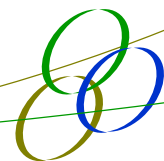
Released in September 2011, the *NSW 2021 – A Plan to Make NSW Number One* (NSW 2021), provides a 10 year strategic plan with the following aims:

- To rebuild the economy,
- To provide quality services,
- To renovate infrastructure,
- To restore government accountability, and
- To strengthen local environments and communities.

The NSW 2021 Plan establishes a number of goals to guide policy and budget decision-making for Minister's and their supporting agencies. The following goals are considered relevant to the proposed Materials Recycling Facility at Glenfield within the Campbelltown LGA:

Goal 3 – Drive Economic Growth in Regional NSW

We will work with regional communities, businesses and local government to achieve steady and strategic growth in our regions, with new investment in priority regional infrastructure, effective incentives to grow enterprises and job opportunities, a combination of public and private decentralisation, and improved services where people need them.



The proposed development will result in direct and indirect investment in the local area, during both the construction and operational phases of the development. In line with the strategic direction of Goal 3, the proposed recycling facility will also create direct internal and indirect external employment opportunities for residents in the Campbelltown LGA, Liverpool LGA and the wider Sydney region. The facility will also provide improved waste infrastructure to the region, better positioning the Campbelltown LGA, and surrounding LGA's, to provide waste management options for long-term population growth.

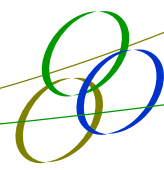
Goal 20 – Build liveable centres

The NSW Government is committed to planning for towns and cities that are not only accessible and viable, but are great places to live and work. Good strategic planning will make it easier to, travel between work and home; allowing people to spend more time with family and doing the things they choose. It will also reduce cost of living pressures and reduce congestion, by investing in infrastructure priorities which will underpin economic growth across the whole of our State.

The approval of the proposed development supports the strategic goal of providing increased employment options outside of the major cities. The proposed development will result in an additional employment option in south-western Sydney in a position that has good access to public transport. In addition to supporting the goal of reducing travel time between work and home, the proposal represents a quality strategic planning outcome. Already identified, the population of the Greater Western Sydney region is expected to increase by more than 1 million people by 2036, resulting in a greater population than all other Sydney regions. This expected population increase will result in an increased demand for services and facilities including housing, employment, infrastructure, and community facilities. Coupled with increased volumes of waste generation, the need to provide alternative and sustainable waste management options in the region is unquestionable. Accordingly, it is considered that the proposed materials recycling facility will complement Goal 20 by assisting in the delivery of strategic infrastructure for liveable cities in NSW.

7.2 South West Sub-region Draft Sub-regional Strategy

The *South West Sub-Region Draft Sub-Regional Strategy* (November 2007) was created to assist in the implementation of the 2005 metropolitan strategy, *City of Cities: A Plan for Sydney's Future*. The Sub-Regional Strategy provides a more effective and direct means of applying the metropolitan strategy to the local area. Covering a large area of 3,378 square kilometers, including the Campbelltown LGA and Glenfield locality, the Strategy identifies the following key directions:



- *Plan for Major Housing Growth*
 - *Key Action: Growth Centres Commission to provide detailed planning for up to 5,500 lots per year and infrastructure from 2007–08.*
- *Plan for Major Employment Growth*
 - *Key Action: Councils to prepare Principal LEPs by 2009 which will provide sufficient commercial and employment land to meet employment capacity targets*
- *Protect Resource Lands*
 - *Key Action: Protect resource lands from incompatible and inappropriate use.*
 - *Plan for the sustainable management of construction material*

Largely recognised as a land-use planning tool, the South West Sub-region strategy identifies the region as a major growth area and identifies the importance of appropriate strategic decisions to assist the long-term development of the sub-region. Notably, the South West Sector Growth Centre, intended to accommodate the development of 110,000 new dwellings, is located within 5 kilometres of the proposed facility. The role of the proposed materials recycling facility in this respect is to provide an alternative waste management option which caters for the construction and industrial waste generated by way of housing and employment growth within the region.

In simple terms, development within the south western Sydney sub-region will generate considerable waste in line with its considerable growth. The proposed recycling facility will be strategically located to receive and process this waste. It is therefore considered that the proposal is consistent with the objectives and key directions of the Sub-Regional Strategy.

