



Willogoleche Stage 2 Wind Farm

Social Impact Assessment

PREPARED FOR



International Power (Australia)
Holdings Pty Ltd (ENGIE)

DATE
24 June 2026

REFERENCE
0698170



DOCUMENT DETAILS

DOCUMENT TITLE	Willogoleche Stage 2 Wind Farm
DOCUMENT SUBTITLE	Social Impact Assessment
PROJECT NUMBER	0698170
DATE	24 June 2026
VERSION	Final
AUTHOR	Hailey Bowden, Paula Saad
CLIENT NAME	International Power (Australia) Holdings Pty Ltd (ENGIE)

DOCUMENT HISTORY

				ERM APPROVAL TO ISSUE		
VERSION	REVISION	AUTHOR	REVIEWED BY	NAME	DATE	COMMENTS
01	000	L. Spit, H. Bowden	P. Saad, M.Guy	N. Corne	19 Nov 25	Draft
01	001	P. Saad, H. Bowden	P. Saad, M.Guy	J. Luk	24 June 26	Final

Willogoleche Stage 2 Wind Farm

Social Impact Assessment

0698170



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CLIENT: International Power (Australia) Holdings Pty Ltd (ENGIE)
PROJECT NO: 0698170 DATE: 19 June 2026 VERSION: 01

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AUTHORSHIP

The Social Impact Assessment (SIA) report was drafted by Loucky Spit, who holds a MSc in Social Sciences (International Relations) from the University of Amsterdam and Hailey Bowden who holds a Bachelor of Environmental Science and Management and a Bachelor of Business, Environmental Sustainability and International Business from the University of Newcastle. The report was reviewed from a technical perspective by Paula Saad, who has over 15 years' experience in the field of social performance (including SIA) and holds a BSc in Urban Planning from the Mackenzie Presbyterian University and a BSc in Anthropology from the University of Barcelona and is a member of the International Association of Impact Assessment (IAIA).

1. INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) has been engaged by International Power (Australia) Holdings Pty Limited (ENGIE) to assist with the preparation of a SIA for the proposed Willogoleche Stage 2 Wind farm (the Project).

1.1 PROJECT PROPONENT

ENGIE Australia commenced operations in 1996. Operations include power generation and electricity and gas retail services across Australia. Currently the business has two (2) operating wind farms in SA, and one (1) BESS in Victoria with series of projects under development.

1.2 PROJECT DESCRIPTION

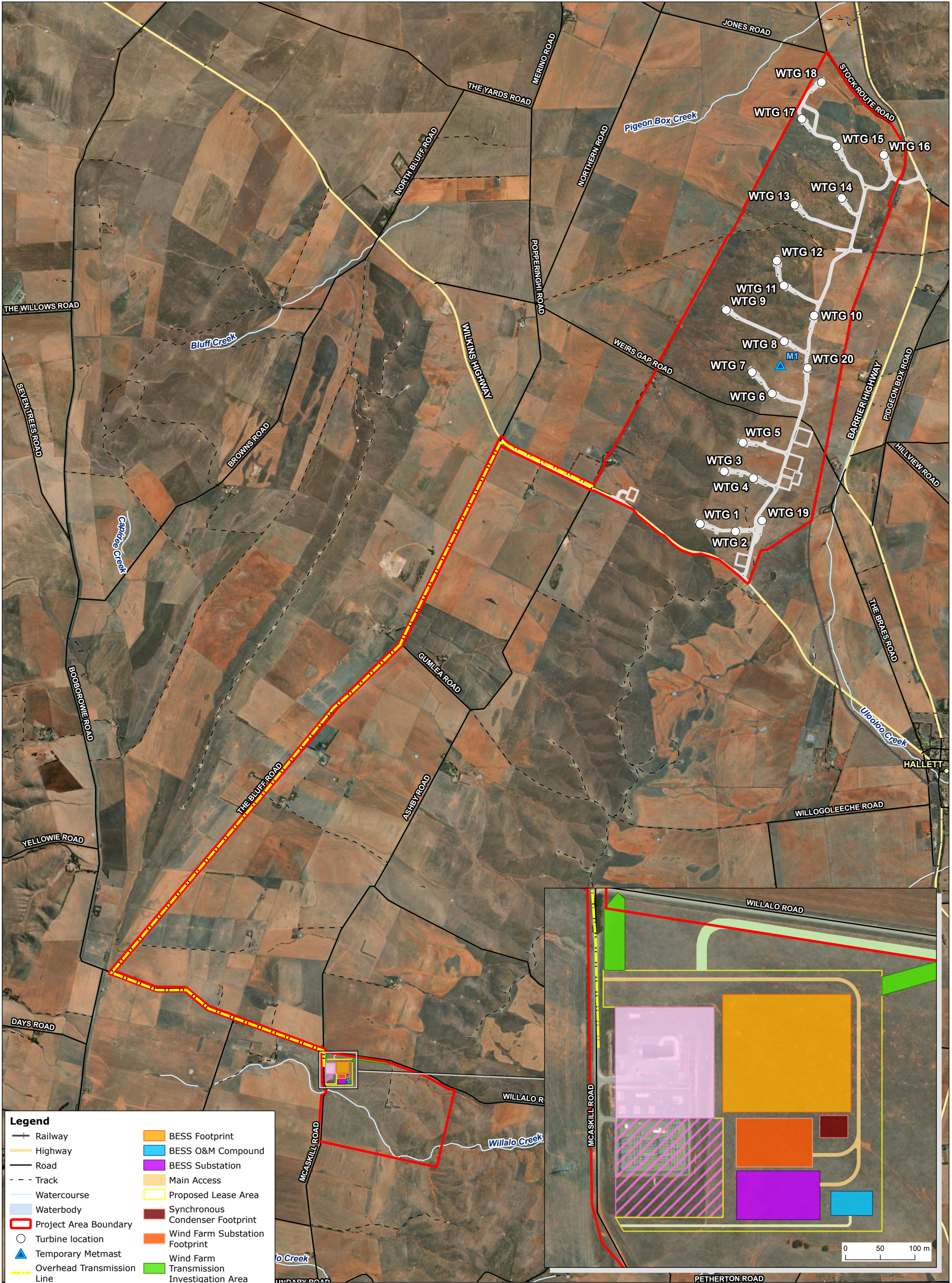
The Project represents an extension to the existing Willogoleche Wind Farm (WWF) located approximately six kilometres (km) north-west of the Hallett township in South Australia. The WWF was constructed in 2019 and operates 32 wind turbine generators (WTG) with a capacity of 119 megawatts (MW). The Willogoleche 2 Wind Farm (the Project) will comprise up to 20 WTG and ancillary infrastructure with an installed capacity of up to 110 MW.

The Project Area is immediately north-east of the WWF (separated by the Wilkins Highway), incorporating an area of approximately 1,550 hectares (ha) and located within the Goyder Regional Council Local Government Area (LGA) (Goyder LGA).

The Project includes a range of ancillary infrastructure, including roads, electrical infrastructure, a permanent site operation and maintenance (O&M) facility, a temporary meteorological mast (met mast) and temporary construction facilities. ENGIE is also proposing the installation of a Battery Energy Storage System (BESS), which will be located in proximity to the Willalo Substation on the WWF site.

The Project will consist of the following key components (refer to **Figure 1-1**):

- Up to 20 WTGs, with maximum blade tip height of 300m, 209m hub height, 182m rotor diameter, and 91m blade length; and
- Ancillary infrastructure includes roads and access tracks, WTG hardstands, underground cabling, overhead cabling, a substation, a BESS, and an O&M facility. The overhead transmission line (OTL) associated with the Project is proposed to run south, to the Willalo Substation, approximately 9 km from the Project Area boundary.



- Legend**
- Railway
 - Highway
 - Road
 - Track
 - Watercourse
 - Waterbody
 - Project Area Boundary
 - Turbine location
 - Temporary Metmast
 - Overhead Transmission Line
 - Indicative Civil Layout
 - Alternative Access
 - Approximate Substation Expansion Footprint
 - BESS Footprint
 - BESS O&M Compound
 - BESS Substation
 - Main Access
 - Proposed Lease Area
 - Synchronous Condenser Footprint
 - Wind Farm Substation Footprint
 - Wind Farm Transmission Investigation Area
 - Existing Willogoleche WF 1 Cable Route
 - Existing Willogoleche WF 1 Substation

Source:
Boundary: Client Provided (Nov 2025)
Base Data: data.sa.gov
Imagery: ESRI World Imagery

Coordinate System:
GDA2020 MGA Zone 54
Date: 17/12/2025
Created By: MB/BC
Drawing Size: A3

0 1 2Km
1:50,000

F1-1 Project Layout

**Willogoleche Stage 2 Wind Farm
Social Impact Assessment Report**



1.2.1 PROJECT TIMELINE

The Construction Phase of the Project is planned to commence in Q4 2026 and will take approximately 24 months to complete. The Project will be operational for up to 30 years.

An overview of the expected timing of construction is presented in **Table 1-1**.

TABLE 1-1 CONSTRUCTION TIMELINE

Details	Expected timeframe
Early Works	November 2026
Site mobilisation and set up	December 2026
Construction of Roads	January 2027 to July 2027
Construction of Foundations and Hardstands	February 2027 to August 2027
Electrical Installation	February 2027 to September 2027
Substation Construction & Commissioning	December 2026 to May 2027 and October 2027 to February 2028
Delivery of WTG Components	December 2027 to March 2028
WTG Installation	January 2028 to July 2028
WTG Commissioning & Testing	May 2028 to September 2028
Grid Compliance Testing and Final Completion	September 2028 to November 2028

1.2.2 WORKFORCE OVERVIEW

The construction phase will require 150 FTEs. Once operational, the Project will employ about 10 FTEs and is expected to operate for up to 35 years.

1.3 PURPOSE AND OUTLINE OF THE SIA

This SIA has been prepared to provide an understanding of the Project's potential social impacts, and how these social impacts are identified, assessed, managed, and monitored, consistent with the legislative and regulatory context outlined in **Section 1.4**.

The SIA is structured as follows:

- **Section 2** provides an overview of the SIA methodology;
- **Section 3** describes the scoping for the Social Locality and Stakeholder Identification;
- **Section 4** provides an overview of stakeholder engagement activities undertaken for the Project to-date, focusing on engagement relevant to the SIA;
- **Section 5** describes the existing baseline conditions in the Social Locality;
- **Section 6** assesses the social impacts that may result from the Project, provides an overview of enhancement and mitigation measures, and a rating of residual impacts; and
- **Section 7** outlines an approach for monitoring and managing social impacts into the construction, operation and decommissioning phases of the Project.

1.4 LEGISLATIVE AND REGULATORY CONTEXT

1.4.1 COMMONWEALTH LEGISLATION

1.4.1.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of nationally significant environments, including the implementation of measures consistent with Australia's international environmental responsibilities. To this end, the EPBC Act establishes a legal framework to protect and manage prescribed Matters of National Environmental Significance (MNES).

Under the EPBC Act, an action will need approval from the Minister for the Environment if the action has, will have, or is likely to have a significant impact on MNES. However, commonwealth legislation does not include requirements or guidelines specific to conducting a SIA.

1.4.2 STATE LEGISLATION, REGULATION AND STRATEGY

With the commencement of the *Hydrogen and Renewable Energy Act 2023* (HRE Act) on 11 July 2024, the Department for Energy and Mining (DEM) administers the full lifecycle licensing regime for renewable energy facilities in SA replacing the planning assessment process under the *Planning, Development and Infrastructure Act 2016* (PDI Act). The PDI Act governs SA's state-wide planning system, which includes the Planning and Design Code and associated planning policies in relation to renewable energy facilities¹.

The HRE Act is supported by the *Hydrogen and Renewable Energy Regulations 2024*, and details the environmental impact assessment process for regulated activities (such as wind farms) including capturing the social values of an area and the social effects associated with regulated activities within the HRE Act definition of 'environment'.

As noted in the *Hydrogen and Renewable Energy Act 2023 Energy Regulation Guideline* (Government of SA, 2023, p.6) there is no specific social impact regulatory guideline for wind farm developments in SA. The following guidance is used for the development of this SIA:

- 'An Introduction to Social Impact Assessment' ('DEM introduction to SIA') (Government of SA, 2024), refer to **Section 1.4.2.1**;
- The provisions of other SIA guidelines in Australia, such as the New South Wales (NSW) Social Impact Assessment Guideline 2023 ('SIA Guideline'), refer to **Section 1.4.2.2**; and
- International good practice for social impact assessments (including the International Association for Impact Assessment (IAIA) 'International Principles for SIA'), refer to **Section 1.4.2.3**.

Other relevant legislation in the context of the Project includes the *Infrastructure SA Act 2018* (SA Department of the Premier and Cabinet, 2018). Under the Infrastructure SA Act 2018, Infrastructure SA must prepare a 20-Year State Infrastructure Strategy and review it at least once every five years. Regional plans are aligned with this strategy. The latest strategy will be announced in 2025 and will look at state-wide infrastructure needs to 2045, with a focus on infrastructure planning and investments that drive a growing economy aligned to the State's economic vision of a smart, sustainable and inclusive economy.²

¹ Specifically, Part 4 - General Development Policies, PO 8.1 to PO 8.5, of the Planning and Design Code provides details on wind farms: [Browse the Planning & Design Code | Planning and Design Code](#)

² Infrastructure SA's latest discussion paper is from October 2023: [ISA032-SIS-Discussion-Paper-12.pdf](#)

Additionally, the South Australia's Net Zero Strategy 2024-2030 (Government of South Australia, 2024) sets out climate and energy objectives including a target of 100% net renewable electricity generation by 2027. The strategic plan of Goyder LGA builds on those goals, as presented in **Section 1.4.3.1**.

