



S2-FGJV-ENV-PLN-0079

SNOWY 2.0 SEGMENT FACTORY – ACCOMMODATION AND EMPLOYMENT STRATEGY

| Approval Record | | | |
|---|--|---------------|-----------|
| Document preparation, review and approval | | Name in print | Signature |
| Prepared by | Environmental advisor | E. Porter | |
| Reviewed by | Environmental Manager | L. Jenkins | |
| Verified by | Community and Stakeholder Engagement Manager | M. McCabe | |
| Approved by | Project Director | A. Betti | |

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ABBREVIATIONS AND DEFINITIONS

| Acronym | Definition |
|-----------------------------|--|
| ABS | Australian Bureau of Statistics |
| AES | Accommodation and Employment Strategy |
| the Approval | Infrastructure Approval (SSI-10034) |
| CALD | Culturally and Linguistically Diverse |
| CBP | Concrete Batching Plant |
| Cert | Certificate |
| CSSI | Critical State Significant Infrastructure |
| EEO | Equal Employment Opportunity |
| EIA | Economic Impact Assessment |
| EIS | Environmental Impact Statement |
| EMS | Environmental Management Strategy |
| Segment Factory EIS | Snowy 2.0 Segment Factory (<i>Proposed Segment Factory - Environmental Impact Statement</i>) |
| Future Generation | Future Generation Joint Venture |
| HRMP | Human Resources Management Plan |
| HSE | Health Safety and Environment |
| IDP | Inclusion and Diversity Plan |
| LGA | Local Government Area |
| NEM | National Electricity Market |
| NES | National Employment Standards |
| PEP | Project Execution Plan |
| REMMs | Revised Environmental Management Measures |
| Segment Factory, or project | Snowy 2.0 Segment Factory |
| SIA | Social Impact Assessment |
| Snowy Hydro | Snowy Hydro Limited |
| SMRC | Snowy Mountains Regional Council |
| Snowy Scheme | Snowy Mountains Hydro-electric Scheme |
| SSI | State Significant Infrastructure |
| Submissions Report or RTS | Segment Factory Response to Submissions |
| WRMP | Workplace Relations Management Plan |

1. INTRODUCTION

1.1. Overview

Snowy Hydro Limited (Snowy Hydro) is constructing a pumped hydro-electric expansion of the Snowy Mountains Hydro-electric Scheme (Snowy Scheme), called Snowy 2.0. Snowy 2.0 will be built in two stages: Exploratory Works and Snowy 2.0 Main Works.

Snowy 2.0 will link the existing Tantangara and Talbingo reservoirs through a series of new underground tunnels and a hydro-electric power station. Most of the project's facilities will be built underground, with approximately 27 kilometres of concrete-lined tunnels constructed to link the two reservoirs and a further 20 kilometres of tunnels required to support the facility. Intake and outlet structures will be built at both Tantangara and Talbingo Reservoirs.

Snowy 2.0 will increase the generation capacity of the Snowy Scheme by an additional 2,000 MW, and at full capacity will provide approximately 350,000 MWh of large-scale energy storage to the National Electricity Market (NEM). This will be enough to ensure the stability and reliability of the NEM, even during prolonged periods of adverse weather conditions.

WeBuild (formerly Salini Impregilo), Clough and Lane have formed the Future Generation Joint Venture (Future Generation) and have been engaged to deliver both Stage 2 of Exploratory Works and Snowy 2.0 Main Works. To support the construction of these projects, a precast concrete segment factory is required to be established to enable the concrete segments that line the tunnel to be manufactured.

This strategy has been prepared for the Snowy 2.0 Segment Factory (Segment Factory or project).

1.2. Background

The Segment Factory is required to manufacture precast concrete segments exclusively to line the tunnels being excavated for Snowy 2.0 Exploratory Works and Main Works. The construction and operation of the Segment Factory is essential for the efficient completion and realisation of Snowy 2.0. The Segment Factory would operate the production and transportation approximately 14,500 precast reinforced concrete tunnel rings (containing 130,500 segments) to be exclusively used on the Snowy 2.0 project.

