

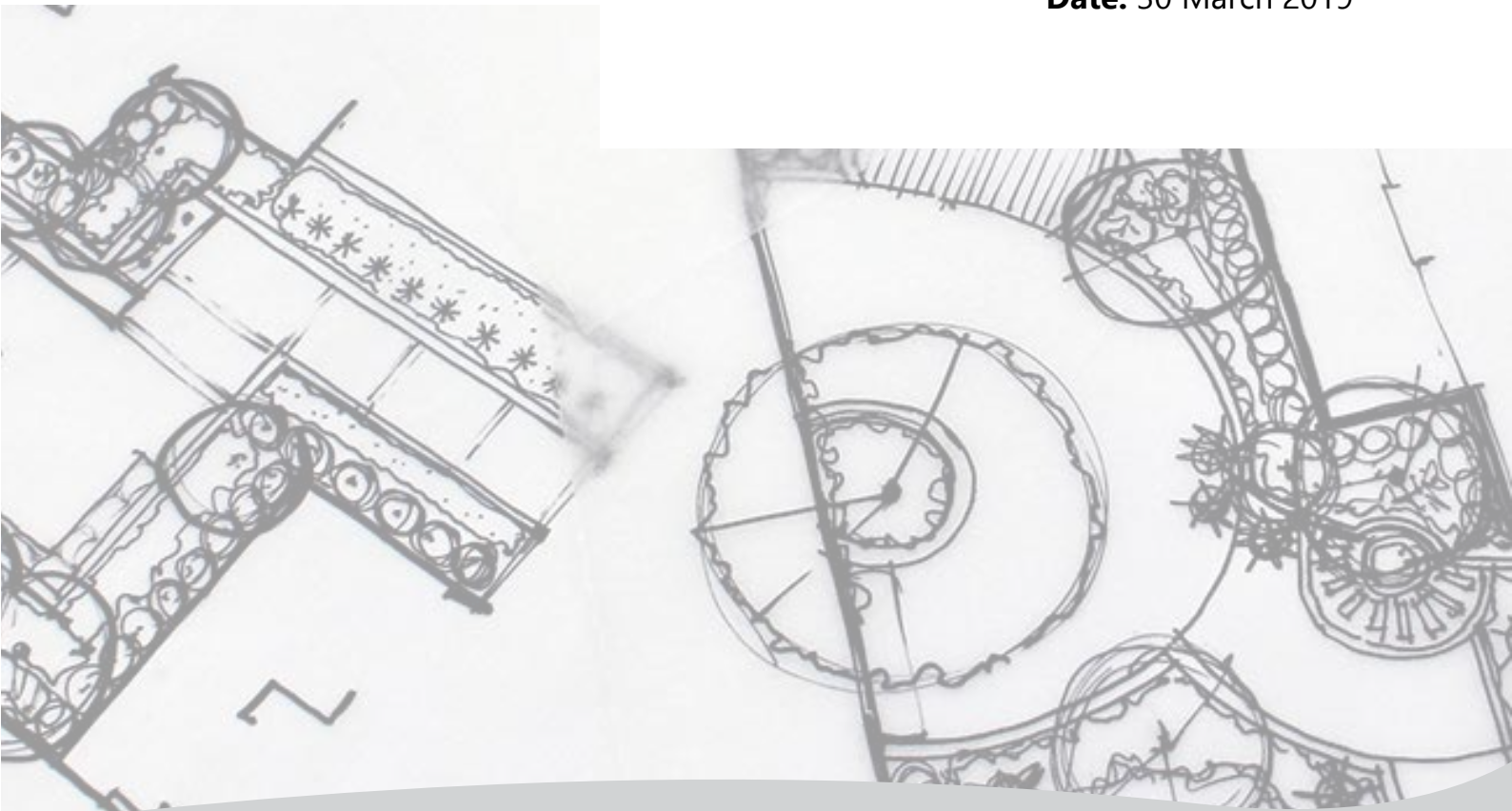
SOCIAL IMPACT ASSESSMENT

Project: SSD 9143 Goulburn Mixed Use Development

Address: 52 Sinclair Street, Goulburn

Submitted to: Department of Planning and Environment

Date: 30 March 2019



Project Name	STAKEHOLDER CONSULTATION
Location:	Goulburn NSW
Project Number	1866
Client	Woodlands Ridge Poultry
Mara Consulting Document Number	20190327_1866_SIA Goulburn Mixed Use Development

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Revision History

REVISION	DATE OF ISSUE	DETAILS
01	Draft	For review
02	Inclusion of mitigation measures	Final
03	13 June 2019	Amendment

Register of Changes

PAGE / REFERENCE	DETAILS
Page 8	Amend number of childcare spaces

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Executive summary

This Social Impact Assessment and report has been prepared by Mara Consulting on behalf of planning and development consultancy KDC to summarise the key issues raised by stakeholders during the preparation of the State Significant Development application for the Goulburn Mixed Use Development.

Consultation was undertaken to provide key stakeholders and local community members with information about the proposed development and an opportunity to provide feedback.

The locality potentially affected by the poultry processing factory in terms of the construction and operation of the mixed-use development will principally include residents and commercial businesses in the immediate vicinity of the site, Goulburn South-East. However, the potential positive social outcomes are likely to have impacts at the wider regional localities, state and potentially at the national level.

The impact can also be either directly and/or indirectly experienced by community members living in Goulburn South-East and Goulburn Mulwaree local government area (LGA), as well as have cumulative impacts for the wider Southern Tablelands Region, the State of New South Wales or at the National level.

Structure of the report

The report is structured as follows;

- Section 1 is the introduction and project background
- Section 2 describes the objectives of the SIA
- Section 3 describes the assessment methodology adopted as part of the SIA
- Section 4 describes the existing environment within which the project will be sited
- Section 5 describes the impacts of the project on the local community
- Section 6 describes the management and mitigation measures to address the identified impacts
- Section 7 provides conclusions.

Introduction

Overview

Woodlands Ridge Poultry Pty Ltd (WRP) proposes to construct and operate a mixed-use development, including a poultry processing, cold storage and associated ancillary infrastructure, as well as a child care and community centre, approximately 1.2 kilometres (km) from the CBD of Goulburn (Figure 1) (the project).

The project is a State significant Development (SSD) under the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP). Therefore, a development application (DA) for the project is required to be submitted under Part 4, Division 4.1 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act). Part of the approvals process is the preparation of an environmental impact statement (EIS) and this social impact assessment (SIA) report forms part of that document. The SIA includes the methods and results, the initiatives built into the project design to avoid and minimise social impacts, and the additional mitigation and management measures proposed to address any residual impacts not able to be avoided.

Site Description

The development site is located at 52 Sinclair Street, Goulburn NSW 2580 and is legally described as Lot 22 in DP 750050. The total area of the site is approximately 82,606m².

The site is located in the Goulburn Mulwaree LGA, within the southern and eastern locality Goulburn South-East, and zoned B6 Enterprise Corridor, RU6 Transition and E3 Environmental Management under the Goulburn Mulwaree Local Environmental Plan (LEP) 2009.

The site is situated within the North East Goulburn Corridor Precinct and is one of the three Enterprise corridor zones mapped by the Goulburn Mulwaree LEP 2009.

Goulburn Mulwaree LGA – Goulburn South- East and the North East Goulburn Corridor Precinct is best described as comprising a mix of existing uses including rural residential lots, considerably lower population density (1.09 persons per hectare), hardware, building and garden supplies retailing and warehousing and storage services.

The LEP 2009 states it has over 50% of the vacant land and provides an opportunity for future enterprise development and growth. The LEP 2009 recommends a strategy is to rezone the land immediately to the south east of the site to IN1 Industrial from B6 Enterprise Corridor.

The proposed development is considered to be a good location within the North East Goulburn Precinct and is expected to promote growth in this under-utilised Precinct, assist in providing a range of employment opportunities and supporting the economic strength of the Goulburn City Centre consistent with the strategy and zone objectives.

The site is primarily flat, with the exception of the north west corner which slopes upward to the adjoining property. To the west is an operating quarry (Rocky Hill Sand and Soil) and to the east the Goulburn Mulwaree Council waste and resource recovery centre. North of the site contains residential

structures and the commercial enterprises along Sydney Road. The nearest residential receiver is located approximately 60m north east from the site with a further five residences within 200m to the south and west of the site.