1.4.2.1 DEM INTRODUCTION TO SIA

The DEM introduction to SIA (Government of SA, 2024) is designed to assist companies to plan for exploration and mining activities that maximise their contribution to the people of SA and minimise potential impact for communities where projects develop and operate. In line with the IAIA International Principles (Vanclay, 2003) and Guidelines for Social Impact Assessment (Vanclay et al. 2015), suggest the following categories of social impacts:

- People's way of life;
- Their culture;
- Their community;
- Their political systems;
- Their environment;
- Their health and wellbeing;
- Their personal and property rights; and
- Their fears and aspirations.

It suggests an approach that includes screening and scoping, baseline data collection, prediction and assessment of social impacts, and explanation on monitoring, management and re-evaluation.

1.4.2.2 NSW GUIDELINES FOR SIA

As Commonwealth and SA legislation do not include requirements or guidelines specific to conducting a SIA under the HRE Act, NSW guidance is used for the development of this SIA.

NSW Department of Planning, Housing and Infrastructure (DPHI) on July 2025 published the updated guideline to support the development of SIAs, called *Social Impact Assessment Guideline: For State Significant Projects* ('the NSW Guideline') (NSW DPHI, 2025a), which also includes a *Technical Supplement: Social Impact Assessment Guideline for State Significant Projects* ('Technical Supplement') (NSW DPHI, 2025b) and a SIA Worksheet ('scoping worksheet') (NSW DPHI, 2025c), together referred to as 'the NSW Guidelines'.

The NSW Guidelines provide the most up to date guidance on undertaking SIAs in NSW and are perceived as good practice within Australia. Their objective is to provide a rigorous framework that aims to:

- identify, evaluate, and respond to social impacts;
- guide meaningful stakeholder and community consultation on social impacts throughout project phases;
- obtain reliable, relevant information, insights and analysis for decision-makers; and
- provide advice on how the SIA can inform ongoing project refinement, monitoring, and adaptive management.

The Technical Supplement provides additional specific advice including on how an SIA should be presented, how to define likelihood and magnitude levels of social impacts, and how to determine impact significance (DPE, 2023b). The Scoping Worksheet is a decision support tool that assists in identifying and considering the likely social impacts of the Project. It is a tool that can be used to demonstrate how scoping has informed the level of assessment undertaken. This SIA has been prepared in line with NSW DPE's preferred approach drawing on the NSW Guideline, Technical Supplement and Scoping Worksheet.

1.4.2.3 INTERNATIONAL GOOD PRACTICE FOR SIA

The IAIA International Principles (Vanclay, 2003) provide guidance on SIA core values, fundamental principles, and guidelines. The Guidelines for Social Impact Assessment (Vanclay et al. 2015) builds on these principles and provides advice to various stakeholders about what is expected in good practice SIA and social impact management processes, especially in relation to project development.

1.4.3 REGIONAL AND COMMUNITY PLANNING

1.4.3.1 GOYDER MASTER PLAN 2024-2039

The Goyder Master Plan 2024-2039 (Regional Council of Goyder, 2024a) provides six (6) pillars for delivering and monitoring the Regional Council of Goyder's planning. Economic resilience is one of those pillars, as Goyder aims to be a centre for renewable excellence. The plan highlights Goyder as a significant resource of renewable energy which, to date, is yet to be fully developed. The Regional Council of Goyder states that it will collaborate and create a Centre for Renewable Excellence where both heritage and technology meet and engender economic growth and resilience within the region. Partnerships are linked to the Climate Change Action 2021-2025 (refer to **Section 1.4.2**) as well as Cities Power Partnership³ and Infrastructure SA 20 Year Infrastructure Strategy (refer to **Section 1.4.2**).

The Regional Council of Goyder Master Plan advocates for improved equity and Council has raised concerns with the State Government regarding a growing inequitable situation arising from renewable energy developments in Goyder Council area, particularly referring to its road network.

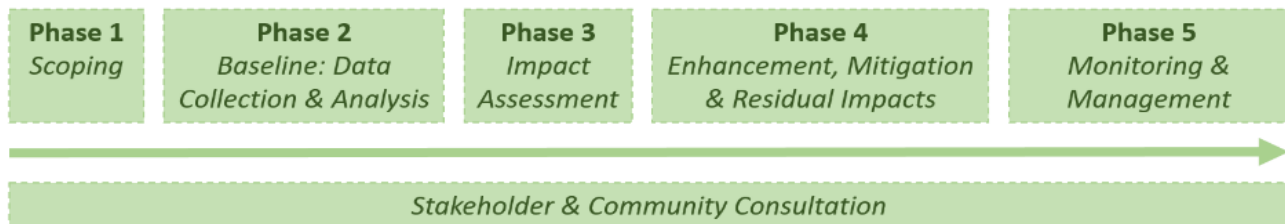
The Regional Council of Goyder Master Plan also outlines potential opportunities for the Project. For example, options to fund the Regional Council of Goyder's ambitions in relation to improvements of, amongst other things, the Hallett Hall Memorial Gardens and Hallett's recreational ground.

³ A network of local councils focused on a zero emissions future: [Cities Power Partnership: local councils leading the charge to net zero](#)

2. SOCIAL IMPACT ASSESSMENT METHODOLOGY

Figure 2-1 outlines the steps taken to complete the SIA, which are described in the following sections.

FIGURE 2-1 SIA PROCESS



2.1 PHASE 1: SCOPING

Following the DEM introduction to SIA (Government of SA, 2024) good international industry practice (Vanclay et al 2015) and the NSW Guideline and Technical Supplement (NSW DPE 2023a, NSW DPE 2023b), the scoping undertaken for this SIA aimed to:

- Capture and characterise the likely social impacts of the Project (and inform Project planning) before social impacts start occurring;
- Enable a consistent but scalable approach to SIA where the level of assessment is proportionate to the scale and nature of the likely social impacts;
- Consider the information to be assessed during the SIA scoping and initial assessment and the approach to community engagement;
- Identify potential Project refinements and possible mitigation and enhancement measures; and
- Identify the impacts that may require further assessment and the possible level of assessment for each impact.

The SIA also made use of the Scoping Worksheet (NSW DPE 2023b), which helped to identify potential social impacts through the following steps:

- Identification of Project activities that may cause impacts;
- Categorisation of impacts according to their effects on way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, decision-making system; and whether the impacts are positive or negative, tangible or intangible;
- Determination as to which prior investigations are relevant to the Project;
- Identification of cumulative and combined impacts, including spatial, temporal, and linked impacts;
- Definition of material impact, including the extent of people affected, duration of impacts, intensity/scale of impacts, sensitivity of the people affected, and their level of concern or interest; and
- Assignment of assessment levels, such as detailed, standard, minor, or not relevant, for each identified impact.

2.2 PHASE 2: SOCIAL BASELINE DATA COLLECTION AND ANALYSIS

The social baseline describes the social context without the Project. It documents the existing social environment, conditions and trends relevant to the impacts identified. The social baseline is the benchmark against which direct, indirect and cumulative impacts are predicted and analysed. It is also used to tailor effective engagement strategies and approaches.

The scope and content of the social baseline has been tailored to the Project context and the level of assessment of social impacts using meaningful indicators and information, including stakeholder engagement activities relevant to the SIA (**Section 0**). Where scoping identified that primary data was required for the assessment, stakeholder engagement activities for Project development were adapted to provide this information (**Section 3**).

The data collected and presented in this SIA is based on a review of available data from a range of primary and secondary sources. This includes, but is not limited to:

- The Australian Bureau of Statistics (ABS) – Census (Community Profile)⁴, Socio-Economic Index for Areas (SEIFA)⁵, etc.;
- SA Government Department data (e.g. SA Health, SA Police);
- Local Government data;
- Stakeholder engagement outcomes – community insights, including issues and concerns, gathered through the stakeholder consultation process (**Section 0**);
- Local and State government planning, policy, and strategy documentation;
- Publicly available plans and policies as well as other relevant documents provided by ENGIE, and;
- Planning and approval documentation relevant to the Project.

Combined, this data seeks to portray community values, how people – and the things they value – may be impacted by the Project. This includes consideration of:

- the features of the community, the social locality, and/or the landscape that people value, which ranges from urban areas and the sense of community or the accessibility of services that the community experiences, to natural and diverse environments or quiet/vibrant neighbourhoods
- how these features influence the local people's way of life, health or wellbeing;
- how the Project might affect these features, and for which groups;
- how the Project could be modified to enhance these features and how they affect people's wellbeing; and
- how the Project may be designed to avoid and minimise any short-term adverse impacts.

In considering the above, the social baseline identifies and describes: the different social groups who may be affected by the Project; all the built and natural features that local people value and why they value them; the historical, current and expected social trends, including as a result of this Project and other projects in the area; the various social elements of value, and

⁴ [Search Census data | Australian Bureau of Statistics](#)

⁵ [Socio-Economic Indexes for Areas \(SEIFA\), Australia, 2021 | Australian Bureau of Statistics](#)

interpretations of them⁶ while demonstrating appropriate social-science research methods and data limitations. Particularly, vulnerable groups (including First Nations people) are considered. The key limitations of the data collection and analysis undertaken for the SIA are provided in **Table 2-1**.

TABLE 2-1 LIMITATIONS OF SIA DATA COLLECTION

Limitations	Description	Adopted Methods to Address
Subjectivity	Qualitative data can be influenced by community perceptions, biases, and values. Whilst these aspects have sought to be validated through the data analysis conducted there always remains the possibility of these influences remaining.	The SIA employs the method of data triangulation to reduce the potential for subjectivity and enhance the reliability of conclusions and strengthen the overall validity of the results obtained in the assessment process. Triangulation entails cross-referencing findings from multiple data sources (qualitative and quantitative), research methodologies (i.e. various methods employed by each technical assessment) and community perspectives (supportive, neutral and oppositional). Accordingly, the SIA draws on a combination of both qualitative and quantitative data sets, including Project specifications, baseline data, multiple sources of stakeholder engagement and technical studies conducted.
Data Collection	Time and resource constraints, and concern about consultation fatigue in communities make best practice social science data collection difficult to achieve.	In addition to stakeholder engagement data, the SIA has utilised the multiple sources of stakeholder engagement across the various technical studies undertaken. Accordingly, the extent of data presented within the SIA is appropriate for the nature and scale of the Project.
Cumulative impacts	Cumulative impact assessments are typically based on the limited amount of publicly available information of surrounding projects applying for Development Approval. The limited extent of information, and associated knowledge gaps, results in a fragmented approach to forecasting cumulative social impacts. For example, there is limited data surrounding the various factors affecting the future supply and demand for housing, which could have an impact on the availability of accommodation for the non-local workforce.	The SIA provides an overview of other developments with potential for cumulative impacts. The SIA has also considered the social implications of the impact assessments conducted by all relevant technical appendices.

⁶ Social elements of value to people are defined in the NSW SIA Guideline as people's: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems (NSW DPE 2023a, p. 7).

Limitations	Description	Adopted Methods to Address
Predictivity	SIAs are conducted before a project is implemented and subsequently prior to the community experiencing both Project benefits and impacts.	Some of the social impacts identified in this report are those which have the potential to occur in the future. In identifying and assessing potential impacts, the SIA has drawn on academic literature (with a focus on studies that have evaluated impacts of similar types of projects), and insights from experienced practitioners. In addition, consideration is given to existing and emerging community trends to help identify potential impacts that may occur, and their likely significance.

2.3 PHASE 3: IMPACT ASSESSMENT

The impact assessment undertaken in the SIA places people at the centre and considers the potential impacts from their perspective. The primary and secondary data collected and compiled for the social baseline, including community insight to date, is then assessed with the rigorous impact significance methodology, as described in the NSW SIA Technical Supplement (DPHI 2025b).

In this approach, impact significance is understood as the likelihood of an impact occurring combined with the magnitude of impacts, both positive and negative, and prior to the application of any mitigation or management measures. The likelihood level refers to the probability of a social impact occurring as a result of the Project, while the magnitude is considered as a combination of the following characteristics rated from very low to very high:

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

Qualitative and quantitative indicators described in the social baseline are used to inform an understanding of the social impacts identified in the scoping phase across each of these five characteristics.

The **magnitude** for each impact from the following five levels can then be defined on the following scale:

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

The likelihood of an impact occurring along with its magnitude of impact as assessed above combine to yield a rating of social impact significance, as described in **Table 2-2**.

TABLE 2-2 SOCIAL IMPACT SIGNIFICANCE MATRIX

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

*Where impacts are positive the following colour scale is used:

	Positive		Low	Medium	High	Very High
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2.4 PHASE 4: ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

Following the assessment of impacts, measures to avoid and/or minimise negative impacts are considered, including those implemented in earlier stages of Project planning and development. Where avoidance or minimisation is not possible, management strategies are identified. Where an impact is predicted to be positive, measures to enhance positive impacts are identified to ensure the maximum benefit to the community across all impact significance ratings.

The following factors (NSW DPE 2023b, p. 15) were considered in the development of mitigation measures:

- Ensuring a clear connection between the mitigation measure and the negative social impact being mitigated;
- Whether there is an applicable standard that defines what is acceptable;
- Whether the Project is the sole or primary cause of the negative social impact, and the scale of its relative contribution to the overall or cumulative impact;
- Whether the mitigation measure requires action by another party separate to the proponent;

- Whether the mitigation measure itself is likely to cause secondary social impacts;
- Whether the mitigation measure is reasonable or practicable;
- Whether and in what ways the mitigation measure is acceptable to affected people;
- Whether the mitigation measure will address all reasonably foreseeable scenarios; and
- Whether the mitigation approach is prescribed in a government policy, or if alternative formalised arrangements are required.