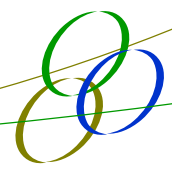
7.3 Campbelltown 2025 – Looking Forward

The *Campbelltown 2025 – Looking Forward* strategy is a statement of broad town planning intent for the long term future of Campbelltown that:

- responds to what Council understands people want the City of Campbelltown to look, feel and function like;
- recognises likely future government policies and social and economic trends; and
- sets down the foundations for a new town plan, that will help achieve that future

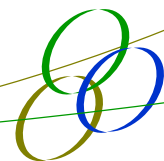
Within the Campbelltown 2025 strategy, six strategic directions are identified, including:

- Protecting and Enhancing the City’s Key Environmental Assets
- Growing the Regional City
- Building a Distinctive Campbelltown Sense of Place
- Getting Around the City
- Building and Maintaining Quality Infrastructure



- Creating Education, Employment and Entrepreneurial Opportunities

In line with these strategic directions, the proposed recycling facility will provide improved waste management infrastructure within the Campbelltown LGA, as well as providing direct and indirect employment opportunities throughout the construction and operational phases of the proposal. Further, the operation of the proposed recycling facility aligns with the community's vision by promoting sustainability within Campbelltown.



8 SOCIO-ECONOMIC IMPACT ASSESSMENT

Based on a review of the existing characteristics and profile of the Campbelltown LGA, Glenfield locality and wider Sydney region, as well as the relevant strategic plans and policies, the following positive social and economic impacts are expected to result from the proposed Materials Recycling Facility:

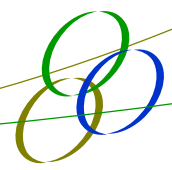
- The proposal will provide direct and indirect employment opportunities throughout the construction and operational phases. It is anticipated that the facility will employ 20 full-time equivalent staff members during the operational phase, with an additional 5 full-time equivalent positions created during the construction phase;
- The proposal will promote sustainable waste recovery and recycling in line with the strategic planning policies, and provide a positive waste management alternative to landfilling ;
- The proposal represents a suitable land-use and development option within the existing landfill site that meets the needs of the community, as well as the wider Sydney region;
- The proposal aligns with the hierarchy of priorities as outlined in the *Waste Avoidance and Resource Recovery Act 2001* (NSW); and
- The proposal is not expected to cause substantial shifts in local demographics or population during construction or operational phases.

Notwithstanding the positive outcomes of the proposal, the following potential negative impacts have been identified:

- Perceived visual impacts;
- Increase of traffic in the area; and
- Perceived impact on the amenity of the neighbourhood.

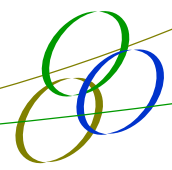
These potential negative impacts are largely social in nature. As social effects are generally subjective, whether these impacts are perceived as negative, positive or neutral will largely depend on the person experiencing them. Further, a person's tolerance to such impacts will vary over time. Both traffic and visual impacts are addressed in the Environmental Impact Statement for the proposal. As for the amenity of the neighbourhood, the following mitigation measures will be provided during the construction and operational phases of the proposal:

- A project phone number and website will be maintained during the construction and operation to enable the community and interested parties to access information about the proposal and to receive responses to any concerns;



- A community consultation process has been undertaken to establish good relationships with local residents and stakeholders. On-going contact will be maintained to ensure these relationships are continued; and
- Where possible, consideration will be given to the procurement of staff during the construction and operational phases who reside within the region, in an attempt to further realise the benefits within local employment markets.

Overall, it is considered that the proposal will provide significant economic stimulus to the region, while the listed mitigation measures will effectively ameliorate any actual or perceived negative social impacts.



9 CONCLUSION

This impact assessment has been prepared to ascertain the social and economic impacts of the proposed materials recycling facility. Based on the analysis provided above, the proposal will provide positive social and economic outcomes for the region by way of employment generation and promotion of recycling as an alternative to landfilling activities. Overall, the proposal is considered to meet identified needs and deficiencies in the area, and will have significant positive social impacts compared to any perceived negative impacts.