The Segment Factory is located on industrial-zoned land in the south-eastern corner of Polo Flat, an industrial zoned area located to the east of Cooma. The operational facility will contain a concrete batching plant, a warehouse building for the manufacture of precast concrete segments (the precast building), uncovered storage areas for raw material and segments, vehicle parking areas and associated offices and workshops.

The construction phase of the proposed Segment Factory would last approximately five months utilising a workforce of about 30 people, of which are estimated to be sourced from the Snowy Monaro Regional Local Government Area (LGA). The Segment Factory would operate over a period of approximately 3.5 years utilising a workforce of about 125 people, 80% of which are estimated to be sources from the Snowy Monaro Regional LGA.

An environmental impact statement was prepared for Snowy 2.0 Segment Factory (Proposed Segment Factory - Environmental Impact Statement (Segment Factory EIS)) to assess the impact of the project on the environment. The Segment Factory EIS includes a Social Impact Assessment (SIA) and Economic Impact Assessment (EIA) within Appendices P and Q respectively.

The Segment Factory EIS was submitted to Department of Planning, Industry and Environment in September 2019 and was publicly exhibited between 10 October 2019 and 6 November 2019. A total of 33 submissions were received, including 26 from the public, six from NSW government agencies and one from Snowy Monaro Regional Council. Of the 26 public submissions, 22 related to Snowy 2.0 Main Works rather than the Segment Factory. In December 2019, the response to submissions was prepared (Segment Factory Response to Submissions) (Segment Factory RTS).

Following consideration of this document and the Segment Factory EIS, approval was granted by the Minister for Planning and Public Spaces on 31 March 2020, through issue of Infrastructure Approval SSI 10034.

The EIA documents the economic activity that the Segment Factory could provide to the local economy of the Snowy Monaro regional area. The EIA determined that the construction and operation of the Segment Factory would provide economic stimulus to the local economy for approximately 4 years.

The direct and indirect local economic impact of the construction of the Segment Factory is estimated to be approximately:

- \$8 million in annual direct and indirect output of business turnover;
- \$3 million in annual direct and indirect value added;
- \$1 million in annual direct and indirect household income; and
- 46 direct and indirect jobs.

The direct and indirect local economic impact of the operation of the Segment Factory is estimated to be approximately:

- \$147 million in annual direct and indirect output of business turnover;
- \$46 million in annual direct and indirect value added;
- \$21 million in annual direct and indirect household income; and
- 252 direct and indirect jobs.

The SIA predicted the likely social impacts from the project to include:

- opportunity for employment; and
- improvement in livelihood due to the flow on employment generated in the retail, accommodation and food industries.

1.3. Approved Project

The Segment Factory includes, but is not limited to, the following construction activities:

- demolition and removal of buildings on southern part of the site, and removal of the decommissioned communications tower;
- installation of temporary fencing and security measures as well as any necessary construction environmental management measures;
- confirmation of all utility services and any affected services which will be relocated or required to be made safe to allow construction to proceed;
- clearing and removal of topsoil and vegetation (excavated topsoil excavated will be stockpiled on site for later use);
- earthworks, including:
 - cut and fill to establish a level area for the pads;
 - trenching to install services (power, water and communications);
- laying concrete for the precast building;
- laying of asphalt or concrete for all internal roads; and
- laying of cement soil for all other areas, including the storage areas;
- construction of primary access roads in the unmade road corridor and connection to Polo Flat Road;
- pavement strengthening works on Polo Flat Road from the intersection with the Monaro Highway to the site access road;
- upgraded intersection of Polo Flat Road and the Monaro Highway;
- installation of temporary traffic signals at the intersection of Snowy Mountains Highway and Bombala Street; and
- construction of all buildings (precast building, offices, workshops and guardhouse), concrete batching plant (CBP), carparks, and associated facilities.

The operation of the Segment Factory will include the fabrication of precast tunnel segments utilising steel moulds specifically designed to meet the specifications of Snowy 2.0. Key elements in the fabrication of the precast tunnel segments will include carousel production cycle, curing of segments, repair works, packer placement, quality control, and precast tunnel segment handling and transport.