Social impact significance, as outlined in **Table 2-2**, is used to determine the level of management required with a proportional focus on impacts with a higher impact significance (i.e., medium, high and very high). The impact assessment and impact significance ratings derived in the assessment are revised after the application of management and mitigation strategies have been applied to provide a residual impact significance rating for each impact.

These management and mitigation strategies are arranged according to Project phase (e.g., Construction and Operation) and into the following categories: stakeholder and community; employment and procurement; local disruptions during construction; accommodation and worker influx; land use and landscape, and cumulative impacts. The management and mitigation strategies summarised in **Section 6.5** provide a preliminary Social Impact Management Plan (SIMP). The preliminary SIMP focuses on effective, adaptive, and actionable measures and includes consideration of the likelihood of their implementation and sustainability from the community's perspective.

2.5 PHASE 5: MONITORING AND MANAGEMENT FRAMEWORK

The accuracy of the impact assessment, progress towards implementation of the SIMP, and the effectiveness of measures it contains, is accompanied by a monitoring and management framework. The framework (and subsequent plan) includes a program for monitoring the predicted social impacts against actual impacts and describes:

- The desired outcomes in social terms, including measures and strategies detailed in the SIMP;
- The indicator(s) that will be used to monitor change;
- The targets against which performance will be assessed;
- The methods that will be used to monitor the social impact;
- The frequency of monitoring;
- The roles and responsibilities involved in the monitoring framework (and subsequent plan); and
- The process for responding to monitoring results, including the process, and roles and responsibilities for identifying and implementing adaptive management strategies as required.

The framework also outlines any relevant social incident notification and reporting process, a program for ongoing analysis of social impacts positive and negative, identification of any data gaps and how they might be addressed, and processes for reviewing and reporting on the results of monitoring. Monitoring and evaluation plans are conditions typically applied during the Project's state assessment and approvals process. The framework outlined in **Section 6.5** provides the basis for developing a more detailed plan (if/as required) and will be consistent with any additional SIMP development (if/as required).

3. SCOPING: SOCIAL LOCALITY AND STAKEHOLDER IDENTIFICATION

This chapter describes the scoping process for the SIA, emphasising the definition of the Social Locality and the identification of key stakeholders. It details the Project's physical and operational characteristics to determine the affected communities and routes, supported by demographic and geographic data. Additionally, it provides an overview and categorization of identified stakeholders, including landowners, local councils, and First Nations communities, which is crucial for conducting targeted engagement, analysing engagement data, and developing impact mitigation strategies.

3.1 APPROACH TO DETERMINING THE SOCIAL LOCALITY

Phase 1 of the SIA is the scoping process as described in **Section 2.1**, which helps to define the social area of influence, or Social Locality, as well as the potential interactions between the Project and people surrounding the Project, who may experience impacts. For the purposes of the SIA, these people include individuals, households, groups, communities, businesses, and other types of organisations. Key definitions used to categorise different members of the local population are provided below:

- *Receptors* are defined as those individuals or entities that are directly affected by the Project. Various technical studies for the DA refer to receptors who are directly impacted by changes to noise, air quality and traffic;
- *Stakeholders* refer to individuals, groups or organisations that represent several people with an interest in the Project. Stakeholders can be more actively involved in the Project, having a stake in its process and outcomes;
- *Sensitive receptors* typically refer to specific locations or populations that are particularly vulnerable to changes and impacts from a project. Examples include schools, hospitals, and communities with heightened environmental or social vulnerabilities; and
- *Vulnerable groups* are subsets of the population that might experience disproportionate impacts due to their socioeconomic status, health, age, or cultural significance, including First Nations people⁷.

In determining the Social Locality, the following Project aspects were taken into consideration:

- The number and size of WTGs and their locations across the Project Area, as well as the ancillary infrastructure and temporary facilities as outlined in **Section 1.2**;
- The location of these components within the overall Project Area relative to sensitive land uses. This included proximity to environmental values and topographical features;
- Construction, operation and decommissioning phase activities, such as:
 - Land clearing and ongoing access for maintenance;
 - Workforce requirements, including skills required and accommodation arrangements;
 - Goods and services required by the Project; and
 - Transportation and haulage routes to and from the Project Area.

⁷ This SIA uses 'First Nations' or 'First Nations people' when referring to Indigenous people. Specifically, this would include Aboriginal and/or Torres Strait Islander people and in the context of the Project, this is the NNAC (refer to **Section 3.3.1**).

When considering these aspects, it was determined that the Social Locality should include the Project Area, the area surrounding the Project Area wherein noise, visual and other amenity impacts may occur, the haulage routes where similar amenity impacts may be experienced, and the nearby communities in larger centres that may provide workers or goods and services to the Project.

3.2 DESCRIPTION OF THE SOCIAL LOCALITY

For the demographic, social and economic analysis included in this SIA, an understanding of the following was of key importance when defining the Social Locality:

- An understanding of the townships in closest proximity to the proposed Project, as these are most likely to experience impacts such as in relation to construction noise and visual impacts;
- An understanding of the key population centres within close distance of the proposed Project which are most likely to provide infrastructure, services, supplies, and potentially workers; and
- An understanding of the broader region, mainly to use as comparison to the above.

Based on these defining factors, the Project Social Locality of this SIA is comprised of the following three components:

- **The townships in closest proximity:** to define the Project Area's immediate surrounding areas, the following Suburbs and Localities (SALs) have been included in the Social Locality:
 - Hallett SAL (location of the WTGs); and
 - Willalo SAL (location of ancillary infrastructure, including the TL, BESS and Substation)⁸;
- **The key population centres within close distance:** The surrounding towns and regional centres that may provide workers and/or goods and services to support the Construction and Operation Phase of the Project. These include:
 - Burra Urban Centres and Localities (UCL);
 - Clare UCL;
 - Jamestown UCL;
 - Peterborough UCL; and
 - Crystal Brook UCL.

These UCLs are included in the Social Locality due to their proximity to the Project (within a one-hour driving distance), and their size (a population over 750 people).

- **The wider region:** The Project is located in the Goyder LGA, governed by the Regional Council of Goyder:
 - The proposed **transportation and haulage routes** are proposed to be within the Goyder LGA as the vehicles transporting the WTG components. For freight up to 5.2m loaded height, the components will be transported from Port of Adelaide via Gawler. For larger than 5.2m loaded height, the components will be transported from Port Adelaide

⁸ Note: ABS data of this SAL was found to be limited, which is reflected in the absence of some of its statistics in **Section 5** of this SIA.

via Port Wakefield. The vehicles will likely enter the Project Area via Weirs Gap Road and Stock Route Road.

LGA and SAL data sets of the Australian Bureau of Statistics (ABS) have been used to identify key baseline indicators. **Table 3-1** provides an overview of the ABS datasets used to provide key demographic data across the Social Locality. 2016 and 2021 Census data is used for the purposes of comparative trend analysis in **Section 5** These include:

- **Hierarchical spatial analysis:** LGA and State data is included to allow for a hierarchical spatial analysis comparing local areas (SALs and UCLs) to regional and state baselines; and
- **Time-series analysis:** ABS data from the two most recent census years (2016 and 2021) is included to allow for a time-series analysis to identify positive and negative socio-economic trends.

Prior to conducting a time-series analysis, it is crucial to ensure that land areas remain unchanged. Various changes were made to the Australian Statistical Geography Standard (ASGS) between 2016 and 2021 census (ABS, 2021), including the renaming of State Suburbs (SSC) to SALs.

A review of the relevant ABS LGAs and SALs found no changes to the land area and boundaries as shown in **Table 3-1** below.

TABLE 3-1 ABS DATASETS USED FOR THE SOCIAL LOCALITY

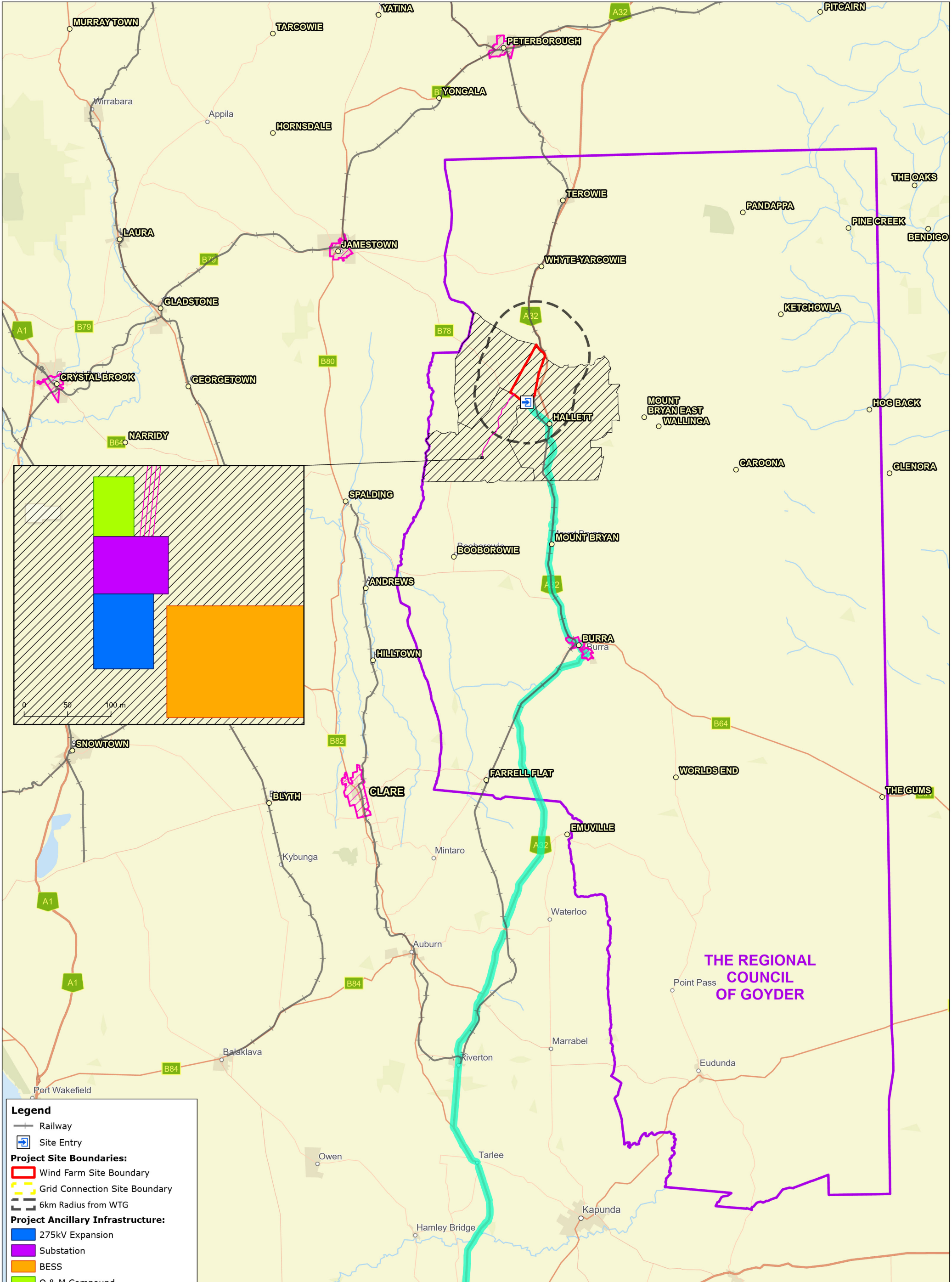
Location	2016 ABS Data Reference	2021 ABS Data Reference
Hallett SAL	SSC 40547	SAL 40553
Willalo SAL	SSC 41583	SAL 41597
Burra UCL	UCL 421004	UCL 421004
Clare UCL	UCL 415009	UCL 415009
Jamestown UCL	UCL 415014	UCL 415014
Peterborough UCL	UCL 415033	UCL 415035
Crystal Brook UCL	UCL 415011	UCL 415011
Goyder LGA	LGA 42110	LGA 42110
SA	4	4
AUS	0	AUS

Indicative approximate travel distances (per road, by car) from the relevant towns to the Project Area proposed access point (at Mosey Road) are provided in **Table 3-2**.

TABLE 3-2 VEHICULAR TRAVEL DISTANCES TO THE PROJECT AREA

Town/Regional Centre	Approximate travel distance per road
Burra UCL	39 km / 27 min
Clare UCL	79 km / 54 min
Jamestown UCL	31 km / 21 min
Peterborough UCL	61 km / 41 min
Crystal Brook UCL	79 km / 54 min

The Project Area, transportation and haulage routes, and surrounding towns and regional centres form the Social Locality, as depicted in **Figure 3-1**.



Legend

- Railway
- Site Entry
- Project Site Boundaries:**
 - Wind Farm Site Boundary
 - Grid Connection Site Boundary
 - 6km Radius from WTG
- Project Ancillary Infrastructure:**
 - 275kV Expansion
 - Substation
 - BESS
 - O & M Compound
 - Grid Connection Transmission Line
 - Transportation Route
 - SALs
 - UCLs
 - Local Government Area

Coordinate System:
GDA2020 MGA Zone 54
Date: 18/02/2025
Created By: GC
Drawing Size: A3
0 5 10Km
1:450,000

F3.1 - Project Social Locality

**Willogoleche Stage 2 Wind Farm
Social Impact Assessment (SIA)**

International Power (Australia) Holdings Pty Limited (Engie)

ERM

3.3 IDENTIFICATION OF STAKEHOLDER GROUPS

A Community and Stakeholder Engagement Plan (CSEP) has been prepared for the Project (attached as **Appendix A** of this SIA) and will be reviewed every twelve (12) months through the life of the Project.