The site is located approximately 1.2 km south east of the Goulburn City Centre. Access to the site is via Common Street, 400m south of Sydney Road which provides a convenient linkage to Goulburn City Centre and the Hume Highway (see Figure 1)



Figure 1. Site location – Mara Consulting Visual impact assessment
The site is located in Goulburn, on the southern side of the Sydney Road. Site is shown in red

Project description

Overview

The project includes the construction and operation of:

- processing facility building consisting of a truck wash area, poultry processing infrastructure, a plant room, a boiler room, a workshop, a packaging room, amenities, a lunch room, offices and a laboratory,
- overhead conveyor tunnel transporting packaged poultry from the processing building to the cold storage building,
- cold storage building and associated infrastructure,
- office buildings and amenities,
- childcare and community centre to provide 68 child care spaces for both staff and community use,
- truck maintenance facility,
- by-product rendering facility for the processing of poultry waste to be sold as pet food and fertilisers,
- gatehouse and weighbridges,
- wastewater treatment plant,
- internal roads, walkways and landscaped areas, and
- car parking for 340 spaces.

Construction staging, duration and hours

Construction will take approximately 24 months from the start of site establishment works to commissioning of the processing facility. It is anticipated that the project will be constructed in two stages, with each stage taking approximately one year to complete.

Construction workforce

It is anticipated the construction phase will require a small number of people at the beginning, progressively increasing to a peak of about 100 people. This will decline quickly as construction is completed.

The facility will be constructed and operated in two stages.

Stage one: involves construction and operation of the cold storage and distribution centre and the meat processing portion of the poultry processing facility along with supporting elements including office, wastewater treatment plant, and associated infrastructure.

Stage two: involves the construction of the remainder of the operation including the bird reception and killing portion of the poultry processing facility, expansion of cold storage and distribution centre, by-products facility, live bird shed, truck maintenance facility, and childcare centre (refer to Figure 2).

Operations

The facility will ultimately operate 24 hours per day, seven days per week, processing an average of 1,000,000 birds per week. However, initially it will operate at lower production levels until full production is achieved.

Operational workforce

It is anticipated at peak operation approximately 264 employees will be working over two shifts of 132 employees per shift at the facility.

The includes a mix of floor workers, management, cleaning, and maintenance staff. There will also be educators/carers at the childcare facility, and mechanics at the truck maintenance facility.

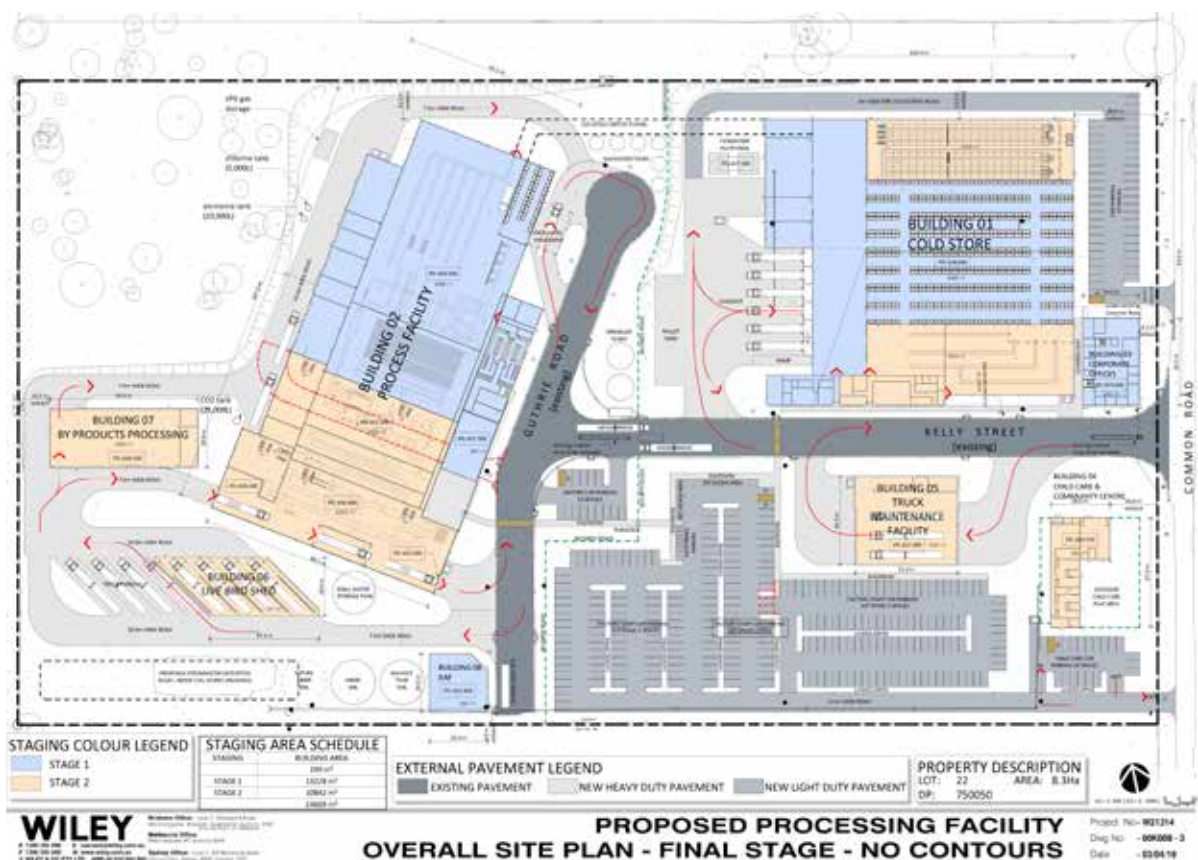


Figure 2. The proposed development layout

Objectives

Objectives of this report

The aim of this SIA was to:

- identify the area of social influence (study area) for the project (for example where the social impacts may be felt),
- build an understanding of potential socio-economic impacts, who might be affected, their relevant interests, values and aspirations and how they may be best engaged to inform the SIA,
- identify any potentially affected built or natural features which have social value or importance including key social infrastructure, and
- identify any relevant social trends or social change processes being experienced by potentially affected communities.

Informing the SIA

The SIA examined a wide range of social factors and analysis of relevant data such as demographics and economic indicators. The SIA applies both quantitative and qualitative measures to achieve a realistic examination of how and why the project may bring positive, negative or neutral impacts to the communities in the area of social influence for the project.

Documents including the Tablelands Regional Community Strategic Plan 2016 – 2036¹, Employment Land Strategy - Goulburn Mulwaree², and the Department of Planning's regional strategic planning statements - South East and Tablelands Regional Plan³ identify the study area as a priority economic and job incubator hub.

The local community will experience the project in two, quite different, stages – the construction stage and the operational stage. It is important the report reflects these two stages as construction is relatively short-term and localised, compared to through the operation of the facility.

The economic and employment benefits for the Goulburn community will be a positive social factor. The economic benefits of these employment opportunities have been estimated in the economic impact assessment (EIA) (refer to Section 7.4 – Economic Impact of the EIS).

Consultation was part of the preparation of the EIS. Feedback was gathered from a range of stakeholders, including potentially impacted neighbours. The intention of the proponent is to develop a positive long-term relationship with the community, including opportunities for local procurement.

1 Cardo, The Tablelands Regional Community Strategic Plan 2016 – 2036, Goulburn Mulwaree Council, 2016, <https://www.goulburn.nsw.gov.au/site/files/ul/data_text12/4086772.pdf>, viewed 5 February 2019.

2 HillPDA Consulting, Goulburn Mulwaree Employment Land Strategy, Goulburn Mulwaree Council, 2016, <https://www.goulburn.nsw.gov.au/site/files/ul/data_text12/4824722.pdf>, viewed 5 February 2019

3 Department of Planning and Environment 2017, South East and Tablelands Regional Plan, NSW Government, <<https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/south-east-and-tableland-regional-plan-2017-07.pdf>>, viewed 1 March 2019.

Assessment guidelines and requirements

This SIA has been prepared in accordance with the NSW Department of Planning and Environment (DPE), which are set out in the Secretary's Environmental Assessment Requirements (SEARs) for the project, issued on 25 July 2018. It identifies potential impacts and opportunities resulting from the proposed development. The SEARs identify matters which must be addressed in the EIS.