The CBP would be located on the southern portion of the site and include a conveyor system, cement and silo slags and adjacent aggregate and sand storage areas for mixing to form concrete prior to insertion into steel moulds.

1.4. Management System

This Accommodation and Employment Strategy (AES) is not an Annexure to the Environmental Management Strategy (EMS) but does form part of the environmental management and post approval documentation prepared for the project relating to human resources (HR) and community engagement. This Plan aims to transfer the relevant requirements of the Approval documents into a management plan which can be practically applied. This AES draws on the Snowy 2.0 Human Resources Management Plan (HRMP) which outlines the management of Future Generation's employees and includes programmes for:

- sourcing and recruiting;

- diversity, inclusion and equal opportunity; and
- training.

1.5. Purpose

This AES has been prepared to address the requirements of the Infrastructure Approval (SSI-10034) (the Approval) issued for Snowy 2.0 Segment Factory on the 31 March 2020, the Environmental Impact Statement (EIS) for the Proposed Segment Factory (Segment Factory EIS), and the Revised Environmental Management Measures (REMMs) within the Segment Factory Response to Submissions (Submissions Report or RTS).

The key objective of the AES is to ensure that accommodation and employment related impacts are appropriately managed and within the scope permitted by the Approval. To achieve this objective, Snowy Hydro and Future Generation will:

- ensure appropriate measures are implemented to address the relevant legislation, conditions of Approval and REMMs listed within the Submissions Report, as detailed within Section 2 of this Plan.

Ongoing revisions to this Plan will occur as required by condition 2 of schedule 4 of the Approval. Circumstances requiring a review, and if necessary, revision of this Plan include submission of audit reports, approval of modifications to the conditions of Approval and directions of the Planning Secretary under condition 2 of schedule 4.

1.6. Consultation Summary

In accordance with schedule 3, condition 32 of the Approval, the AES is to be prepared in consultation with Snowy Monaro Regional Council (SMRC).

On 15 April 2020, the plan was issued to SMRC for review and comment. Further to this, on 17 April 2020, a presentation of the AES was undertaken with SMRC, Snowy Hydro and Future Generation. Following consultation and review, no comments were provided to Future Generation.

On 26 February 2021, a consultation was held with SMRC with the comments addressed herein, where feasible.

2. ENVIRONMENTAL REQUIREMENTS

2.1. Legislation

Legislation relevant to accommodation and employment management includes:

- *Fair Work Act 2009;*
- *Migration Act 1958; and*
- *Anti-Discrimination Act 1977.*

2.2. Conditions of Approval

The conditions relevant to AES are presented in Table 2-1.

Table 2-1: Conditions of approval relevant to accommodation and employment

| Condition | Requirement | Where addressed |
|----------------------------|---|---|
| Schedule 3 Condition 30 | <p>Prior to commencing operation, the Proponent must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Planning Secretary. This strategy must:</p> <p>(a) ensure there is sufficient accommodation for the workforce associated with the development, including contingency measures if the planned accommodation proposal does not proceed;</p> <p>(b) consider the cumulative impacts with the Snowy 2.0 Main Works project and any other State significant development projects in the area;</p> <p>(c) investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible, including a program for providing training and operation of the development, where feasible, including a program for providing training and apprenticeships for local people; and</p> <p>(d) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during operation.</p> <p>Following the Planning Secretary’s approval, the Proponent must implement the Accommodation and Employment Strategy.</p> | <p>Section 6</p> <p>Section 6.3</p> <p>Section 5</p> <p>Section 7</p> |

2.3. Revised Environmental Management Measures

Environmental safeguards and management measures are included in the EIS in Section 6.3. During preparation of the Submissions Report, revised environment management measures (REMMs) were developed and are included in Appendix C of the Segment Factory RTS.

The REMMs relevant to this plan are listed in Table 2-2 below.