As part of the initial scoping and based on the understanding of the Social Locality, relevant stakeholder groups who may potentially be impacted by the Project are identified. These are outlined in the CSEP and presented in Table 3-3.

TABLE 3-3 KEY STAKEHOLDERS

Stakeholder group	Stakeholders
Host landowners	Landowners with the potential to host Project components
Immediate neighbours	Neighbouring dwellings within a 6 km radius of any potential WTG location
Aboriginal communities	- Ngadjuri Nation Aboriginal Corporation (NNAC) - Traditional Owners - South Australian Native Title Services Ltd (SANTS)
State and Federal elected members	- The Hon Geoff Brock MP, State Member for Stuart - The Hon Tom Venning MP, Federal Member for Grey
State and Federal departments and agencies	- Department of Energy and Mining (DEM) - Department of Environment and Water - State Planning Commission (SPC) - State Commission Assessment Panel (SCAP) - SA Environmental Protection Authority (EPA) - Department of Climate Change, Energy, the Environment and Water (DCCEEW) - Australian Energy Infrastructure Commissioner - Civil Aviation and Safety Authority (CASA) - Regional Development Australia (RDA)
Local government	Goyder Regional Council - Mayor Bill Gebhardt - Deputy Mayor Debbie Hibbert - CEO, David J. Stevenson
Local community organisations and businesses	- Burra Agricultural and Horticultural Society - Burra and Districts Dog Obedience Club - Burra Farmers - Burra Men's Sheed - Burra Red Cross - Burra RSL - Burra Motor Inn - Burra Regional Art Gallery - Burra & Goyder Visitor Information Centre - Burra Medical Centre - Burra Railway BnB - Kookaburra Quilts - The Pharaoh's Tomb and Burra Antiques Centre - Burra Licensed Post Office - Hallett Land Care - Olde School Gallery Hallett

Stakeholder group	Stakeholders
	• KPPM Strategy
Surrounding communities	• Community members who live outside of the 8 km radius of a potential turbine location
Local schools, religions organisations and clubs	• Burra Community School • Burra History Group • Peterborough High School • St Jamestown School • Jamestown Community School • Crystal Brook Primary School • Clare High School • Clare Primary School • St Josephs School • Clare Valley Childrens Centre • Clayson Tennis Academy • Hallett Golf Course • Hallet Historical Society Inc • Burra Unity Church • St Josephs Catholic Church • St Mary's Anglican Church
Local media	• Goyder Council fortnightly newsletter • ABC North and West SA • Power FM • Radio Adelaide • Goyder's Line Gazette • Southern Goyder News

3.3.1 FIRST NATIONS COMMUNITIES

The Traditional Owners of the land on which the Project is proposed are the NNAC, which are identified as a key stakeholder group (refer to **Table 3-3**).

The *SA Aboriginal Heritage Act 1998* places a duty of care on ENGIE as proponents of the development to address the likelihood of any impact on heritage and states that works must not "damage, disturb or interfere" with an item, object of site of Aboriginal Heritage. ENGIE, along with nominated Ngadjuri representatives and the Ngadjuri's nominated heritage consultants, have undertaken extensive survey work of the Project Area. This process is ongoing, and ENGIE are aware of their responsibility pursuant to the *Aboriginal Heritage Act 1998*.

The *Commonwealth Native Title Act 1993* (NTA) is part of the Commonwealth's response to the High Court's decision in *Mabo v Queensland (No.2)* and adopts the common law definition of Native Title which is defined as the rights and interests that are possessed under the traditional laws and customs of Aboriginal people in lands and waters.

The NTA recognises the existence of Indigenous land ownership tradition where connections to country have been maintained and where acts of government have not extinguished this connection. The Project Area is within the Ngadjuri Nation #2 Native Title Claim (SC2011/002)⁹. Under the NTA, consultation should occur between the client and claimant representatives if

⁹ [Register of Native Title Claims Details](#)

any land subject to Native Title is to be affected. ENGIE has commenced engagement with the NNAC. This process is ongoing, and ENGIE are aware of their responsibility pursuant to the NTA.

In 2021, the Aboriginal and Torres Strait Islander population in the Goyder LGA represents 2.6% of the population residents (107 persons).

ENGIE is committed to continue working with the NNAC and SANTS to identify and implement appropriate management and mitigation measures in relation to the Project's potential impacts on First Nations people and Aboriginal cultural heritage.

3.4 OTHER DEVELOPMENTS

Several other major developments, including various renewable projects, are currently being developed or planned in SA.

As presented in **Table 3-4**, at least 14 other relevant developments were identified in the Social Locality. It is important to understand the nature, size and timing of these developments, because multiple sizeable construction workforces could have impacts, e.g. on the availability and affordability of housing in the Social Locality. Accordingly, the potential cumulative impact associated with these developments is considered as part of the assessment.

The Regional Council of Goyder has a community service project which is set up to connect contractors to local labour force, accommodation and catering providers, and other businesses (Goyder Regional Council, 2024d).

Table 3-4 highlights the developments that have a (partly) overlapping Construction Phase with that of the Project. It was found that at least 7 other developments (Australian Plains Solar Farm, Goyder Renewables Zone, Hallett BESS Project, Robertstown Solar, Solar River Project, Twin Creek Wind Farm and Whyte Yarcowie Wind Farm) have construction which may be partially overlapping with the Construction Phase of the Project. Together, these projects are expected to have over at least 1,291¹⁰ construction workers on their sites.

¹⁰ Calculation used: 300 workers expected for Australia Plains Solar Farm + at least 250 workers expected (as this is the number of workers who are currently on site) for the Goyder Renewables Zone + 275 workers expected for Robertstown Solar + 200 workers expected for the Solar River Project + 266 workers expected for Twin Creek Wind Farm.

TABLE 3-4 OTHER DEVELOPMENTS IN THE SOCIAL LOCALITY

#	Project Name	Location (approximate distance from the Project ¹¹)	Description	Proponent	Development Details ¹²				Website
					Anticipated Construction Period	Approx. # of workers	(Anticipated) Start of Operation	Approx. # of workers	
1	Australia Plains Solar Farm	Australia Plains Approx. 86 km	Solar and BESS	Green Gold Energy	2026	200	N/A	5-10	APSP Overview 6th Feb 2025
2	Energy Connect	Robertstown Approx. 72 km	Transmission line and power substation	ElectraNet	Completed in 2023	250	N/A	N/A	Project EnergyConnect
3	Geranium Plains Solar and Storage Farm	Geranium Plains Approx. 76 km	Solar and BESS	AMP Energy and EPS Energy	N/A	N/A	N/A	N/A	Solar Farm Development Australia - Risen Energy
4	Goyder Renewables Zone	Goyder North (North of Burra), and Goyder South (South of Burra) Approx. 25 km (closest)	Wind, solar and BESS	Neoen	2022-2034	1200 over 5-6 years with an estimated 250 currently working on the project ¹³	~2034	Goyder South – 20 Goyder North – 31	Goyder Renewables Zone - Renewable Energy for South Australia

¹¹ These are approximate distances, measured in a straight line (not per road) from the Project Area to the centre of the other development.

¹² Gray = (partial) known overlap with Project's anticipated construction timeline (2027-2029).

¹³ Contractors have rented approximately 60 properties as well using other motel, hotel, caravan park, worker camp & Paxton Square cottage accommodation in the Burra, Farrell Flat & Clare areas for their workers & staff (Goyder Regional Council, 2024c).

#	Project Name	Location (approximate distance from the Project ¹¹)	Description	Proponent	Development Details ¹²				Website
					Anticipated Construction Period	Approx. # of workers	(Anticipated) Start of Operation	Approx. # of workers	
5	Hallett Wind Farms	Hallett (Brown Hill, Hallett Hill, North Brown Hill and Bluff Range) Approx. 5 km (closest)	Wind farms	AGL Energy	2008-2012	433	Ongoing	36	Hallett Wind Farms About AGL
6	Hallett BESS Project	Canowie Approx. 11 km	BESS	Energy Australia	<2026	200	2026	N/A	EA 179 Hallett BESS fact Sheet v3 (1).pdf
7	Morgan Whyalla Pipeline Renewal	Section between Morgan and Burra Approx. 37 km (closest)	Pipeline replacement/upgrade	SA Water	Q1 2025	N/A	Upgrade will be completed late 2027	-	Morgan Whyalla pipeline renewal SA Water
8	Razorback Iron Ore Project	From Bunday, near Robertstown to the location of the iron ore project near Yunta Approx. 72 km (closest)	Transmission line	Magnetite Mines	N/A	N/A	N/A	N/A	Razorback Iron Ore Project Magnetite Mines
9	Robertstown Solar	Robertstown Approx. 72 km	Solar and BESS	EPS Energy/AMP Energy	2025-2027	275	>2027	15	Robertstown Solar Robertstown SA
10	Solar and Green Hydrogen Farm	Location not yet advised	Solar and green hydrogen	Solarig Australia	N/A	N/A	N/A	N/A	Solar energy and green hydrogen - Solarig Australia

#	Project Name	Location (approximate distance from the Project ¹¹)	Description	Proponent	Development Details ¹²				Website
					Anticipated Construction Period	Approx. # of workers	(Anticipated) Start of Operation	Approx. # of workers	
11	Solar River Project	Florierton Approx. 76 km	Solar and BESS	Zen Energy	2025-2027	200	N/A	N/A	Solar River - ZEN Energy
12	Twin Creek Wind Farm	Twin Creek Approx. 105 km	Wind farm with BESS	RES	2027-2029	266	2029	24	Twin Creek Wind Farm
13	Willogoleche 1	Separated by the Wilkins Highway Approx. <1 km	Wind farm	ENGIE (Simply Energy)	TBC	N/A	2019	N/A	Willogoleche Wind Farm ENGIE
14	Whyte Yarcowie Wind Farm	Whyte Yarcowie Approx. 14 km	Wind farm	Wind Prospect	2027-2029	N/A	N/A	N/A	Home - Whyte Yarcowie Wind Farm

4. STAKEHOLDER ENGAGEMENT ACTIVITIES

This section provides an overview of all stakeholder engagement activities that have taken place to date and are planned. It provides insight in what was discussed during past and current engagements, and what engagement tools and practices are envisioned for future engagements in relation to the Project.

4.1 COMPLAINTS MECHANISM

ENGIE's complaints mechanism is designed to ensure that community and stakeholder concerns are handled in accordance with Australian Standard AS guidelines and other best practices.

Community members can submit complaints through various channels, including an online form, email, phone, in-person, or by mail. ENGIE also provides support for people with disabilities and non-English speakers to ensure the process is inclusive. When submitting a complaint, individuals are encouraged to provide their contact details and detailed description of concerns and potential solutions. Complaints are acknowledged by ENGIE within three business days and resolved with ten business days. If the issue remains unresolved, it is escalated internally or referred to external bodies. This framework is reviewed every two years to ensure it remains effective and aligns with evolving standards and community expectations.

4.2 FIRST NATIONS ENGAGEMENT

The Traditional Owners of the land on which the Project is proposed are the NNAC.

Ngadjuri land extends from Angaston and Gawler in the south to Panaramittee and Yunta in the north and includes the Mid North, Clare Valley, Barossa, Burra, Peterborough, Orroro, Apilla, Booleroo Centre, Jamestown, Willochra Plain, Bimbowrie, Mt Bryan and the Southern Flinders Ranges (NNAC, 2016).

The NNAC represents over 300 members and is assisted by SANTS – a not-for-profit native title service provider for SA that is funded by the National Indigenous Australians Agency (NIAA) to assist Aboriginal South Australians to gain recognition and protect their native title rights and interests. SANTS provides assistance to NNAC including administration, research, legal, finance, corporate & community development, human resources, media & public relations.

Engagement with representative of the NNAC began in Q2 2024, primarily to identify areas of specific cultural value and heritage. A project introduction was provided, however cultural surveys, and a Cultural Heritage Management Plan (CHMP) are currently being developed. NNAC are engaged by ENGIE to conduct cultural heritage monitoring works to inform detailed design on the Project.

Ongoing engagement with the NNAC, SANTS and the wider First Nations Community will continue throughout the Project lifecycle.

4.3 ENGAGEMENTS TO DATE

Over the last 18 months, ENGIE has undertaken neighbour, community, and council meetings both in-person and online, as well as emails and phone calls. **Table 4-1** highlights specific engagement events to date.

TABLE 4-1 ENGAGEMENTS TO DATE

Date	Activity	Stakeholder	Details
3 July 2024	Pre-lodgement meeting	DEM	ENGIE presented Project details and status update
July 2024	Meeting at Mawson Lakes	First Nations Ngadjuri Nation Aboriginal Corporation	ENGIE provided an early indicative project map, PowerPoint presentation, overview of intent to deliver Ngadjuri benefit sharing.
July 2024	Targeted letterbox drop	- State and Federal elected members; - Local government; - Aboriginal Communities; and - Stakeholders Special Interests Group.	Letters were sent to introduce the Project, provide contact details and inform of future consultation events.
20 November 2024	Pre-referral meeting	DCCEEW	Pre-referral discussion; EPBC Act information and decision making; next steps
18 March 2025	Hallett Community Hub event	Community	ENGIE provided an opportunity for the community to meet the team, review information, ask questions and provide feedback.
19 March 2025	Burra Town Hall community event	Community	ENGIE provided an opportunity for the community to meet the team, review information, ask questions and provide feedback.
28 May 2025	Burra meeting	First Nations Ngadjuri Nation Aboriginal Corporation	ENGIE provided Ngadjuri-specific project Map, Heritage Survey Agreement (draft)
27 October 2025	Community drop in session	Community	ENGIE shared updated Project specific information for the community to review and share feedback.