Revised SEARs were issued for the project on 7 March 2019 in response to KDC's request for a revision to the project after feedback from stakeholders. A copy of the revised SEARs is attached to the EIS as Appendix O – Secretary's Environmental Assessment Requirements, while Table 1 lists the individual requirements relevant to this SIA and where they are addressed in this report. Additionally, potential mitigation and management measures are included in section 6.

SEARs Requirement	Section of report where addressed
Identifies and analyses the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders	Section 5
Considers how the affected community and other relevant stakeholder can expect to experience the project	Section 5
Considers how potential environmental impacts (such as traffic, odour and noise) may affect people's way of life, community, access, health, surroundings and livelihoods	Section 5
Includes mitigation measures for likely negative impacts, and enhancement measures for likely positive impacts	Section 6
Details how social impacts will be monitored and managed over time	Section 6
An analysis of any potential economic impacts of the development, including discussion of any potential economic benefits to the community.	Chapter 7.4 of EIS

Table 1. SEARs Requirements for Social Impact Assessment

Methodology

Method

This section provides a methodology for the SIA and has been adapted from Social impact assessment guideline for State Significant mining, petroleum production and extractive industry development (DPE 2017), SIA standards established by the International Association for Impact Assessment and Mara's risk-based approach to measure and assess social impacts.

Study area

The study area for the SIA includes Goulburn Mulwaree LGA, Goulburn South East locality, and the North East Goulburn Corridor Precinct.

The study area was informed by the stakeholders most likely to be affected by the project. The local community (including immediate neighbours, businesses and visitors) as well as the stakeholder groups from the LGA have been included.

Assessment methodology

The SIA was undertaken using the following methodology

Understand the study area and existing context

- review social issues for the project
- define the study area
- review relevant government and policy relating to the study area
- analyse primary and secondary data sources including, Australian Bureau of Statistics (ABS) data, existing social policies, plans and strategies, and media
- review existing land uses in the described areas
- review economic, social and demographic trends impacting local communities
- identifying existing community values, attitudes, customs and aspirations

Stakeholder consultation

- review of stakeholder engagement and community consultation undertaken (refer to section 7.3 – Community Consultation in the EIS)
- assess potential impacts
- identify and assess the significance of the social impacts of the project on through construction and operation stages of the project

Management and mitigation

- identify management and mitigation measures to reduce potential negative impacts and enhance positive impacts to the community resulting from the project.

Data sources

The following data sources were used in the preparation of this SIA:

- Australian Bureau of Statistics (ABS) census
- relevant state and local government strategies plans and policies
- community consultation with surrounding landholders and other stakeholders
- site visits and community engagement activities
- Traffic impact assessment (TIA) (refer to Section 6.5 – Access, Traffic and Parking and Appendix D of the EIS)
- Visual impact assessment (VIA) (refer to Section 6.11 – Visual Impact and Appendix H of the EIS)
- Aboriginal cultural heritage assessment report (ACHAR) (refer to Section 7.2 – Aboriginal Cultural Heritage and Consultation and Appendix Q of the EIS)
- Noise Impact Assessment (NIA) (refer to Section 6.1 – Noise Impact and Appendix F of the EIS)
- Ecological Assessment Report (EAR) (refer to Section 6.10 – Ecology and Appendix G of the EIS)
- Bush Fire Threat Assessment (BFTA) (refer to Section 6.9 – Bushfire Threat and Appendix J of the EIS)
- Waste Management Plan (WMP) (refer to Section 6.4 – Waste Management and Appendix M of the EIS)
- Water Management Plan and Water Balance (WMPWB) (refer to Section 6.6 – Water and Appendix B of the EIS)
- Economic Impact Assessment (EIA) (refer to Section 7.4 – Economic Impact of the EIS)
- Air Quality Impact Assessment (AQIA) (refer to Section 6.2 Air Quality, Odour, Greenhouse Gas Emissions and Appendix C of the EIS)
- Contamination Report (refer to Section 6.7 – Contamination and Appendix E of the EIS)
- SEPP33 Ricks Assessment (refer to Section 6.2 and Appendix I of the EIS)
- academic research papers – reference SIA
- Goulburn Mulwaree Council
- rental housing provider websites (e.g. Real-estate, Domain and Rental).

Existing environment

Social Baseline Analysis

The social baseline analysis provides a background into the existing environment, associated cultural and social values of the study area and Goulburn Mulwaree LGA. It provided a benchmark against which direct, indirect and cumulative impacts can be analysed and change can be measured.

Any direct or indirect effects upon socio-economic or land use conditions were identified and defined with reference to:

- and use and property,
- way of life (how people live, work, play, and interact),
- community (including cohesion and sense of place),
- environment (including amenity, aesthetics, and access),
- economy (including effects on businesses and economic opportunity), and
- wellbeing and health (physical and mental).

The overall significance of each impact was assessed based on extent, duration, severity and level of community concern or support. The level of pre-mitigated significance of each identified impact is assigned as being low, medium, high or very high through application of the impact assessment methodology matrix (Table 4)

Social and cultural setting

The Goulburn Mulwaree LGA covers an area of 3,223 square kilometres (km²) making it approximately 1.5 times the size of the Australian Capital Territory (ACT). The LGA shares its borders with Upper Lachlan, Queanbeyan Palerang, Wingecarribee and Shoalhaven LGAs.

Geographically, the LGA forms part of the Southern Tablelands Region. The Wollondilly River and Mulwaree Chain of Ponds wind through the LGA forming part of the Hawkesbury-Nepean and Shoalhaven Catchments.

Goulburn Mulwaree LGA has been separated into smaller profile areas, the proposed development is situated within Goulburn South East. Goulburn South East encompasses the south eastern fringes of the City and is characterised by rural residential lots and considerably lower population density (1.09 persons per hectare) compared to Goulburn.

The region's economic base has historically been comprised of agriculture, grazing and commerce. Over more recent decades, the economy has transitioned to a broader base and the top three sectors by employment are Health Care & Social Assistance (15%); Retail Trade (10.9%) and Public Administration & Safety (10.7%).

Main industries of employment include farming, education, transport and distribution (being goods), community services, hospitality, local and state governments and the Goulburn Correctional centre. Unlike other areas in regional NSW, this region is not known for its tourism visitation, though it does receive a high number of short-term visitors for special events and others travelling through to other destinations.

Goulburn Mulwaree LGA is highly accessible with quality roads and rail connections. The Hume and Federal Highways pass through the region and is the main freight and travel routes between Sydney, Canberra and Melbourne. Highway interchanges are located at the southern entrance to Goulburn. The Great Southern Rail line passes through Goulburn. The Goulburn railway station is located on the eastern border of the CBD and provides daily passenger services to and from Canberra, and daily services to and from Sydney. Goulburn has an airfield approximately 7km south-east of the city, which is available for both recreational and commercial purposes

Population and demographics

The Goulburn Mulwaree LGA population is 29,609 with a land area of 3,223 hectares and a population density of 0.09 persons per hectare. The Goulburn South East community is small industrial/residential community with approximately 3,227 people, with a land area of 2.910 hectares and a population density of 1.09 persons per hectare.

The LGA has a steady average annual growth rate of approximately 1%. The region increased by 2,147 people over five years and Goulburn South East had an increase of 235 people.

Goulburn Mulwaree LGA is expected to experience an annual growth rate of 0.9% by the year 2036, with the population reaching around 36,000 people. This growth rate is small when compared to the projected 45% of New South Wales as a whole, it is expected to grow to 10 million at an annual growth rate of 1.5% by the year 2036.

Gandangara and Ngun(n)awal peoples are recognised as the traditional owners of Goulburn Mulwaree LGA. The proportion of the population within the region whom identifies as Aboriginal or Torres Strait Islander population is 4.0%, this is higher in Goulburn South East at 7.4%.

The proportion of males and females was reasonably even at 50.6% for males to 49.4% females.

In terms of the proposed development the analysis of Goulburn South East gender distribution, the main difference is there is slightly higher proportion of males in younger to middle age cohorts in 20 to 54 years when compared males living in the Goulburn Mulwaree LGA as a whole as shown in Table 2.