Table 2-2: Revised environmental management measures relevant to accommodation and employment.

| Impact | Reference | Revised environmental management measures | Where addressed |
|-------------------------------|-----------|---|-----------------|
| Access to housing | SOC01 | Provision of temporary accommodation at the Joule Ridge (formerly known as Pacific Hills) site in Cooma, if approved (a separate DA was lodged for the accommodation at this site). | Section 6 |
| Access to adequate employment | SOC03 | Provision of training and apprenticeships for local youth and people aged over 50. | Section 5 |
| | | Implementation of a School Based Apprenticeship Training Pilot Program. | Section 5 |

| Impact | Reference | Revised environmental management measures | Where addressed |
|------------------|-----------|---|-----------------|
| Local employment | ECO01 | Consideration would be given to local employees where they have the required skills and experience. | Section 5 |

2.4. Guidelines

The main guidelines, specifications and policy documents relevant to this Plan include:

- National Employment Standards (NES); and
- Inland Skills Audit Report, Regional Development Australia, March 2018.

3. REGIONAL PROFILE

The Segment Factory EIS includes a SIA and EIA in Appendices P and Q respectively. The following sections summarise the existing social and economic profile of the Snowy Monaro regional area.

3.1. Regional Profile

The proposed Segment Factory is located adjacent to the Cooma township, within the Snowy Monaro Regional LGA. Cooma is the largest township in Snowy Monaro Regional LGA, home to 6,379 residents (ABS, 2016). The Snowy Monaro Regional LGA has grown at a rate of 3.9% since 2006, less than the NSW growth rate of 14.2% between 2006 and 2016.

Access to Cooma is primarily via the Monaro Highway which runs from the Victorian border, via Rockton, Bombala, Nimmitabel, Cooma, Bredbo, Michelago and Royalla to Canberra. This accessibility allows large numbers of tourist visitors each year who visit Cooma for the snow seasons due to its proximity to the NSW snowfields. The surrounding pristine rivers and lakes and natural beauty continues to attract tourists and visitors in the summer season.

Tourism provides Cooma and Adaminaby with a thriving accommodation and food services industry that provides a large proportion of jobs to local residents. Other industries that contribute to the local area include retail, health care and social assistance and agriculture, forestry and fishing, and electricity, gas, water and waste services.

Unemployment is low across the Snowy Monaro Regional LGA at 3.3% with Cooma's unemployment at 4.9% and Adaminaby at 5.8%. This compares to NSW at 6.8%. Residents in Cooma report that underemployment is a problem for youth and people aged over 50 years.

Output for the local economy is estimated at approximately \$5 billion, value-added for the local economy is estimated at approximately \$1.3 billion, comprising \$567 million to households as wages and salaries and \$713 million in overall value added. The total employment in the local economy was 9,761 jobs.

3.2. Facilities and Services

The availability of rental housing in both Cooma and Adaminaby is low. Community members report a lack of quality housing, and a misalignment of the type of housing available and the expected standard of housing. Although mortgage repayments and rent are generally less than NSW averages, median weekly income is also lower.

Due to the study area's location in the Snowy Mountains, temporary accommodation is in high demand due to tourist engagement in seasonal activities. Accommodation owners reported that these accommodations were either at capacity or nearly at capacity during the busy snow season, and since the 2020 bushfires and Covid19 accommodations have been utilised for emergency services and border control personnel.

Cooma is the service centre hub for the Snowy Monaro Regional LGA with a range of schools, childcare and health services, including a government hospital.

4. WORKFORCE ESTIMATES

4.1. Construction

The construction phase of the Segment Factory will utilise a direct and indirect workforce of approximately 46 people, 80% of which are estimated to be sourced from the Snowy Monaro Regional LGA.

4.2. Operation

The Segment Factory will operate over a period of about 3.5 years utilising a direct and indirect workforce of approximately 252 people. It is expected that the majority of the workforce will be sourced from the Snowy Monaro Regional LGA.

5. EMPLOYMENT STRATEGY

Future Generation seeks to contribute to achievable training and employment outcomes for the people of the Snowy Monaro region and NSW. Future Generation will combine existing training concepts and programmes as well as develop new programmes.

Relevant to the Snowy 2.0 Segment Factory, Future Generation is currently undertaking a traineeship pilot programme in consultation with students at Monaro High School and NSW TAFE. Regular updates on the employment requirements and opportunities have been undertaken during community information sessions and will continue to occur via a number of methods.