5. SOCIAL BASELINE

The baseline section aims to establish a thorough understanding of the current social, economic, and environmental contexts before the start of the Project.

Data presented in the baseline provides an understanding of the communities within the Social Locality, including the Project Area, its local transportation and haulage routes, and nearby localities and regional centres.

It provides an overview of existing conditions, serving as a reference point for assessing and measuring the Project's impacts. This analysis includes a detailed look at demographic profiles, economic activities, housing conditions, and community well-being within the Social Locality.

By mapping these baseline conditions, potential vulnerabilities and opportunities are identified, ensuring that Project decisions and interventions are well-targeted and that mitigation strategies are tailored to the community's specific needs. This foundational knowledge is essential for predicting the Project's potential impacts and for planning sustainable development that aligns with the local community's socio-economic fabric.

5.1 LANDSCAPE, TOPOGRAPHY AND LAND USE CONTEXT

The Project Area is located in the mid-north region of South Australia. The geographic region consists of predominantly agricultural properties and national parks that span either side of the Flinders Ranges.

The total Project Area comprises of approximately 1432Ha across 25 parcels of land. Land is used for agricultural purposes. **Table 5-1** provides the cadastral information.

TABLE 5-1 CADASTRAL INFORMATION

Lot Number	Approx. Area (Ha)
F206802 A111	146.97
F206802 A112	83.74
F206802 A113	45.32
F206802 A114	65.9304
H240100 S309	11.55
H240100 S310	44.88
H240100 S311	62.89
F199980 Q92	2.66
F199980 Q92	6.97
F199988 Q112	12.44
F199988 Q111	8.35
F199987 Q108	67.95
H240100 S313	70.7368
H240100 S314	63.76

Lot Number	Approx. Area (Ha)
H240100 S315	68.0498
H200500 S475	92.2598
H240500 S473	81.956
H240100 S316	37.38
H240100 S317	51.1891
H200500 S479	79.735
D112788 A102	45.84
H240100 S319	51.5
H200500 S481	106.5465
H240100 S320	46.30
H240100 S321	77.9794
Total	1432.88

5.2 POPULATION DEMOGRAPHICS

Table 5-2 draws on the ABS datasets listed in **Table 3-1** to provide a demographic overview of the Social Locality.

Data presents (refer to **Section 5.4** for further analysis):

- The Social Locality experienced a stagnant growth in population between 2016 and 2021 with population change ranging from -1.8% (Goyder LGA) to 5.6% (Hallett SAL). This is lower than SA's (6.3%) and Australia's (8.6%) population growth in the same period; and
- The Social Locality's median weekly household income ranged from \$699 (Peterborough) to \$1,312 (Willalo) in 2021. This is lower than SA (\$1,455) and Australia (\$1,746) in the same period. In 2016, a similar situation was observed, with the Social Locality's median weekly household income ranging from \$682 (Peterborough) to \$1,312 (Willalo), whilst the median household income of SA was \$1,206 and the median household income of Australia \$1,438.

TABLE 5-2 KEY POPULATION INDICATORS ACROSS THE SOCIAL LOCALITY

Location	Year	Population	Population Change (%)	Median Age	Median Weekly Household Income (\$)	Aboriginal and/or Torres Strait Islander Pop. (%)	Pop. over 65 Years of Age (%)	Pop. Under 14 years of Age (%)	Households where a non-English language is used (%)
Hallett (SAL 40553)	2021	166	5.6	46	780	0 (0)	26 (14.7)	41 (23.2)	5 (7.5)
	2016	157		49	820	4 (2.6)	50 (31.8)	23 (14.6)	0 (0)
Willalo (SAL 41597)	2021	59	1.7	42	1,312	0 (0)	9 (15.3)	8 (13.6)	0 (0)
	2016	58		46	1,312	0 (0)	15 (25.9)	9 (15.5)	0 (0)
Burra (UCL 421004)	2021	922	1.7	56	787	17 (1.8)	318 (34.7)	137 (14.9)	22 (5.4)
	2016	907		53	832	13 (1.4)	270 (29.8)	139 (15.4)	17 (3.8)
Clare (UCL 415009)	2021	3,379	1.6	45	1,317	70 (2.1)	894 (26.4)	552 (16.4)	73 (5.1)
	2016	3,327		44	1,127	48 (1.4)	802 (24.1)	602 (18.1)	60 (4.1)
Jamestown (UCL 415014)	2021	1,389	-0.2	49	1,177	37 (2.7)	389 (28.1)	226 (16.3)	17 (2.8)
	2016	1,392		48	1,108	26 (1.9)	380 (27.3)	220 (15.8)	13 (2)
Peterborough (UCL 415035)	2021	1,428	0.8	55	699	108 (7.6)	442 (30.5)	186 (12.9)	15 (2.4)
	2016	1,416		53	682	104 (7.3)	396 (28)	203 (14.5)	20 (2.8)
Crystal Brook (UCL 415011)	2021	1,322	-0.2	50	952	31 (2.3)	404 (30.7)	260 (19.2)	15 (2.8)
	2016	1,324		50	874	32 (2.4)	385 (29)	247 (18.6)	14 (2.5)
Goyder LGA (LGA42110)	2021	4,060	-1.8	51	916	107 (2.6)	1,103 (27.2)	635 (15.6)	54 (3.2)
	2016	4,136		48	891	73 (1.8)	935 (22.6)	712 (17.2)	56 (3.1)
SA Area Code 4	2021	1,781,516	6.3	41	1,455	42,560 (2.4)	356,321 (20.0)	198,087 (17.0)	131,157 (19.0)
	2016	1,676,653		40	1,206	34,183 (2.0)	306,587 (18.3)	292,999 (17.5)	117,512 (17.4)
Australia AUS	2021	25,422,788	8.6	38	1,746	812, 734 (3.2)	4,378,088 (17.2)	4,638,006 (18.2)	2,295,688 (24.8)
	2016	23,401,892		38	1,438	649,167 (2.8)	3,676,763 (15.7)	4,364,608 (18.7)	1,971,011 (22.2)

5.3 ECONOMIC PROFILE

This section includes data on various economic aspects of the Social Locality. This includes an overview of the Social Locality's workforce, including information on top occupations of employment, its main industries, and characteristics of local businesses.

It also provides information on housing availability and affordability. For the latter, housing costs data is presented in combination with household incomes, and participation of the labour force (including unemployment figures). Trends across short-term and long-term housing options are included to gain further insight into housing availability.

The purpose of this section is to inform the assessment of employment and procurement options, as well as accommodation pressures generated from worker influx, particularly during the Construction Phase.

5.3.1 MAIN OCCUPATIONS

Table 5-3 presents the top occupations of employment within the Social Locality to provide insight on the Social Locality's economic profile.

Data presents:

- Between 2016 and 2021, the Goyder LGA labour force decreased from 1,818 to 1,786 (-1.8%). Overall labour forces also went down in Hallett (-10.6%), and Willalo (-3.2%);
- Burra has the Social Locality's highest percentage of technicians and trade workers (16.8%), whilst Willalo has the smallest percentage (0%);
- The percentage of technicians and trade workers as part of the labour force has generally increased throughout the Social Locality between 2016 and 2021, with exceptions in Hallett (-4.3%), Jamestown (-3.3%), and Crystal Brook (-0.4%);
- The Social Locality's highest percentage of machinery operators and drivers is in Peterborough (9.3%) and the lowest percentage is in Willalo (0%);
- The percentage of machinery operators and drivers as part of the labour force has generally increased throughout the Social Locality between 2016 and 2021, with exceptions in Clare (-1.5%) and Peterborough (-0.6%);
- The Social Locality's highest percentage of labourers was found in Peterborough (19.8%) and the lowest percentage in Hallett (7.8%); and
- The percentage of labourers as part of the labour force has generally decreased throughout the Social Locality between 2016 and 2021, with Crystal Brook (increase of 2%) as the exception.

TABLE 5-3 CATEGORISATION TOP OCCUPATIONS WITHIN THE SOCIAL LOCALITY

Location	Census Year	Labour force (#)	Technicians and Trades Workers (%)	Machinery Operators and Drivers (%)	Labourers (%)
Hallett (SAL 40553)	2021	59	3 (5.9)	4 (7.8)	4 (7.8)
	2016	66	6 (10.2)	3 (5.1)	7 (11.9)
Willalo (SAL 41597)	2021	30	0 (0)	0 (0)	3 (10)
	2016	31	0 (0)	0 (0)	4 (12.9)
Burra (UCL 421004)	2021	363	59 (16.8)	29 (8.3)	62 (17.7)
	2016	312	46 (14.5)	23 (7.2)	59 (18.6)
Clare (UCL 415009)	2021	1,628	260 (16.6)	83 (5.3)	224 (14.3)
	2016	1,515	225 (14.7)	104 (6.8)	230 (15)
Jamestown (UCL 415014)	2021	669	104 (15.9)	52 (8)	72 (11)
	2016	648	125 (19.2)	50 (7.7)	79 (12.1)
Peterborough (UCL 415035)	2021	438	37 (9.8)	35 (9.3)	75 (19.8)
	2016	373	37 (9.6)	38 (9.9)	83 (21.6)
Crystal Brook (UCL 415011)	2021	489	70 (15.1)	39 (8.4)	65 (14)
	2016	483	76 (15.5)	38 (7.8)	59 (12)
Goyder LGA (LGA42110)	2021	1,786	223 (13.4)	144 (8.6)	261 (15.6)
	2016	1,818	216 (12.7)	143 (8.4)	293 (17.2)

5.3.2 MAIN INDUSTRIES

Table 5-4 provides an overview of the top industries per statistical area within the Social Locality, based on the following categories:

- Agriculture and Primary Production¹⁴;
- Health and Public Services¹⁵;
- Commercial and Retail Services¹⁶;
- Industrial and Manufacturing Services¹⁷; and
- Construction and Infrastructure¹⁸.

¹⁴ Agriculture and Primary Production refers to the following ABS category: 'Agriculture, Forestry and Fishing'

¹⁵ Health and Public Services combines the following ABS categories: 'Public Administration and Safety' and 'Health Care and Social Assistance'

¹⁶ Commercial and Retail Services combines the following ABS categories: 'Retail Trade' and 'Wholesale Trade'

¹⁷ Industrial and Manufacturing Services combines the following ABS categories: 'Manufacturing' and 'Mining'

¹⁸ Construction and Infrastructure refers to the following ABS category: 'Construction'

Data presents:

- Goyder LGA relies heavily on agriculture and primary production as a top industry, with 27%;
- However, the UCLs display a more mixed economic composition with health and public services as main industry in Burra (19.4%), Clare (17.9%), and Jamestown (19.9%), and commercial and retail services dominating in Peterborough (16.6%) and Crystal Brook (11.6%); and
- The construction and infrastructure industry, which may be useful for the Construction Phase of the Project, is a non-dominating industry within the Social Locality.

TABLE 5-4 CATEGORIZATION OF TOP INDUSTRIES IN THE SOCIAL LOCALITY

Location	Census Year	Agriculture and Primary Production (%)	Health and Public Services (%)	Commercial and Retail Services (%)	Industrial and Manufacturing Services (%)	Construction and Infrastructure (%)
Burra (UCL 421004)	2021	35 (10)	68 (19.4)	41 (11.7)	38 (10.8)	33 (9.4)
	2016	50 (15.2)	65 (16.8)	35 (10.7)	38 (11.6)	20 (6.1)
Clare (UCL 415009)	2021	106 (10.4)	281 (17.9)	196 (12.4)	179 (11.4)	124 (7.9)
	2016	121 (7.8)	256 (16.6)	235 (14.5)	171 (11.1)	112 (7.3)
Jamestown (UCL 415014)	2021	83 (12.7)	130 (19.9)	85 (13)	51 (7.8)	58 (8.9)
	2016	66 (10.2)	136 (21)	118 (18.3)	55 (8.5)	57 (8.8)
Peterborough (UCL 415035)	2021	24 (6.3)	67 (17.7)	63 (16.6)	28 (7.4)	22 (5.8)
	2016	26 (6.8)	87 (22.8)	69 (18.1)	45 (11.8)	16 (4.2)
Crystal Brook (UCL 415011)	2021	31 (6.7)	115 (32.5)	54 (11.6)	44 (9.5)	34 (7.3)
	2016	33 (6.8)	122 (25.1)	63 (12.9)	35 (7.2)	16 (3.3)
Goyder LGA (LGA42110)	2021	487 (27.3)	216 (12.1)	183 (10.2)	169 (9.5)	96 (5.4)
	2016	551 (30.3)	215 (11.8)	161 (8.9)	168 (9.2)	91 (5.0)

5.3.3 LOCAL BUSINESSES

Data relating to the 'Counts of Australian Businesses' (ABS, 2024c) was used to provide insight in the characteristics of local businesses within the Social Locality. This data is available at LGA level.

As presented in **Table 5-5**, Goyder LGA hosts a total of 581 businesses, of which most are within the agriculture, forestry and fishing industry¹⁹. There are 51 businesses (of which 38 non-employing) in the construction industry, which may be relevant to the Project. It is noticeable that almost all businesses in the Social Locality employ less than 19 people and many are non-employing at all. It should also be noted that counts are heavily influenced by entry and exits within Australia's small business sector, and the scope of business counts is limited to businesses actively remitting in a (Goods and Services Tax) GST role only.