Although fewer than 3% of the population speak a language other than English at home in Goulburn LGA, the most commonly spoken non-English languages are Greek, Italian and Filipino/Tagalog, with 0.3% of the population, or 94 people speaking this language at home.

Community profile – Goulburn Mulwaree LGA

The median age for the Goulburn Mulwaree LGA was 42.

Goulburn Mulwaree LGA and Goulburn South East has a similar proportion of young people 0 - 17 years (21.9% and 16.8%) and people age 60+ (25.9% and 22.1%), compared to 22.1% and 27.2% respectively for Regional NSW. Goulburn South East has a larger proportion of young workforce 25-34 years (14.9%) and parents and homebuilders 35-49 years (23%) compared to 12% and 18.6% for Goulburn Mulwaree LGA.

Goulburn Mulwaree LGA recorded a higher proportion of young people who had left school at an early age (45.7%) compared to Regional NSW (44.8%). Overall, 44.0% of the population aged 15 and over held educational qualifications, and 41.5% had no qualifications, compared with 46.2% and 41.7% respectively for Regional NSW.

In 2016, 76.9%, of residents in Goulburn Mulwaree LGA, travel to work by car, either as a driver or a passenger, while 0.9% of employed people used public transport.

The crime profile highlighted figures from NSW Bureau of Crime statistics and Research (BOCSAR) illustrate that total offences Goulburn Mulwaree LGA between 2008 and 2018 have remained reasonably remaining stable or trending down. There was a spike in 2017-2018, primarily attributable to a significant increase in 'fraud' and 'stealing from retail store' (171 and 153 compared 153 and 110 in the previous year).

Table 2. Key demographics and characteristics of the study area in Goulburn South East, Goulburn Mulwaree LGA and NSW.

Characteristics	Goulburn South-East	Goulburn Mulwaree LGA	NSW
Population and demographics			
Populations	3,227	29,609	80,134,300
Persona per hectare	1.11%	0.09%	0.09%
Indigenous Populations	7.4%	4%	2.9%
Average household size	2.38	2.39	2.61
Age breakdown			
0-4 years	4.9%	5.9%	6.2%
5-9 years	5.2%	6.3%	6.4%
10-14 years	4.0%	6.0%	5.9%
15-19 years	5.9%	5.9%	6.0%
20-24 years	6.9%	5.6%	6.5%

Characteristics	Goulburn South-East	Goulburn Mulwaree LGA	NSW
25-29 years	7.8%	6.0%	7.0%
30-34 years	7.5%	6.1%	7.2%
35-39 years	7.7%	5.6%	6.7%
40-44 years	7.4%	6.3%	6.7%
45-49 years	7.7%	6.7%	6.6%
50-54 years	7.3%	7.0%	6.5%
55-59 years	6.3%	6.8%	6.3%
60-64 years	6.3%	6.5%	5.6%
65-69 years	5.4%	6.1%	5.1%
70-74 years	3.1%	4.9%	3.9%
75-79 years	2.3%	3.5%	2.9%
80-84 years	1.9%	2.4%	2.1%
85 years and older	2.6%	2.5%	2.2%
Qualification level			
Bachelor or higher degree	6.8%	11.5%	23.4%
Advanced diploma or diploma	5.3%	8.5%	8.9%
Year 12	24.2%	35.1%	52.1%
No qualification	36.2%	41.5%	39.1%
Household Structure			
Couples with children	25.3%	39.0%	45.7%
Couples without children	26.4%	41.3%	36.6%
One parent families	11.5%	18.2%	16.0%
Lone person	31.2%	27.6%	22.2%
Other family		1.4%	1.7%
Group Households	2.3%	2.5%	4.2%

Characteristics	Goulburn South-East	Goulburn Mulwaree LGA	NSW
Employment and economic			
Employment Status			
Worked full-time	57.2%	59.2%	59.2%
Worked part-time	33.2%	32.7%	32.7%
Unemployed	7.6%	6.3%	6.3%
Occupation			
Managers	11.0%	11.5%	13.5%
Professionals	10.5%	14.5%	23.6%
Technicians and trades workers	15.0%	14.5%	12.7%
Community & Personal Service Workers	13.9%	15.3%	10.4%
Clerical and Administrative workers	11.2%	12.3%	13.8%
Sales workers	10.6%	9.9%	9.2%
Machinery operations and drivers	10.2%	8.5%	6.1%
Labourers	16.3%	11.8%	8.8%
Industry of employment (top responses)			
Hospitals (except Psychiatric)		4.2%	3.5%
Aged Care Residential Services		2.9%	2.0%
Supermarket and Grocery Stores		2.8%	2.2%
Other Social Assistance Services		2.6%	1.6%
Takeaway Food Services		2.6%	1.7%
Method of travel to work			
Car, as driver	72.0%	70.0%	57.8%
Worked at home	3.6%	4.3%	4.8%
Car, as passenger	5.7%	6.2%	4.3%
Walked only	2.7%	3.2%	3.9%
Truck	1.4%	1.5%	1.0%
People who travelled by public transport	0.3%	0.9%	16.0%

Characteristics	Goulburn South-East	Goulburn Mulwaree LGA	NSW
Cultural diversity			
Anglican	22.6%	25.6%	15.5%
No religion	16.7%	21.1%	25.1%
Catholic	22.1%	27.9%	27.4%

The workforce associated with the proposed project could be supported by a local workforce.

Existing land uses

The Goulburn Mulwaree LGA is predominantly rural, with land is used largely for agriculture, particularly sheep grazing and with some cattle grazing.

Key employment sectors in the Goulburn Mulwaree LGA area include:

- Health Care and Social Assistance (15%); attributable to Goulburn Hospital and numerous aged care facilities in the LGA.
- Retail Trade (10.7%); the main retail areas are the Goulburn Central Business District, Goulburn Square Shopping Centre and Goulburn Marketplace, with a smaller centre at Bradfordville Shopping Centre.
- Public Administration and Safety (10.9%); due to the NSW Police Force Academy and the Goulburn Correctional Centre.
- Accommodation and Food Services (7.8%); cafes, restaurants, takeaway being the highest
- Education and Training (7.4%); the TAFE NSW Illawarra (Goulburn Campus) and numerous schools.
- Construction (9.2%) and Manufacturing (5.5%); the main industrial areas are in Goulburn South-West, Goulburn South and Goulburn North-East.

Businesses

In 2016 there were 12,722 people employed and 2,264 businesses within the Goulburn Mulwaree LGA. ABS statistics indicate that the number of businesses within the LGA have been generally stable, or marginally declining (from 237 to 227), over the period 2014–2017. The decline was attributable to a reduction in the number of smaller sized businesses employing 1-4 people.

There was a total of 430, 4 and 5-year-old children enrolled in a preschool program in Goulburn Mulwaree LGA. Of which 20 children were enrolled in two or more childcare centres. There are 15 local childcare centres within the LGA.

Housing and rental

Table 3 provides key statistics regarding housing type, structure and tenure within the Goulburn Mulwaree LGA

Characteristics	Goulburn South-East	Goulburn Mulwaree LGA	NSW
Dwelling type/structure			
Occupied private dwellings	89.3%	85.0%	90.1%
Unoccupied private dwellings	9.8%	15.0%	9.9%
Separate house	81.2%	87.2%	66.4%
Semi-detached, town house etc.		7.9%	12.2%
Flat or apartment		3.3%	19.9%
Other		1.1%	0.9%
Dwelling tenure			
Owned outright	31.5%	35.3%	32.2%
Owned with a mortgage	31.9%	32.3%	32.3%
Rented	20.6%	28.6%	31.8%
Median Weekly Rent	\$225 p/wk.	\$260 p/wk.	\$380 p/wk.
Median monthly mortgage repayments	\$1,482 p/month.	\$1,157 p/month.	\$1,986 p/month.
Median weekly income			
Personal		\$625 p/wk.	\$664 p/wk.
Family		\$1,505 p/wk.	\$1,780 p/wk.
Household	\$1,063 p/wk.	\$1,196 p/wk.	\$1,486 p/wk.

Table 3 provides key statistics regarding housing type, structure and tenure within the Goulburn Mulwaree LGA

A desktop review of long-term rental housing available in Goulburn and surrounding areas was undertaken using various websites.