Through cooperative relationships, we aim to:

- establish a training centre in Cooma that will enable the development of the young people in the Snowy Valleys and Snowy Monaro regions in conjunction with TAFE NSW and others;
- create traineeships, apprenticeships and full-time and part-time jobs in the Future Generation Joint Venture, and supply and value chain businesses;
- prepare young people for work in the industry through delivery of employability skills and industry and job specific training which will provide them with the skills they will need to commence in entry level positions in this industry;
- provide work experience as a key component of this project; and
- employ suitable young people who have successfully completed the training and preparation components of the project for work experience prior to considering these candidates for traineeships, apprenticeships or jobs available.

5.1. Sourcing and Recruiting

The Snowy 2.0 HRMP outlines the sourcing and recruiting process for the Snowy 2.0 project as a whole. The HRMP outlines the project's Inclusion and Diversity Plan (IDP), implemented to improve workforce participation rates for women, Indigenous Australians and other underrepresented groups.

Future Generation targets many diversity groups including:

- local regional workers;
- people from culturally or linguistically diverse (CALD) backgrounds;
- people with disability;
- women; and
- local youth and people aged over 50.

5.2. Training

Skill based training will occur across a range of skill areas and is proposed to be managed via both direct employment and a group training scheme and an association with NSW TAFE. Utilising this method will maximise the opportunities for training and development of apprentices and trainees.

A range of apprenticeships and traineeships are expected to be supported by Future Generation and project sub-contractors throughout the life of the Snowy 2.0 project. Details of Future Generation's training programme are provided in the HRMP and include:

- Skills based training (apprenticeships and traineeships);
- Supervisory and management training;
- White collar and other vocational training;

- Leadership training;
- In-house training;
- Hospitality vocational training;
- Strategic alliances with Australian universities; and
- Graduate engineering programmes.

Training may also work in consultation with local schools to explore support for school-based traineeship and pre-apprenticeship programmes. By collaborating with local schools, Future Generation will be able to assist in guiding programmes that the project will be able to support subsequent employment-based apprenticeships and traineeships.

5.2.1. Monaro High School

Future Generation has partnered with Monaro High School to establish a pilot programme for students to complete formally recognized school-based traineeships. The initial programme is aimed at Year 10 students who will study a Certificate II in Construction Pathways (CPC20211). This program commenced at the beginning of the 2020 school year.

To date, Future Generation and Monaro High School have run information sessions for students and their parents about the programme, attracting 28 applications for an initial 10 positions. Due to the level of interest, the pilot programme was expanded 17 positions. The programme is fully funded by Training Services NSW.

The programme is designed for these students to continue their studies in Year 11 in 2021 and have the opportunity to enrol in a Certificate III in Manufactured Mineral Products (Concrete Products). This is a two-year school-based traineeship that Future Generation will support through the Polo Flat Segment Factory.

When the students complete Year 12 in 2022, they will graduate with a Certificate II in Construction Pathways, a Certificate III in Manufactured Mineral Products as well as the Higher School Certificate and resulting ATAR. This provides Future Generation and Snowy 2.0 a skilled, ready to work cohort of graduates with a variety of options, including direct employment, further skills-based studies (apprenticeships) or tertiary-based university studies (cadetships).

5.3. Local Employment

Future Generation advocates the utilisation of local workers and aims to target localised recruitment campaigns across the Snowy Mountains region. Future Generation will conduct regular regional job fairs and other local recruitment activities. Where possible, local youth and people aged over 50 will be targeted. Additionally, there will be a focus on employees of the local industries that have been impacted by the bushfires in 2020. Those being Softwoods Industries, Agriculture, Fruit and others.

5.4. Indigenous Employment

Future Generation will use an Indigenous participation approach based on the attraction, development and retention of Indigenous people (employees and subcontractors) during the course of the project. Detail of Future Generation's indigenous employment strategy are provided in the Snowy 2.0 HRMP.

6. ACCOMMODATION STRATEGY

The SIA identified that minimal current housing stock in the Snowy Monaro Regional LGA, would result in insufficient housing to absorb workforce sourced outside Snowy Monaro Regional LGA, particularly during the operational phase of the Segment Factory (EMM SIA 2019). As a result, Future Generation will ensure that there is sufficient accommodation for non-local workers associated with the development, including contingency measures.