TABLE 5-5 NATURE OF LOCAL BUSINESSES IN THE SOCIAL LOCALITY

	Total Businesses	Of which with <19 employees	Industry 1	Total / non-employing	Industry 2	Total / non-employing	Industry	Total / non-employing
Goyder LGA	581	98.5%	Agriculture, Forestry and Fishing	311 / 198	Construction	51 / 38	Rental, Hiring and Real Estate Services	50 / 49

5.3.4 INCOME AND HOUSING

Table 5-6 provides an overview of key income and housing indicators across the Social Locality to indicate the Social Locality's housing affordability.

Data presents:

- Median weekly household incomes in the Social Locality range from \$699 (Peterborough) to \$1,317 (Clare). This comparable to Goyder LGA (\$916) but lower than the State's median weekly household income (\$1,455);
- The percentage change in weekly household income from 2016 to 2021 ranges from -5.4% (Burra) to 16.9% (Clare). In comparison, this percentage was 2.8% at Goyder LGA, and 20.6% in SA;
- From 2016 to 2021, unemployment decreased in most parts of the Social Locality (Crystal Brook -1.9%, Peterborough -2.8%, Jamestown -1.1%, and Burra -1.4%), whilst it increased in Hallett (7.9%) and Clare (0.1%). In comparison, this percentage was -1.1% at Goyder LGA, and -2.1% in SA;
- The highest weekly rent in the Social Locality was identified in Clare (\$250), and the lowest in Hallett (\$140). This is comparable to Goyder LGA (\$190) but lower than the State's weekly rent of \$300;
- The highest monthly mortgage repayments are also found in Clare (\$1,295) whilst the lowest monthly mortgage repayments are in Peterborough (\$542). This is comparable to Goyder LGA (\$867) but lower than the State's monthly mortgage repayments of \$1,500;

¹⁹ The Agriculture, Forestry and Fishing Division comprises businesses primarily involved in crop production, animal husbandry, timber cultivation and harvesting, as well as the collection of fish and other aquatic species from farms or natural environments.

- In 2021, households' rental payments which were >30% of the household income ranged from 19% (Jamestown) to 36.4% (Hallett). In comparison, in 2016 this range was significantly lower, from 4.9% (Hallett) to 8.9% (Clare);
- In 2021, households' mortgage payments which were >30% of the household income ranged from 7.2% (Clare) to 23.5% (Hallett). In comparison, in 2016 this range was significantly lower, from 0% (Hallett) to 5.4% (Clare);
- At the same time, the percentage of dwellings which are owned outright have increased throughout the Social Locality, apart from Crystal Brook (-2.2%); and
- Household composition is dominated by families throughout the Social Locality, ranging from 50% (Peterborough) to 87.5% (Willalo).

TABLE 5-6 KEY INCOME AND HOUSING INDICATORS IN THE SOCIAL LOCALITY

ABS statistical area	Census Year	Median weekly household income (\$)	Percentage change in weekly household income (%)	Unemployment (%)	Weekly Rent / mortgage monthly repayments (% where this is >30% of household income)	Owned outright / owned with mortgage / rented (%)	Household composition (families/ single/ group) (%)
Hallett (SAL 40553)	2021	780	-40 (-4.9)	9 (15.3)	140 / 839 (36.4 / 23.5)	35 / 17 / 11 (52.2 / 25.4 / 16.4)	39 / 31 / 0 (55.7 / 44.3 / 0)
	2016	820		5 (7.4)	100 / 533 (4.9 / 0)	31 / 14 / 13 (50.8 / 23 / 21.3)	42 / 19 / 3 (65.6 / 29.7 / 4.7)
Willalo (SAL 41597)	2021	1,312	0 (0)	0 (0)	- (- / -)	- (- / -)	21 / 3 ²⁰ (87.5 / 12.5)
	2016	1,312		0 (0)	- (- / -)	- (- / -)	16 / 0 ²¹ (100 / 0)
Burra (UCL 421004)	2021	787	-45 (-5.4)	15 (4.1)	180 / 880 (25.2 / 18.8)	186 / 101 / 103 (45.5 / 24.7 / 25.2)	320 / 177 / 0 (56.5 / 43.5 / 0)
	2016	832		19 (5.5)	168 / 816 (7.8 / 3.6)	147 / 114 / 112 (38 / 29.5 / 28.9)	231 / 156 / 6 (58.8 / 39.7 / 1.5)
Clare (UCL 415009)	2021	1,317	190 (16.9)	55 (3.4)	250 / 1,295 (20.3 / 7.2)	528 / 445 / 395 (36.9 / 31.1 / 27.6)	912 / 474 / 31 (64.4 / 33.5 / 2.2)
	2016	1,127		53 (3.3)	230 / 1,300 (8.9 / 5.4)	449 / 426 / 415 (33.5 / 31.8 / 30.9)	882 / 433 / 32 (65.5 / 32.1 / 2.4)
Jamestown (UCL 415014)	2021	1,177	69 (6.2)	12 (1.8)	215 / 961 (19 / 10.6)	276 / 189 / 126 (45.2 / 30.9 / 20.6)	377 / 211 / 13 (61.7 / 36.2 / 2.1)
	2016	1,108		19 (2.9)	188 / 1,053 (5.7 / 3.6)	255 / 193 / 136 (42.5 / 32.2 / 22.7)	366 / 212 / 21 (61.1 / 35.4 / 3.5)
Peterborough (UCL 415035)	2021	699	17 (2.5)	56 (12.8)	160 / 542 (30 / 11.6)	323 / 138 / 150 (50.9 / 21.8 / 23.7)	316 / 301 / 15 (50 / 47.6 / 2.4)

²⁰ Includes 'single' and 'group'²¹ Idem

ABS statistical area	Census Year	Median weekly household income (\$)	Percentage change in weekly household income (%)	Unemployment (%)	Weekly Rent / mortgage monthly repayments (% where this is >30% of household income)	Owned outright / owned with mortgage / rented (%)	Household composition (families/ single/ group) (%)
	2016	682		71 (15.6)	140 / 555 (6.8 / 3.8)	305 / 175 / 147 (46.6 / 26.7 / 22.4)	349 / 286 / 19 (53.4 / 43.7 / 2.9)
Crystal Brook (UCL 415011)	2021	952	78 (8.9)	20 (4.1)	197 / 951 (34.5 / 12.1)	227 / 165 / 116 (42.4 / 30.8 / 21.7)	335 / 189 / 8 (63 / 35.5 / 1.5)
	2016	874		31 (6)	176 / 1,042 (6.6 / 4.4)	239 / 153 / 122 (44.6 / 28.5 / 22.8)	350 / 181 / 7 (65.1 / 33.6 / 1.3)
Goyder LGA (LGA42110)	2021	916	25 (2.8)	92 (5.2)	190 / 867 (26.4 / 13.6)	824 / 448 / 303 (49.3 / 26.8 / 18.1)	1,068 / 572 / 29 (64.0 / 34.3 / 1.7)
	2016	891		114 (6.3)	150 / 867 (4.3 / 4.7)	759 / 475 / 347 (46.0 / 28.8 / 21.0)	1,063 / 540 / 35 (64.9 / 33.0 / 2.1)
SA (Area Code 4)	2021	1,455	249 (20.6)	47,778 (5.4)	300 / 1,500 (30.5 / 12)	226,902 / 246,341 / 190,462 (32.8 / 35.6 / 27.6)	470,498 / 197,272 / 23,542 (68.1 / 28.5 / 3.4)
	2016	1,206		60,488 (7.5)	260 / 1,491 (10.2 / 6.6)	205,531 / 225,670 / 182,180 (32.2 / 35.3 / 28.5)	436,817 / 179,119 / 22,855 (68.4 / 28 / 3.6)

5.3.5 LONG-TERM HOUSING AND ACCOMMODATION

Long-term housing or accommodation refers to privately owned and rented housing, for a long-term period, typically three (3) months or longer.

5.3.5.1 PRIVATELY OWNED HOUSING

The establishment of the Project has potential to influence local property values, potentially elevating them due to improvements in local infrastructure and economic benefits or decreasing them if the development is viewed unfavourably.

Table 5-7 provides an overview of the median house and unit prices and annual change in sale prices for the urban centres across the Social Locality.

TABLE 5-7 MEDIAN HOUSE PRICES AND HOUSE SALE PRICE CHANGES

Location	Median House Price (\$)	Annual Median Sale Price Change (%)	# of Houses for Sale ²²
Hallett / Willalo	N/A	N/A	0
Burra	385,000	22.42	10
Clare	495,000	15.99	8
Jamestown	350,000	26.13	10
Peterborough	193,000	28.33	10
Crystal Brook	265,000	1.92	9

Source: <https://www.propertyvalue.com.au>

5.3.5.2 PRIVATE RENTAL HOUSING

This section provides a desktop analysis of the private rental housing market. Two primary components of the rental housing market that can indicate both existing pressures and socio-economic vulnerability associated with the private rental market are considered: rental availability and affordability. If the Project were to accommodate non-local construction workers in private rental housing, it may exacerbate these existing pressures and result in further socio-economic impacts.

Rental Availability

Consideration of housing vacancy rates provide a window into the prospective long-term accommodation options available in the Social Locality. SQM Research housing vacancy rate data draws on a combination of ABS data and online data from monitoring major property listing sites to provide a time-series analysis on a monthly and postcode scale (SQM Research, 2025). SQM Research has tracked residential vacancy rates from 2005 through to 2024, on a postcode basis.

A review of housing vacancy data (SQM Research, 2025) shows that:

²² As of July 2025

- Burra, postcode 5417, experienced its highest vacancy rate since 2005 in 2012 at approximately 6.5%. In comparison, latest data of June 2025 shows a vacancy rate of 1.6%;
- Clare, postcode 5453, experienced its highest vacancy rate since 2005 in 2009 at approximately 9%. In comparison, latest data of June 2025 shows a vacancy rate of 0.4%;
- Jamestown, postcode 5491, experienced its highest vacancy rate since 2005 in 2020 at approximately 11%. In comparison, latest data of June 2025 shows a vacancy rate of 0%;
- Peterborough, postcode 5422, experienced its highest vacancy rate since 2005 in 2009 at approximately 7%. In comparison, latest data of June 2025 shows a vacancy rate of 0%; and
- Crystal Brook, postcode 5523, experienced its highest vacancy rate since 2005 in 2018 at approximately 7%. In comparison, latest data of June 2025 shows a vacancy rate of 0%.

As presented in **Table 5-8**, the Social Locality has a very limited number of 8 rental properties (totalling 27 rooms) available.

TABLE 5-8 RENTAL HOUSING AVAILABILITY

Location	House and Unit Size				Rental Properties (Approx.)	Rooms
	1 Bed	2 Bed	3 Bed	4+ Bed		
Hallett	-	-	-	-	-	-
Burra	-	1	-	-	1	2
Clare	-	1	2	-	3	8
Jamestown	-	1	1	-	2	5
Peterborough	-	-	1	-	1	3
Crystal Brook	-	-	-	-	-	-
Total	-	3	4	-	7	18

Source: [Domain.com.au](https://domain.com.au) | *Real Estate & Properties For Sale & Rent*

Rental Affordability

Rental affordability is a key portion of the housing market that is likely to respond to worker influx prompted by large projects and is a key component for sustaining the economic vitality of communities and the wellbeing of individuals (Lawrie, Tonts, & Plummer, 2011). Generally, rental stress can occur when rent exceeds 30% of a low-income household gross income.

Table 5-6 shows that ABS statistical areas across the Social Locality are relatively consistent with the state average (30.5%).

SGS Economics and Planning in partnership with National Shelter, Beyond Bank, and Brotherhood of St Laurence have published the Rental Affordability Index (RAI) since 2015 (SGS, 2025). The RAI index is calculated using the following equation: $RAI = (\text{Income}/\text{qualifying income}^{23}) \times 100$ and the results are broken down into affordability categories shown in **Table 5-9**.

TABLE 5-9 SGS RENTAL AFFORDABILITY INDEX

Index Scoring			Social Locality Scores
Index score	Share of income spent on rent	Relative unaffordability	The findings identify that in Quarter 2, 2024 the postcodes containing the following areas within the Social Locality were scored as follows: • Hallett: N/A; • Willalo: N/A; • Burra: N/A; • Clare: RAI score 100 – Unaffordable; • Jamestown: N/A; • Peterborough: RAI score 188 – Affordable; and • Crystal Brook: N/A.
<50	60% or more	Extremely unaffordable rents	
51-80	38-60%	Severely unaffordable rents	
81-100	30-38%	Unaffordable rents	
101-120	25-30%	Moderately unaffordable rents	
121-150	20-25%	Acceptable rents	
151-200	15% or less	Affordable rents	
>200		Very Affordable rents	

5.3.6 SHORT-TERM HOUSING AND ACCOMMODATION

Short-term accommodation (STA) such as hotels, motels, cabins, and caravan parks are important in regional areas to provide accommodation for visitors and to support regional tourism and economic activity (Gurran, Zhang, Shrestha, & Gilbert, 2018). High annual occupancy rates in STA that are driven by non-local construction workforces can reduce availability for tourism uses and place pressure on tourism-dependent businesses, particularly in locations with limited alternative accommodation supply. Conversely, persistently low annual occupancy rates may reflect limited tourism demand, strong seasonality, or a mismatch between accommodation supply and market demand, rather than the presence or absence of specific industries alone (Aitchison, 2012).