At the time of the investigation, there were 61 properties for rent in Goulburn and surrounding areas with Domain real-estate including 55 apartments, units, houses, rural properties, townhouses, villas and duplexes and a total of 66 listings on the realestate.com.au website.

Based on this review, it appears there may be potential rental properties available during construction. Given that the construction period is estimated to take approximately 24 months, it has been assumed

that some of the workers are likely to relocate to the area. It is assumed that if workers relocate, there will be households available to rent. Additionally, local businesses could be used to provide temporary accommodation in the initial construction phase of the project. Construction workers could be sourced locally or from outside the region.

The median rent for Goulburn Mulwaree South-East was \$225/week, \$40 less than the median rent for Goulburn Mulwaree LGA at \$265/week.

The dominant household/family types in Goulburn South-East was the lone person household group (31.2%) compared to (25.1%) of couple families and (10.2%) one-parent families.

SEIFA results indicate the Goulburn Mulwaree LGA is generally disadvantaged, with Goulburn South East residing in the lowest 25% of disadvantaged NSW areas.

Social infrastructure

Increased activity and population growth will generally impact on infrastructure provision in the local community. Demand will increase for social infrastructure such as health, education, emergency services and community and recreation facilities. Existing social infrastructure within the Goulburn Mulwaree LGA includes:

- community facilities (e.g. Goulburn Community Hub bring together services and communities; Family and Community Services; TAFE – Goulburn campus and Goulburn Community College; Country Women’s Association Goulburn Branch; Arts facilities, galleries and museums; Aboriginal Elders Social Group and Aboriginal Home Care Packages; Goulburn Mulwaree Library; Aged Care facilities; and Disability Support Groups (under the National Disability Insurance Scheme)
- open spaces (e.g. Morton National Park: Rocky Hill War Memorial Museum; Belmore Park Goulburn; Wollondilly Walking Track; Goulburn Aquatic and Leisure Centre; Adventure playground; Governors Hill Carpark; and Goulburn South Caravan Park;)
- a variety of retail stores and services (e.g. bank branches, employment services)
- sports facilities and social infrastructure (e.g. a range of different sporting organisations, local clubs, and cafes, hotels and motels).

Transport infrastructure

Airport

Goulburn Airport is general aviation airport located seven kilometres south east from the city. It offers a range of activities including flight training; and sky diving course; and ongoing training. The airport retains a prime focus as a regional transport hub and is capable of expanding its facilities and services to meet the needs of the growing economic sector in the region.

The closest airport to Goulburn is Canberra Airport which is within a one-hour drive of from Goulburn. Canberra Airport is equipped for international and domestic air operations and has a planned freight sector and access to the global market. There is a variety of options are available to passengers arriving at or departing from Canberra Airport such as train, rental cars, and bus services. Hire car providers include AVIS, Hertz, Thrifty, Avis, Redspot and Budget.

Road Network

The Hume Highway extends north/south through the Goulburn Mulwaree LGA. The location of the Goulburn Mulwaree LGA between Sydney and Canberra and the surrounding road network connecting Victoria, NSW and the ACT ensures that the LGA is well positioned to capitalise on the transport, freight and logistics industries

The project's potential impacts on the local and regional road network have been considered as part of the TIA (refer Section 6.5 – Access, Traffic and Park and Appendix D of the EIS).

Train and Coach Network

The local area is serviced by Goulburn Station which connects the regional network. Train services each morning and evening with services to and from Sydney, Campbelltown and Mossville and long-distance services to Canberra, Griffith and Melbourne.

NSW TrainLink and Murrays coaches provide several routes that connect Goulburn Mulwaree LGA to either Canberra, Wollongong, Melbourne and the south coast daily.

Local area values

The Southern Tablelands Regional Community Strategic Plan articulates, on behalf of the community, the core values for the Goulburn-Mulwaree LGA. This includes:

- diversity of community sizes (centres, villages, hubs)
- built / natural heritage
- central location (accessible around NSW e.g. Sydney, Canberra, Coast, Snow)
- social cohesion (social and community driven organisations are critical to the Goulburn community)
- flagship industries (agriculture and tourism)
- sustainability (acutely aware of sustainability issue¹).

Local area concerns and issues

Cardno were engaged by Goulburn Mulwaree Council to undertake community consultation for the Southern Tablelands Regional Community Strategic Plan. Specifically, peer reviewing of the council's Community Strategic Plans, the development of a Regional Community Strategic Plan, the preparation of a community engagement strategy and the facilitation of community engagement workshops in three council LGAs (Goulburn Mulwaree Council, Upper Lachlan Shire Council, and Yass Valley Council).

The following concerns, issues, and challenges were discussed for the LGA of Goulburn Mulwaree relevant to the proposed development:

- inappropriate planning and development decisions
- council needs to support development to some extent while protecting or prioritising the rural lifestyle
- there was too much of an anti-progress or anti-development sentiment that was holding the LGA back from growing
- need for, and lack of, appropriate economic development, while what is deemed appropriate varied somewhat, with a key concern relating to the availability and range of employment opportunities into the future
- concerns about retaining youth in the area
- concerns about the ageing population and related needs.

The alignment of the proposed development with the community's aspirations for the region will depend on the perceived balance of positive and negative impacts for the community.

1 Cardno, Community Engagement Outcomes, Southern Tablelands Regional Community Strategic Plan, Goulburn Mulwaree Council, 2017, <https://www.goulburn.nsw.gov.au/site/files/ul/data_text01/4086772.pdf>, viewed 5 February 2019.

Regional context

The key regional context for the area is 'to build and maintain sustainable communities while retaining the region's natural beauty'. One of the focus areas of the plan specifically relates to the economy as a priority for the region. This includes the following main ideas:

- capitalise on the region's close proximity to Canberra and its position as a convenient hub to South East Australia to attract industry and investment
- jointly develop appropriate tourism opportunities and promote the region as a destination.
- foster and develop a diverse, adaptive, and innovative agricultural industry
- encourage collaboration between businesses, government, and training providers to develop employment and training opportunities for young people in the region.

There is specific reference to attracting industries and ensuring adequate and appropriate land is zoned for business and industrial purposes. This is consistent with proposal such as the Woodlands Ridge Poultry.

Growth and economic development in the Goulburn Mulwaree LGA are key policy matters for Council. The Employment Land Strategy - Goulburn Mulwaree (the Strategy) provides a strategic planning approach for Employment Lands (lands zoned for industrial or similar purposes) in the LGA.

The proposed development site is located in the North East Goulburn Enterprise corridor Precinct. This corridor has been identified within the Strategy, as an attractive place to invest. In order to support the growth of the precinct, the Strategy recommends rezoning the following:

- the area bounded by Sinclair, Chiswick and Common Streets and the waste management facility to the east should be rezoned to IN1 General Industrial,
- the area bounded by Hetherington, Chiswick and Long Streets and the B6 Enterprise Corridor zone to the north should be rezoned to RU2 Rural Landscape, and
- the area bounded by Long Street, Sydney Road and the B6 Enterprise Corridor to the east should be rezoned to R1 General Residential².

The project is located on Common Street.

² HillPDA Consulting, Goulburn Mulwaree Employment Land Strategy, Goulburn Mulwaree Council, 2016, <https://www.goulburn.nsw.gov.au/site/files/ul/data_text12/4824722.pdf>, viewed 5 February 2019

State context

The South East and Tablelands Regional Plan 2036, is a key document, prepared by the NSW Government in 2017 which provides a 20-year blueprint to guide planning and land use decisions for the nine local government areas in the region, Goulburn-Mulwaree LGA being one of them.

The NSW Government's vision for the South East and Tablelands is a borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart. Creating a borderless region will allow residents from both NSW and the ACT better access to important services and infrastructure and the NSW Government has identified Goulburn Enterprise Corridors offer well located opportunities. To achieve this vision, economy and employment is key.

Once operational, the project has the potential to unlock market interest in the locality, attract autonomous investment and other related business thereby having the potential to create business and employment opportunities to the area, thus helping the NSW Government to meet its policy objectives.