Where possible, it is Future Generation's preference that the majority of workers associated with the construction and operation of the Segment Factory are sourced from the Snowy Monaro Regional LGA and do not require accommodation or transport to be provided.

6.1. Joule Ridge Accommodation Camp

Where workers are required to be sourced from outside the Snowy Monaro Regional LGA, to minimise housing issues and potential strain on the local housing market, the project has proposed the provision of a staff accommodation camp within Cooma known as 'Joule Ridge'. Legally defined as Lot 1 and 2 in Deposited Plan (DP) 544222, Lot 1 in DP 559707, Part Lot 2 in DP 559707, and Lot 20 in DP 608188.

Joule Ridge has been designed to provide 46 dwelling sites, comprising 10 short term (two storey) and 36 long term, to house the workforce sourced outside Snowy Monaro Regional LGA, equating to a capacity to house up to approximately 126 people.

A Development Application for this site was lodged in March 2020 with Snowy Monaro Council, however due to administrative delays the DA was only approved in late 2020.

Strain on the Cooma housing market has been observed since January 2020 resulting from emergency services and border control forces required to assist in the 2020 bushfires and border closures due to Covid19.

6.2. Alternative Accommodation Options

The Segment Factory Approval requires that the project ensures there is sufficient accommodation for the workforce associated with the project including contingency measures. Alternative accommodation options would include:

- short-term accommodation - motels and caravan parks; and
- rental accommodation - renting privately-owned dwellings.

In order to minimise impact on the local rental market, if and where contingency may be required, Future Generation has prioritised the use of short-term accommodation including motels and caravan parks, where available.

6.3. Interaction with other projects

Given the potential for overlap between the construction and operational periods and regional significance of Cooma, interaction with other projects has been considered.

A review of the NSW Major Projects portal identified seven (7) state significant projects within an approximately 75-kilometre radius of Polo Flat. These projects are unlikely to impact on the local rental market due to their scale and approval status, and include:

- Elysian Wind Farm Project – Current Status: Prepare EIS;
- Boco Rock Wind Farm Project – Current Status: Assessment;
- Dongwha Sawmill Project – Current Status: Approved;

- TransGrid Snowy 2.0 Transmission Connection – Current Status: Prepare EIS;
- Snowy 2.0 Exploratory Works Project – Current Status: Approved; and
- Snowy 2.0 Main Works Project – Current Status: Approved.

Other state significant projects within the Snowy Monaro Regional LGA are in closer proximity to nearby regional centres including Bombala, Tumut, Queanbeyan and Canberra, however they may rely on regional resources in Cooma as required. Remote projects including the Snowy 2.0 Exploratory Works, Main Works and Transmission Cable have impacted the local rental market while project specific housing is constructed.

7. COMPLIANCE MANAGEMENT

7.1. Monitoring and Review

Ongoing monitoring and review of the performance and implementation of the AES will be undertaken in accordance with Schedule 3, Condition 30(d) of the Approval.

A project wide Social Impact Management and Monitoring Plan will be implemented by for the length of the project in accordance with Exploratory and Main Works REMMs. Bi-annual reporting of changes in key social indicators will be compiled through liaison with key stakeholders and made available to Snowy Valleys Council, Snowy Monaro Regional Council and DPIE.

Monitoring relevant to the operation of the Segment Factory includes:

- Monitoring and reporting on indicators of change in population in the project area to determine the ongoing impact of in-migration associated with the project workforce;
- Monitoring and reporting on the proportion of project workforce employed with a residential address in the area of social influence;
- Monitoring and reporting on housing demand in the project area;
- Monitoring and reporting on strategies implemented that preference local employment;
- Monitoring and reporting on progress of any employment and skills programs implemented to support youth employment in project related industries; and
- Liaising with local tertiary education providers to provide information on relevant skills areas potentially required by the Project.

7.2. Reporting

Reporting the outcomes and progress of this AES will be incorporated into the bi-annual project wide Social Impact Management and Monitoring Plan Update Reports.