5.3.6.1 SHORT-TERM ACCOMMODATION AVAILABILITY

Table 5-10 presents an overview of the available rooms in the Social Locality. This is based on the full overview of STA capacity presented in **Annex A**.

Occupancy rates in the Social Locality are estimated at 73%²⁴.

²³ Qualifying income refers to the income required to pay rent, where rent is 30 per cent of income (i.e., qualifying income = rent/0.3).

²⁴ The 73% estimate is based on consultations with eight accommodation providers, each of whom supplied an occupancy rate. These rates were then averaged to derive the overall estimate.

TABLE 5-10 SHORT-TERM ACCOMMODATION CAPACITY

Location	Number of STA	Number of Rooms ²⁵
Hallett / Willalo	N/A	N/A
Burra	14	155 ¹
Clare	18	147
Jamestown	6	89 ²
Peterborough	7	113 ³
Crystal Brook	2	30 ⁴
Total	47	534

Note 1 includes 30 powered sites.

Note 2 includes 10 powered sites.

Note 3 includes 50 powered sites.

Notes 4 includes 24 powered sites.

The Proponent is also investigating the potential use of a proposed accommodation facility within the Goyder LGA. The use of this accommodation facility will be predicated upon its approval, the timing of its construction, and the establishment of appropriate commercial arrangements.

Tourist Influx

Peak and trough occupancy periods are relevant to understand how much STA providers would benefit from accommodating non-local workforces and how industries and social services reliant on STA may be impacted by accommodating non-local workers in STA.

The largest festivals and events occurring within the UCLs of the Social Locality are identified in **Table 5-11**.

TABLE 5-11 KEY FESTIVALS AND EVENTS IN THE UCLs OF THE SOCIAL LOCALITY

Location	Event/Festival	Indicative Date 2025
Burra	Burra Show	October 2025
Clare	Clare Valley Gourmet Weekend	May 2025
	Clare Show	18 October 2025
	Clare Valley Festival of the Lamb	17 September 2025
	SA Autumn Garden Festival	April 2025
	Clare Valley Running Festival	April 2025

²⁵ Where data of number of rooms was not readily available from booking websites or company websites, estimates were based on the number of listed rooms.

Location	Event/Festival	Indicative Date 2025
Jamestown	Jamestown Show	October 2025
Peterborough	Peterborough Art and Cultural Festival	N/A
Crystal Brook	Crystal Brook Show	August 2025

5.4 VULNERABLE GROUPS

Vulnerability refers to the capacity of individuals or groups to adapt to or cope with changes in their environment, influenced by various socio-economic factors. Certain socio-economic characteristics, such as age, livelihood, language proficiency, and health status, can make some individuals or groups more vulnerable than others. Regional towns throughout SA often experience social, cultural, environmental, and economic changes over time.

This section examines four (4) groups within the Social Locality that may face social vulnerabilities related to socio-economic disadvantage, cultural and linguistic diversity (CALD), age, and First Nations status. Refer to **Table 5-2** for an overview of all key population indicators presented in this Section.

5.4.1 CULTURAL AND LINGUISTICAL DIVERSITY

Culturally and linguistically diverse (CALD), refers to the wide range of cultural groups that make up the South Australian population and our communities (Government of South Australia, 2025). Due to these characteristics, CALD groups are often considered vulnerable. According to the NSW SIA Guidelines (NSW DPE 2023a, 2023b), it is essential to ensure culturally appropriate and inclusive engagement with these groups.

Demographic data of the Social Locality shows that:

- The percentage of households where non-English language is used in the Social Locality ranges from 0% (Willalo), to 7.5% (Hallett); and
- This is significantly lower than the percentage of households in the State and in Australia, with the SA percentage at 19% (131,157 households) and the national average at 24.8% (2,295,688 households).

The Australian Governments Department of Home Affairs provides a free interpreting service, which is accessible to any non-English speaking household living in Australia (Department of Home Affairs, 2024).

5.4.2 YOUTH AND ELDERLY

Youth and elderly populations are especially vulnerable to the impacts of large development Projects due to their mobility, health, safety, and social needs. The impacts that may exacerbate these needs are concentrated in the immediate vicinity of the Project Area during all Project Phases.

Demographic data of the Social Locality shows that:

- Median age in the Social Locality was found to be between 42 and 56 years in 2021. This is higher than SA's (41) and Australia's (38) median age in the same period. For 2016, the Social Locality's median age ranged between 44 and 53 years. Then too, the range was higher than SA's (40) and Australia's (38) median age in the same period;

- The Social Locality's population who are over 65 years of age is between 14.7% (Hallett) and 34.7% (Burra). All UCLs and the LGA show higher percentages than that of SA (20%) and Australia (17.2%); and
- At the same time, the Social Locality's population who are under 14 years of age is between 12.9% (Peterborough) and 23.2% (Hallett). All UCLs except (Crystal Brook, with 19.2%) and the LGA show lower percentages than that of SA (17%) and Australia (18.2%).

5.4.3 FIRST NATIONS PEOPLE

First Nations populations and communities are culturally vulnerable to the Project impacts that may affect tangible and intangible heritage, particularly given past practices and government policies that may have created detachment from traditional lands.

In places where First Nations people make up a smaller proportion of the overall population, their existing vulnerabilities may be pronounced due to issues in relation to marginalization, discrimination, and cultural erosion (e.g. when it is challenging to preserve cultural practices, language and traditions). This may offer opportunities for the Project to support cultural diversity, increase visibility of First Nations culture, and potentially contribute to economic opportunities for First Nations peoples in the Social Locality.

Data presents (refer to **Section 5.4** for further analysis):

- The Social Locality experienced a stagnant growth in population between 2016 and 2021 with population change ranging from -1.8% (Goyder LGA) to 5.6% (Hallett SAL). This is lower than SA's (6.3%) and Australia's (8.6%) population growth in the same period.

The Social Locality's median weekly household income ranged from \$699 (Peterborough) to \$1,312 (Willalo) in 2021. This is lower than SA (\$1,455) and Australia (\$1,746) in the same period. In 2016, a similar situation was observed, with the Social Locality's median weekly household income ranging from \$682 (Peterborough) to \$1,312 (Willalo), whilst the median household income of SA was \$1,206 and the median household income of Australia \$1,438.

Table 5-2 presents:

- The percentage of the Social Locality's population who identifies as Aboriginal and/or Torres Strait Islander ranges between 0% (Hallett and Willalo) and 7.6% (Peterborough). In comparison, this is 2.4% in SA and 3.2% in Australia.

Additionally, **Table 5-12** provides data on Aboriginal and Torres Strait Islander population statistics. It was found that:

- The median age of Aboriginal and Torres Strait Islander peoples in the UCLs of the Social Locality ranges from 20 (Peterborough) to 32 (Burra). In comparison, the overall median age in the Social Locality was found to be significantly higher, between 42 and 56 years. Similarly, in 2016, the median age of Aboriginal and Torres Strait Islander peoples in the UCLs of the Social Locality ranged from 15 (Peterborough) to 31 (Jamestown), whilst the overall median age ranged between 44 and 53 years;
- It was found that median weekly household incomes of Aboriginal and Torres Strait Islander peoples range between \$758 (Peterborough) and \$1,375 (Jamestown), whilst the range of the overall Social Locality's median weekly household income was comparable, ranging from \$699 (Peterborough) to \$1,312 (Willalo). In 2016, the median weekly

household incomes of First Nations people in the UCLs of the Social Locality ranged from \$524 (Burra) to \$769 (Crystal Brook), whilst that of the overall Social Locality was higher, starting at \$682 (Peterborough) to \$1,312 (Willalo); and

- Unemployment amongst Aboriginal and Torres Strait Islander peoples in the Goyder LGA is measured at 19.2%, which is higher than the overall unemployment rates found in the Social Locality, ranging from 0% (Willalo) to 15.3% (Hallett). From 2016 to 2021, unemployment amongst Aboriginal and Torres Strait Islander peoples unemployment decreased by 0.8% whilst an overall decrease was also visible in most parts of the Social Locality (apart from Hallett where unemployment increased with 7.9%, and Clare with 0.1%).

TABLE 5-12 ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES STATISTICS

ABS Statistical Area	Census Year	Percentage of the Total Population (%)	Median Age (#)	Median Weekly Household Income (\$)	Unemployment Rate (%)
Hallett (SAL 40553)	2021	0 (0)	N/A	N/A	N/A
	2016	4 (2.6)	N/A	N/A	N/A
Willalo (SAL 41597)	2021	0 (0)	N/A	N/A	N/A
	2016	0 (0)	N/A	N/A	N/A
Burra (UCL 421004)	2021	17 (1.8)	32	899	N/A
	2016	13 (1.4)	19	524	N/A
Clare (UCL 415009)	2021	70 (2.1)	25	1,312	N/A
	2016	48 (1.4)	25	762	N/A
Jamestown (UCL 415014)	2021	37 (2.7)	24	1,375	N/A
	2016	26 (1.9)	31	599	N/A
Peterborough (UCL 415035)	2021	108 (7.6)	20	758	N/A
	2016	104 (7.3)	15	545	N/A
Crystal Brook (UCL 415011)	2021	31 (2.3)	25	866	N/A
	2016	32 (2.4)	27	769	N/A
Goyder LGA (LGA42110)	2021	107 (2.6)	38	766	5 (19.2)
	2016	73 (1.8)	36	700	4 (20)

5.4.4 SOCIO-ECONOMIC DISADVANTAGE

SEIFA is a product developed by the ABS²⁶ that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census, with SEIFA 2021 based on Census 2021 data. The SEIFA is commonly used to determine areas that require funding and services, identify new business opportunities, and assist research into the relationship between socio-economic disadvantage and various social outcomes. A relative measure of socio-economic disadvantage was first produced by the ABS following the 1971 Census while the SEIFA in its present form was first produced from the 1986 Census data (ABS 2018a, ABS 2018b).

The concept of relative socio-economic advantage and disadvantage used in the SEIFA 2021 is the same as that used for the previous two censuses (2011 and 2016). The ABS broadly defines relative socio-economic advantage in terms of people's access to material and social resources, and their ability to participate in society. This is broadly defined in recognition of the many concepts that have emerged in the literature to describe advantage and disadvantage.

The dimensions included in SEIFA are guided by international research, given the constraints of Census data. The Census does collect information on the key dimensions of income, education, employment, occupation, housing, and some other miscellaneous indicators of advantage and disadvantage; these are the candidate variables used to construct the SEIFA (ABS 2018a, ABS 2018b).

Areas are ordered from the lowest to the highest SEIFA score. The lowest 1% of areas are given a percentile rank of 1, the next lowest 1% are given a rank of 2, and so on, up to the highest 1% of areas, which are given a rank of 100. This means that a higher percentile rank indicates a higher level of socio-economic advantage.

The latest available SEIFA indicators across the Social Locality are reported in **Table 5-13**. Data presents:

- The SEIFA scores of Hallett and Willalo remained stable over time, moving from 996 to 995 in both SALs. In comparison, the Goyder LGA score was lower at both times and decreased by 20 points.

TABLE 5-13 SEIFA INDICATORS ACROSS THE SOCIAL LOCALITY

ABS Statistical Area	Census Year	SEIFA Score	Percentile within SA
Hallett (SAL 40553)	2021	995	59
	2016	996	54
Willalo (SAL 41597)	2021	995	59
	2016	996	54
Goyder LGA (LGA42110)	2021	914	30
	2016	934	34

²⁶ Socio-Economic Indexes for Areas (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census.

5.5 SOCIAL INFRASTRUCTURE AND COMMUNITY WELLBEING

This section provides an overview of the social infrastructure present in the Social Locality, which contributes to the wellbeing of the local community. Besides accommodation, the Project's labour force will make use of the social infrastructure and services.

Four (4) key aspects of social infrastructure are discussed in greater detail:

- Emergency services;
- Healthcare facilities and indicators;
- Educational levels and facilities; and
- Transportation and infrastructure.

5.5.1 EMERGENCY SERVICES

Table 5-14 indicates where emergency services such as fire, ambulance and police services are located within the Social Locality.

TABLE 5-14 EMERGENCY SERVICES IN THE SOCIAL LOCALITY

Location	Fire Station / Country Fire Service (CFS)	Police	Ambulance	Voluntary Emergency Services ²⁷
Hallett / Willalo	✓	✓		✓
Burra	✓	✓	✓	✓
Clare		✓	✓	✓
Jamestown	✓	✓	✓	
Peterborough	✓	✓		
Crystal Brook		✓	✓	

5.5.2 HEALTH

This section explores two (2) components of community health:

- Community health indicators; and
- The existing community health facilities likely to service the construction and operational workforce.

Community health indicators are identified through existing health conditions across the Social Locality, as presented in **Table 5-15**. These are from 2021 only as data on existing health conditions was not provided in the 2016 Australian census.

Data presents:

- The existing health conditions in the Social Locality are below standard and percentages of people with neurocognitive or respiratory conditions are above state averages at all locations except in the SALs; and

²⁷ Voluntary Emergency Services includes Rural Fire Services (RFS) and State Emergency Service (SES).

- These findings are aligned with the demographic trends presented in **Section 5.2** (i.e. an aging population), and that the community may require frequent usage of healthcare services.