Assessment

This section addresses the following SEARs requirement:

- Identify and analyse the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders
- Consider how the affected community and other relevant stakeholder can expect to experience the project
- Considers how potential environmental impacts (such as traffic, odour and noise) may affect people's way of life, community, access, health, surroundings and livelihood.

Social impact during construction and operation

This section of the report identifies and evaluates the potential negative and positive social impacts of the proposal. The impacts are grouped into three areas: construction, operational and opportunity. This model focuses on who is responsible for the impact and helps clarify how each impact should be managed.

Construction – direct impacts during construction including this like dust and noise. These are the responsibility of the developer or proponent.

Operational – these are more complex, indirect impacts of the proposal that relate to a range of stakeholders including neighbours (directly impacted) and the broader community. The service provider of the facility manages operational impacts.

Opportunity – opportunities are positive, for example creating jobs for local people or social investment in the community through sponsorship of local sporting groups. While not a 'must-do', they are recommended because they deliver benefits for the community and contribute to a Social Licence to Operate.

Opportunities are designed so that they can be monitored and implemented effectively. Further, the affected communities can be involved in the delivery of positive social impacts.

Each potential positive and negative impact is assessed in terms of the following:

- when the potential social impact is expected to occur that is during construction or operation
- the potential level of risk of the potential social impact considering consequence and the likelihood
- who may be affected (groups, communities)
- potential mitigation measures to minimise or limit the impact
- opportunities to deliver additional benefits to the community.

The social impact has been measured and assessed by using a risk-based approach based on the extent, duration, severity, and probability of the impact occurring. This allows the overall significance of low, medium, high or very high to be attributed to the impact.

Impact Assessment Methodology Matrix

Consequence =	Extent + Duration + Severity
Overall significance =	Consequence x Probability

Extent		Duration	
5	International scale	5	Permanent / irreversible
4	National scale	4	Long-term – decommissioning (25-50 years)
3	Regional scale (outside LGA)	3	Medium-term – through operations (5-25 years)
2	Areas adjacent to project	2	Short-medium term – construction and operations (1-5 years)
1	Site-specific	1	Short term – construction (less than 1 year)

Severity	
5	- Irreparable damage to/destruction of highly valued items of great social significance or catastrophic + Positive and enduring impact on community, cultural or social environment
4	- Serious social issues or loss of function + High/significant improvement to quality of life or in community, cultural or social environment
3	- Moderate social issues or altered social environment but continues to function + Moderate improvement to quality of life or community, cultural or social environment
2	- Minor changes to social environment that can be changed over time + Minor improvement to quality of life or community, cultural or social environment
1	- Minor nuisance or negligible impacts on community + Minor or negligible improvement to quality of life or community, cultural or social environment

Probability	
5	Almost certain (> 90 %)
4	Probably (50 – 90 %)
3	Possible (10 – 50 %)
2	Unlikely (<10 %)
1	Impossible

Overall significance	Positive	Negative
76 +	Very high (+)	Very high (-)
51 - 75	High (+)	High (-)
26 - 50	Medium (+)	Medium (-)
0 -25	Low (+)	Low (-)

Table 4: Impact assessment methodology

Using this methodology, the list of potential impacts can be evaluated and prioritise the mitigation and enhancement measures. The approach has looked at potential impacts during construction, operational and decommissioning stages. The evaluation has also considered:

- affected stakeholder / group,
- type of impact (positive, neutral, negative),
- consequence,
- Probability, and
- mitigation and engagement activities.

Stage	Impact	Extent	Duration	Severity	Consequence (E+D+S)	Probability	Overall significance (C x P)
Construction	Noise and vibration	2	1	2	5	4	20 (-)
Construction	Air quality and dust	2	1	1	4	4	16 (-)
Construction	Transport and road traffic	2	1	3	6	4	24 (-)
Construction	Land use - biodiversity	1	2	2	5	3	15 (-)
Construction	Aboriginal and cultural heritage	1	2	3	6	3	18 (-)
Construction	Local supply and business opportunities	3	4	1	8	4	32 (+)
Construction	Water infrastructure/flows/usage	1	1	1	3	3	9 (-)
Construction	Employment opportunities	3	4	4	11	5	55 (+)
Operation	Noise	2	4	2	8	4	32 (-)
Operation	Air quality and odour	2	3	3	8	4	32 (-)
Operation	Visual	2	4	2	8	4	32 (-)
Operation	Transport and road traffic	3	4	3	10	4	40 (-)
Operation	Biodiversity	2	3	2	7	3	21 (-)
Operation	Waste and wastewater management	2	4	2	8	3	24 (-)
Operation	Biosecurity/ livestock welfare	4	4	4	12	3	36 (-)
Operation	Water infrastructure/flows/usage	3	4	3	10	3	30 (-)
Operation	Employment opportunities	3	4	4	11	5	55 (+)
Operation	Decreased property value	2	2	3	7	2	14 (-)

Table 5: Summary of identified impacts during construction and operation

Potential impact and mitigation strategies

The following section provides a summary of the potential impacts and mitigation strategies.

Management Plan	
Impact	Mitigation strategies
CONSTRUCTION	
Noise and vibration	A construction management plan should be developed prior to the start of construction identifying measures to reduce or minimise potential for noise. Mitigation measures outlined in the plan to manage noise should be provided to all contractors working on the site. Construction works should occur primarily during standard (daytime) construction hours and impacted groups should be notified directly of standard construction hours and any works planned for outside of these hours. Construction noise is to be managed through the below procedures: • Toolbox and induction of personnel prior to shift to discuss noise control measures that may be implemented to reduce noise emissions to the community; • Implement any boundary fences/retaining walls as early as possible to maximise their attenuation benefits; • Where possible use mobile screens or construction hoarding to act as barriers between construction works and receivers; • All plant should be shut down when not in use. Plant to be parked/started at farthest point from relevant assessment locations; • Operating plant in a conservative manner (no over-revving); • Selection of the quietest suitable machinery available for each activity; • Avoidance of noisy plant/machinery working simultaneously where practicable; • Minimisation of metallic impact noise; • All plant is to utilise a broadband reverse alarm in lieu of the traditional hi frequency type reverse alarm; and • Undertake letter box drops to notify receivers of potential works.
Transport and road traffic	A traffic management plan should be prepared for the construction phase of the project with traffic control in place where required. Impacted groups in Goulburn South East should be advised there will be increased traffic movements during construction.

Management Plan	
Biodiversity	With the inclusion of a land management plan, the consequence of the perceived impact may be reduced in the community. Impacted groups should be provided a summary of the biodiversity assessment which outlines the low value habitat on the site.
Aboriginal and cultural heritage	The recommendations in the assessment should be adhered to throughout the construction phase of the project to ensure significant sites and artefacts are dealt with appropriately.
Impact	Mitigation strategies
CONSTRUCTION CONT.	
Local supply and business opportunities	Communicate supply chain opportunities through local channels and business groups. Provide site staff with a local precinct business and event guide to encourage them to visit local businesses and take part in local community activities. Engage with local businesses throughout construction phase to identify any opportunities for positive impacts. Woodlands Ridge Poultry's approach to employment will adopt the following principles: • A preference for local employment wherever possible; and • Encourage local contractors to tender for work, both during the construction and operations phases. Selection of suppliers will be based on merit, assessed capability and competitive dynamics.
Water infrastructure/ water flows/usage	Water management during construction should be included in the construction management plan and the development approval conditions of consent.
Employment	Communicate accommodation requirements through local channels to accommodation and hospitality providers.
Community	Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager. Display the head or regional office contact information.

Management Plan	
Impact	Mitigation strategies
OPERATION	
Noise	The conditions of consent for the development application will outline the noise mitigation measures for ongoing operations. With the implementation of reasonable and feasible noise mitigation measures as part of project there would be reduced noise emissions to the surrounding community, and this would lead to significantly improved noise and social amenity outcome.
Air quality and odour	Mitigation and management measures are outlined in Section 6.2 of the EIS and will also be included in the development application conditions of consent for the ongoing operations of the facility.
Visual	The conditions of consent for the development application will outline landscaping and other design measures to reduce the visual impact of the new structures.
Transport and road traffic	The operation of facility would result in an increase in the number of traffic movements; however, a traffic management plan should be included as part of the development application conditions of consent to mitigate changes to traffic flow.
Biodiversity	There may be a perception from impacted groups that there is higher value habitat so a summary of the biodiversity assessment should be made available to impacted groups. There is potential to improve habitat throughout the site through landscaping and planting of native species.
Waste and wastewater management	With the implementation of a waste management plan (OWMP), the consequence of the perceived impact may be reduced in the community. Potential waste types, their associated waste classifications, management methods and mitigation measures are summarised in Section 6.8 of the EIS.
Biosecurity/animal welfare	Having an operational procedure and a response management plan in place will help to minimise the introduction and spread of infectious pathogens and disease ensuring the welfare of the animal, in turn help protect the productivity and profitability of the proposed development. Further mitigation measures are summarised in section 6.6 of the EIS.
Water infrastructure/ water flows/usage	Measures are summarised in Section 6.6. of the EIS.
Employment opportunities	The proposed development will employ approximately 264 people when in operation. Refer to Section 7.4. of the EIS.
Decreased property value	Establish a Community Liaison Group or consultative committee for disseminating information throughout the operations of the facility and providing a forum for discussion about concerns and opportunities.

Conclusion

This social assessment has identified that both positive and negative impacts could result from the construction and operation of the project, with nine low impacts (negative), seven medium impacts (6 negative, 1 positive) and two high positive impact.

Potential positive impacts

Key positive impacts during construction and operation of the facility include:

- job opportunities through construction. Jobs will be both skilled and non-skilled providing options for local residents
- the potential for increased local and regional business opportunities supplying the operation of the facility
- long-term increase in jobs through operation
- act as a catalyst for business investment in the area, a key priority of Council in attracting further economic and business opportunities for the precinct.

Potential negative impacts

Key negative impacts during construction and operation of the facility include:

- short-term noise and vibration through constructions. This could be managed by appropriate management plans
- potential for temporary disruptions to traffic and access during construction. This could be managed by appropriate traffic management plans
- increased traffic accessing Common and Sinclair streets. Traffic modelling indicates the existing modelling is adequate to accommodate any increase in traffic movements
- amenity impacts on nearby sensitive receivers.

Management of potential impacts

Management measures can be put in place to reduce and avoid potential impacts as well as capitalising on positive opportunities. Further consultation may be conducted through the detailed design of the project.

Appendix 1 - Potential impacts - Details

Impact - Amenity	Construction: Noise and vibration
	Impacted groups: Primarily impacting those residents and businesses in Common Street. The nearest residential receiver located 60m to the north east of the project site. Assessment of the impact: The proposed development has the potential to affect social amenity as a result of changes to the noise and vibration. It is probable there may be some community reaction and annoyance to exposure to noise and vibration of the proposed development. Social amenity impacts from construction noise would be temporary and short-term and are consistent with construction projects of a similar scale. There may be moderate social issues or altered social environment but it will continue to function, therefore having a neutral effect. Construction noise and operational noise for the proposed development has been assessed by Muller Acoustic Consulting Pty Ltd in accordance with relevant guidelines and regulations, refer to Section 6.1 of the EIS. Mitigation: A construction management plan should be developed prior to the start of construction identifying measures to reduce or minimise potential for noise. Mitigation measures outlined in the plan to manage noise should be provided to all contractors working on the site. Construction works should occur primarily during standard (daytime) construction hours and impacted groups should be notified directly of standard construction hours and any works planned for outside of these hours.
Impact - Amenity	Construction: Air quality and dust
	Impacted groups: The area surrounding the construction site includes rural residential lots and other commercial and industrial uses including a sand and soil supplier, café, motel and a resource recovery facility. The nearest residential and commercial receiver are located approx. 60m and 75m from the closest site boundary. Assessment of the impact: Impacts to air quality have the potential to adversely affect community health and local amenity. An assessment of potential air quality risks associated with construction of the development site and operation of the proposed poultry processing factory was prepared by SLR Consulting Australia in accordance with relevant guidelines and regulations, refer to Section 6.2 of the EIS. The potential for dust to be emitted during the construction phase will be directly influenced by the nature of the activities performed. Several environmental factors may also affect the generation and dispersion of dust emissions. Mitigation: A construction management plan should be developed prior to the start of construction identifying measures to reduce or minimise dust emissions. Mitigation measures outlined in the plan to manage dust during earthworks and construction should be provided to all contractors working on the site.

Impact - Access	Construction: Transport and traffic
Impacted groups: Residents and businesses in Goulburn South East and the general community of Goulbourn Mulwaree LGA. Assessment of the impact: Increased heavy vehicle traffic during construction has the potential to result in changes to amenity and impact on way of life, as increased heavy vehicle traffic may be associated with a reduction in road safety for other users as well as increased noise and air quality impacts. Construction of the proposed development would result in an increase in the number of traffic movements, however given the capacity of the local road network, the impact of this increase is considered minor. Mitigation: A traffic management plan should be prepared for the construction phase of the project with traffic control in place where required. Impacted groups in Goulburn South East should be advised there will be increased traffic movements during construction.	
Impact - Landuse	Construction: Biodiversity
Impacted groups: Flora and fauna species recorded in the proposed development site. Assessment of the impact; The potential impact of proposed development may impact on threatened species, populations, ecological communities and/or their habitats The biodiversity assessment by Anderson Environment & Planning assessed the likelihood the proposed development having a significant impact on threatened species or ecological communities. This report is included in the Section 6.10 of the EIS. It is likely there may be some community reaction and perceived environmental impacts to the direct ecological impacts such as loss of native vegetation and fauna habitat in the northwest corner of the proposed development. The likelihood of biodiversity impacts is considered to be possible and the consequence of impact is considered to be minor, resulting in significance/ risk rating of low. Mitigation: With the inclusion of a land management plan, the consequence of the perceived impact may be reduced in the community. Impacted groups should be provided a summary of the biodiversity assessment which outlines the low value habitat on the site.	
Impact – Way of life	Construction: Aboriginal and cultural heritage
Impacted groups: Traditional owners Assessment of the impact; The traditional owners of the land are the only ones able to determine the cultural significance of a place. The proposed development has the potential to impact upon the Aboriginal cultural heritage values. The Archaeological Assessment and Aboriginal Cultural Heritage Assessment by Navin Officer Heritage Consultants Pty Ltd assessed the Aboriginal and non-Aboriginal heritage constraints and possible impacts of the proposed development in consultation with indigenous communities and stakeholders, refer to Section 7.2 of the EIS.	

Impact – Way of life	Construction: Local supply and business opportunities
Impacted groups: Businesses in Goulburn South-East and Goulburn Mulwaree LGA Assessment of the impact: The construction phase of the project will require building supplies, construction workers, trades and trade supplies as well as internal fit out suppliers. There is potential for significant positive impact on local businesses by ensuring they are included in procurement and supply chain opportunities processes throughout construction. It is estimated that there will be up to 100 workers on site during construction which may see an increase in trade for surrounding businesses such as local food premises and retail. Workers from outside the area may also need short/long term accommodation which would have a positive impact on the local market. See section 7.4 Economic Impact of the EIS for more information. Mitigation: Communicate supply chain opportunities through local channels and business groups. Provide site staff with a local precinct business and event guide to encourage them to visit local businesses and take part in local community activities. Engage with local businesses throughout construction phase to identify any opportunities for positive impacts.	
Impact - Environment	Construction: Water infrastructure/ water flows/usage
Impacted groups: Goulburn South-East locality and the general community of Goulburn Mulwaree LGA. Assessment of the impact: The proposed development would require water sourcing from Sydney Water during the construction phase, which has a small potential to lead to additional local resource competition. The water management assessment by DRB Consulting Engineers (DRB) provides comment on the impact of the proposed development on stormwater drainage network and overland flow paths, onsite stormwater detention and water quality, water reuse and demand on mains supply, and flood. More information can be found in Section 6.6 Water of the EIS. It is likely there may be some community reaction to the perceived impact on water usage and flows during the construction phase of the proposed development. Mitigation: Water management during construction should be included in the construction management plan and the development approval conditions of consent.	

Impact - Economy	Construction: Employment
Impacted groups Residents and businesses in Goulburn South-East and the Goulburn Mulwaree LGA Assessment of the impact The proposed development will introduce approximately 100 workers onsite during the construction process. If there is a rapid increase of workers from outside the LGA, it is likely to place additional demand on local infrastructure and services and may impact on the amenity of existing residents through increased waiting times and reduced stock availability. As Goulburn South-East and the Goulburn Mulwaree LGA community has a high unemployment rate, it is likely there will be a positive community reaction to employment opportunities of the proposed development. If construction workers are from outside the area, the increased population is likely to require access to local infrastructure and services during the construction period, including accommodation, hospitality, medical, childcare and retail. Feedback received from local hospitality and accommodation services indicated there was sufficient accommodation in Goulburn Mulwaree LGA to meet the needs of the peak construction workforce. Mitigation: Communicate accommodation requirements through local channels to accommodation and hospitality providers.	
Impact – Amenity	Operation: Noise
Impacted groups: Primarily impacting those residents and businesses in Common Street. The nearest residential receiver located 60m to the north east of the project site. Operational noise: The proposed operational scenario is of 24 hours per day, seven days per week, refer to Section 6.1 of the EIS. The results of the assessment show that noise emissions from the project comply with the Noise Policy for Industry (NPI) for all assessment periods at all assessed noise sensitive receivers. Nevertheless, residual noise impacts have the potential to cause reduced amenity and discomfort associated with frequent, continuous and higher noise levels. Traffic volumes are expected to increase as a result of the proposed development, refer to Section 6.5 of the EIS. Operational noise for the proposed development has been assessed by Muller Acoustic Consulting Pty Ltd in accordance with relevant guidelines and regulations, refer to Section 6.1 of the EIS. Mitigation: The conditions of consent for the development application will outline the noise mitigation measures for ongoing operations. With the implementation of reasonable and feasible noise mitigation measures as part of project there would be reduced noise emissions to the surrounding community, and this would lead to significantly improved noise and social amenity outcome.	

Impact - Amenity	Operation: Air quality and odour
Impacted groups: The area surrounding the construction site includes rural residential lots and other commercial and industrial uses including a sand and soil supplier, café, motel and a resource recovery facility. The nearest residential and commercial receivers are located approx. 60m and 75m from the closest site boundary. Operational odour impact: A nuisance odour is largely dependent on an individual's sensitivity to a particular odour as everyone experiences odour differently. The main sources of air pollutants associated with the development site are identified to be: • odour emissions from the live bird shed, • odour emissions from the bird reception area within the processing plant, and • odour emissions from the rendering plant (bio-filter and fugitive). Odour emissions have the potential to adversely affect community health and local amenity. Although there are existing odour generating activities in the area, the odours from the poultry processing plant have a different characteristic compared to odours from other operations. The proposed development has the potential to affect social amenity as a result of changes to the air quality. Mitigation: Mitigation and management measures are outlined in Section 6.2 of the EIS and will also be included in the development application conditions of consent for the ongoing operations of the facility.	
Impact - Amenity	Operation: Visual
Impacted groups: Residents and businesses in Goulburn South-East and the general community of Goulburn Mulwaree LGA Assessment of the impact: Changes to the visual character of a locality may impact upon community identity and sense of place. The proposed development is for the construction of six buildings with parking across the site and the removal of some dead trees from the western corner. The Visual Impact Assessment by Mara Consulting assessed views and features of the proposed development from several viewing zones, including surrounding rural residential dwellings and commercial business and views from various distances within immediate vicinity, local area and regional context, refer to Section 6.11 Visual Impact Assessment in the EIS. Based on this, the likelihood of visual amenity impact is considered to be a minor. Mitigation: The conditions of consent for the development application will outline landscaping and other design measures to reduce the visual impact of the new structures.	

Impact - Access	Operation: Transport and road traffic
Impacted groups: Residents and businesses in Goulburn South-East and the general community Goulburn Mulwaree LGA Assessment of the impact: Traffic has the potential to result in changes to amenity and impact on way of life, as increased traffic may be associated with increased noise and air quality impacts, as well as the visual presence of more vehicles on the road. An increase in traffic volume also impacts upon local travel, including trip duration, wait times at intersections, road safety and access to properties and community infrastructure. As reported by Colston Budd Rogers & Kafes Traffic Impact Assessment, no new roads or upgrade works are required or proposed in association with the proposed development. However, the development will make appropriate contributions in accordance with Goulburn Mulwaree Section 94 Development Contributions Plan 2009, toward the upgrade of Common Street and the future provision of a roundabout at the Sydney Road intersection. Further detail regarding the assessment is provided in refer to Section 6.5 Access, Traffic and Parking in the EIS. Mitigation: The operation of facility would result in an increase in the number of traffic movements; however, a traffic management plan should be included as part of the development application conditions of consent to mitigate changes to traffic flow.	
Impact - Land Use	Operation: Biodiversity
Impacted groups: Flora and fauna species recorded in the proposed development site. Assessment of the impact; The biodiversity assessment by Anderson Environment & Planning assessed the likelihood the proposed development having a significant impact on threatened species or ecological communities. The assessment found approximately 51% of these species are exotics, principally invasive weed species associated with areas of previous disturbance and cleared grassland, there are no threatened flora species recorded within the study area, and the habitat present is not considered of significance for the long-term survival of any threatened species ore endangered ecological communities in this locality. Mitigation: There may be a perception from impacted groups that there is higher value habitat so a summary of the biodiversity assessment should be made available to impacted groups. There is potential to improve habitat throughout the site through landscaping and planting of native species.	
Impact – Access	Operation: Waste and wastewater management
Impacted groups: Goulburn South-East locality and the general community Goulburn Mulwaree LGA Assessment of the impact; The proposed development will produce a range of waste types generated from daily operations. It is likely there may be some community reaction and perceived negative environmental impacts to the waste including wastewater that is generated and how is it disposed of. Mitigation: With the implementation of a waste management plan (OWMP), the consequence of the perceived impact may be reduced in the community. Potential waste types, their associated waste classifications, management methods and mitigation measures are summarised in Section 6.8 of the EIS.	

Impact - Environment	Operation Biosecurity/animal welfare
Impacted groups: Goulburn South-East locality and the general community of Goulburn Mulwaree LGA, risks to livestock and animal welfare Assessment of the impact: The spread of disease within and between poultry operations can have a devastating impact on the entire local industry. Owners and operators of poultry operations have a responsibility to ensure that bird handling and transport is done so in a way to avoid causing injury or undue suffering, and destruction of poultry is carried out in a humane fashion. It is likely there may be some community reaction to the perceived biosecurity risk and welfare of the livestock of the proposed poultry development. Mitigation: Having an operational procedure and a response management plan in place will help to minimise the introduction and spread of infectious pathogens and disease ensuring the welfare of the animal, in turn help protect the productivity and profitability of the proposed development. Further mitigation measures are summarised in section 6.6 of the EIS.	
Impact - Environment	Operation: Water infrastructure/ water flows/usage
Impacted groups: Goulburn South-East locality and the general community of Goulburn Mulwaree LGA. Assessment of the impact: The proposed development would require ongoing water sourcing from Sydney Water during the operational phase, which has a small potential to lead to additional local resource competition. The water management assessment by DRB Consulting Engineers (DRB) provides comment on the impact of the proposed development on stormwater drainage network and overland flow paths, onsite stormwater detention and water quality, water reuse and demand on mains supply, and flood. The proposal is not considered to have any impact on the stormwater drainage network, overland flow paths, stormwater detention, mains water supply, flood levels and water quality. The development is reported to have a neutral or beneficial effect on water quality. It is likely there may be some community reaction to the perceived impact on water flows of the proposed development. Mitigation Measures are summarised in Section 6.6. of the EIS.	
Impact - Economy	Operation: Employment opportunities
Impacted groups: Residents and businesses in Goulburn South-East and the Goulburn Mulwaree LGA that may host workforce accommodation Assessment of the impact: The proposed development will employ approximately 264 people when in operation. Refer to Section 7.4. of the EIS.	
Impact - Economy	Operation: Decreased property value
Impacted groups: Property owners Assessment of the impact: There could be a perception that the proximity to the proposed development could reduce property value. However, the large workforce is more likely to have a positive economic benefit and could attract other industry to the precinct. Mitigation: Establish a Community Liaison Group or consultative committee for disseminating information throughout the operations of the facility and providing a forum for discussion about concerns and opportunities.	



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