TABLE 5-15 HEALTH CONDITIONS IN THE SOCIAL LOCALITY

ABS Statistical Area	Neurocognitive ²⁸ conditions # of people (%)	Respiratory ²⁹ conditions # of people (%)
Hallett (SAL 40553)	16 (9.6)	13 (7.8)
Willalo (SAL 41597)	0 (0)	0 (0)
Burra (UCL 421004)	121 (13.2)	121 (13.1)
Clare (UCL 415009)	436 (12.9)	420 (12.4)
Jamestown (UCL 415014)	190 (13.7)	183 (13.1)
Peterborough (UCL 415035)	216 (15.2)	200 (14)
Crystal Brook (UCL 415011)	220 (25.2)	193 (14.6)
Goyder LGA (LGA42110)	495 (12.2)	545 (13.5)
SA Area Code 4	192,533 (10.8)	195,348 (10.9)

Legend:

- Above state average
- Below state average
- State Average

Public health services in the Social Locality and nearby towns which may support the Construction Phase of the Project are identified in **Table 5-16**. Data presents:

- Palliative Care is not available in the Social Locality, forcing families to travel or relocate to access the care;
- Maternity, rehabilitation and aged care services are not available to most residents in the region. Again, for residents to receive care they would have to relocate, travel or wait long periods of time to gain access to the service; and
- Clare has most of the services, providing eight of the ten public health services.

²⁸ Neurocognitive combines the following ABS categories: 'Mental health condition (including depression or anxiety)' and 'Dementia (including Alzheimer's)'.

²⁹ Respiratory combines the following ABS categories: 'Lung Conditions (including COPD or emphysema)' and 'Asthma'.

TABLE 5-16 PUBLIC HEALTH SERVICES WITHIN THE SOCIAL LOCALITY

ABS Statistical Area	24-Hour Emergency	Mental Health Services	Maternity Services	Surgical Services	Community Health Services	Palliative Care	Rehabilitation Services	Aged Care Services	Dental Services	Pathology Services
Burra	✓	✓		✓					✓	✓
Clare	✓	✓	✓	✓	✓		✓		✓	✓
Jamestown	✓	✓			✓			✓	✓	✓
Peterborough	✓	✓		✓	✓				✓	
Crystal Brook	✓	✓		✓	✓		✓	✓		✓

5.5.3 EDUCATION

This section explores two (2) components of community education:

- Education facilities, as these may experience impacts from the Project; and
- Education attainment. If educational profiles are strong enough, this may suggest opportunities for the Project to source workers locally and lay a foundation for the technical needs of the Project.

Education facilities are outlined in **Table 5-17**.

Data presents:

- No schools were identified in Hallett or Willaloo; and
- The UCLs of the Social Locality are relatively well serviced with pre-, primary and secondary educational facilities. However, residents seeking tertiary education opportunities typically look towards larger regional centres or metropolitan areas. Particularly Adelaide, the State capital, provides multiple universities and higher education institutions.

Additionally, when looking at childcare options in the Social Locality, childcare options in Goyder LGA are scarce with only 0.23 places per child (Victoria University, 2024). This is lower than the State (0.48 places per child). This can put pressure on families and sometimes indirectly impact workforce demographics (i.e. workers, often female workers, staying home).

TABLE 5-17 EDUCATIONAL FACILITIES IN THE SOCIAL LOCALITY

Location	Educational Centre	Type of School	Schools which offer school bus services
Burra	Burra Community School Burra Preschools Kindergarten	State school Government Subsidised Child Care	Burra Community School
Clare	Clare High School Clare Valley Children's Centre St Joseph's School	State school Government Subsidised Child Care	Clare High School

Location	Educational Centre	Type of School	Schools which offer school bus services
	Clare Out of School Hours Care Clare Primary School Horizon Christian School The Gums Childcare Centre Voice it	Private school Private Training Service State school Private school Government Subsidised preschool Private Training Service	
Jamestown	St James School Jamestown Community School	Private school State school	St James School
Peterborough	Peterborough Community Preschool Peterborough Primary School Peterborough High School St Joseph's School	Government Subsidised preschool State school State school Private school	
Crystal Brook	Crystal Brook Kindergarten Crystal Brook primary school Parish Centre	Government Subsidised Child Care State school Other education	St Mark's College (Port Pirie) offers services from Crystal Brook.

Education attainment across the Social Locality is presented in **Table 5-18**.

Data presents:

- The Social Locality's population's education attainment is generally below the State average; and
- However, the number of people with vocational training in Clare, Jamestown and Crystal Brook is of higher percentage than the State, which may indicate options for the Project to tap into during its Construction Phase.

TABLE 5-18 EDUCATIONAL ATTAINMENT ACROSS THE SOCIAL LOCALITY

ABS Statistical Area	Census Year	Educational attainment year 12 # of people (%)	Educational attainment Vocational # of people (%)	Educational attainment University # of people (%)
Hallett (SAL 40553)	2021	17 (13.1)	28 (21.5)	17 (13.1)
	2016	12 (8.6)	35 (25)	14 (10)
Willalo (SAL 41597)	2021	-	-	-
	2016	-	-	-
Burra (UCL 421004)	2021	93 (11.3)	204 (26.1)	94 (12)
	2016	87 (11.4)	202 (26.4)	69 (9)
Clare (UCL 415009)	2021	320 (11.3)	774 (27.3)	466 (16.5)
	2016	345 (12.7)	703 (25.9)	367 (13.5)
	2021	150 (12.9)	328 (28.4)	138 (11.9)

ABS Statistical Area	Census Year	Educational attainment year 12 # of people (%)	Educational attainment Vocational # of people (%)	Educational attainment University # of people (%)
Jamestown (UCL 415014)	2016	144 (12.3)	280 (23.8)	127 (10.8)
Peterborough (UCL 415035)	2021	133 (10.6)	241 (19.3)	71 (5.7)
	2016	135 (11.1)	202 (16.6)	70 (5.8)
Crystal Brook (UCL 415011)	2021	109 (10.2)	306 (28.8)	125 (11.7)
	2016	105 (9.7)	294 (27.4)	105 (9.7)
Goyder LGA (LGA42110)	2021	427 (12.5)	684 (16.8)	557 (13.7)
	2016	433 (12.6)	603 (14.6)	533 (12.9)
SA (Area Code 4)	2021	224,573 (15.2)	387,118 (26.2)	335,213 (22.7)
	2016	214,813 (15.5)	346,685 (25)	256,510 (18.5)

Legend:

- Above state average
- Below state average
- State Average

5.5.4 TRANSPORTATION AND INFRASTRUCTURE

This section describes the existing transportation networks, including roads and public transport systems in the Social Locality, and how these are currently used.

The main highways which are located within Goyder LGA and connect the Social Locality with the wider region include:

- **Goyder Highway (B64):** This highway runs west-east through the Mid North region, connecting Spencer Gulf to the Riverland. Within Goyder LGA, it passes through Burra. This highway runs east of the WTG area;
- **Wilkins Highway (B56):** This highway runs east-west between Port Pirie and Peterborough, linking the Spencer Gulf to the Mid North. This highway runs east of the WTG area;
- **Barrier Highway (A32):** This highway runs north south and intersects with the Goyder Highway near Burra. This is the key highway to be used as the Project's transportation route. Parallel to the highway runs the Crystal Brook–Broken Hill railway line. The railway is primarily used for freight services, with major operators including Pacific National, SCT Logistics, and Aurizon but also hosts the Indian Pacific passenger service between Perth, Adelaide and Sydney;
- **Horrocks Highway (B82):** This highway briefly overlaps with the Goyder Highway near Gulnare and provides access to the Clare Valley and further north;

- **RM Williams Way (B80):** This highway also intersects with the Goyder Highway near Spalding and passes through Burra; and
- **Worlds End Highway (B81):** This highway intersects with the Goyder Highway near Worlds End and runs north-south entirely within the Goyder LGA.

Wiers Gap Road runs west to east through the WTG area. Other smaller roads surrounding the WTG area include Stock Rte Road in the northeast, Northern Road and Popperinghi Road on the west side, and The Braes Road in the southeast. The railway in between the WTG area and the Barrier Highway is the Peterborough–Quorn railway line, which was historically significant for connecting various regional areas but is no longer in operation.

Local public transport services in and between the UCLs of the Social Locality are limited. There are no direct bus connections between Burra and Jamestown. Travelers can take a taxi to Clare and then a bus to Jamestown. Existing services include the following:

- **Mid North Passenger Service:** Connects Adelaide to various Mid North towns. Routes include Adelaide to Peterborough via Burra and Hallett, as well as Adelaide to Peterborough via Clare and Jamestown. Busses run on Monday, Wednesday, Friday and Sunday. This service is operated by Yorke Peninsula Coaches;
- **Clare Valley and Surrounding Areas:** Service around the Clare Valley region. Routes include Clare and surrounding areas, Burra intertown, Burra to Clare, and Clare intertown services. Peninsula Coaches provides these services as Community Passenger Network (CPN) booked services; and
- **Port Pirie and Upper North Services:** Connects Peterborough to Port Pirie and to Port Augusta. This service is operated by Kent Group.

Additionally, there are private companies who offer passenger transport options for groups, which need to be booked in advance³⁰.

Some schools also offer school bus options. This is presented in **Table 5-17**.

5.6 COMMUNITY VALUES

5.6.1 NATURE AND RECREATION

The broader region provides access to various parks, all with the purpose of protecting natural habitats and biodiversity, as well as offering options for recreation.

Goyder LGA hosts several conservation parks, including the Hopkins Creek Conservation Park, Mimbara Conservation Park, Caroon Creek Conservation Park, Mokota Conservaton Park, and Pandappa Conservation Park. The latter three (3) parks are the ones at closest distance to the Project Area. Goyder LGA is also creating the Worlds End Gorge National Park, which would combine 1,000 hectares of land at Worlds End Gorge with 600 hectares of the adjacent Hopkins Creek Conservation Park and is part of Neoen's native vegetation offset strategy for its Goyder South Stage 1 wind farm (refer to **Section 3.4**).

³⁰ Such as Hanleys Passenger Services: [Contact Us | Hanleys Passenger Service](#)

Table 5-19 outlines the community and recreation services in the Social Locality, which covers sports, religious, hospitality, and essential services such as emergency response, cultural organizations, and general amenities like parks, cafes, and community halls. These services play a crucial role in supporting the well-being of residents and accommodating workforce needs during the Construction and Operation phases of the Project.

TABLE 5-19 COMMUNITY AND RECREATIONAL SERVICES IN THE SOCIAL LOCALITY

Location	Parks	Sports Fields	Swimming Pools	Fitness Centres	Golf Courses	Shopping Centres	Post Offices	Libraries	Community Halls	Cafes	Restaurants	Churches	Rotary Club	Lions Club	Chamber of Commerce	Cultural Groups ³¹
Hallett / Willalo	1	1	0	0	0	0	1	0	1	1	0	1	0	0	0	0
Burra	4	1	1	1	1	0	1	1	1	1	5	2	0	0	0	3
Clare	13	1	1	1	1	0	1	1	1	3	13	2	1	1	1	1
Jamestown	2	1	1	1	1	0	1	1	1	2	2	2	1	1	1	2
Peterborough	3	1	1	0	0	0	1	1	1	3	4	2	1	1	1	3
Crystal Brook	8	1	1	1	1	0	1	1	1	2	1	4	1	1	1	2

5.6.2 FESTIVALS AND EVENTS

Table 5-11 provides an overview of the key festivals and events in the UCLs of the Social Locality. The dates that festivals and annual events occur is of importance when considering the STA options identified in **Section 5.3.6**.

Other events include activities in various towns across the Goyder LGA and attract tourists to the region are:

- **South Australian Living Arts Festival (SALA):** A celebration of South Australia's thriving visual arts community annually, throughout the month of August, across various locations in the Goyder LGA. Website: [Home – SALA - South Australian Living Artists Festival](#); and
- **Shannons Rally SA:** The rally of the heartland is planned for 24-26 April 2026 Website: [Shannons Rally SA - Rally of the Heartland - Rally South Australia](#).

³¹ Cultural groups refer to organisations or community-based groups that promote heritage, education and cultural awareness.

5.6.3 CULTURAL HERITAGE

A Desktop Historical and Cultural Heritage Assessment for the Project Area was conducted in December 2023 (ERM, 2023) to provide a desktop review of Aboriginal and historic heritage within the Project Area and local region, to assess potential risks to First Nations and historic heritage, and to provide heritage management recommendations in line with the *Aboriginal Heritage Act 1988*, *Heritage Places Act 1993*, and *Native Title Act 1994*, as well as other relevant State legislation.

It was found that there is a historic heritage place (Cappedee Homestead and Woolshed) within the Project Area and a likelihood for further historic heritage to occur within 100m of the site.

Additionally, a search of the Taa Wika database for First Nations cultural heritage found no registered First Nation places located within the Project Area. However, nearby studies indicate there is a low to moderate likelihood for First Nations cultural heritage to occur in proximity to water courses and high points in the landscape such as hilltops and ridge lines.

Further investigation, including survey, is required to inform the detailed design process to avoid and mitigate risks to any heritage located within the Project Area that may be subject to harm by the Project.

5.7 BASELINE SUMMARY

This section provides an overview of the key implications and insights from the baseline as outlined in **Section 5.1** to **Section 5.6** and the challenges and opportunities identified through the baseline analysis. **Table 5-20** provides an overview of these key findings which feed into the assessment presented in **Section 6**.

TABLE 5-20 IDENTIFIED CHALLENGES AND OPPORTUNITIES

Theme		Preliminary identification of challenges and opportunities
Stakeholder engagement		- The Project's Complaint mechanism is accessible and clear demonstrating ENGIEs willingness to be accountable, proactive and respectful when handling complaints, strengthening relationships with stakeholders; and - Stakeholder sentiment was mostly neutral. Most concerns raised were related to transmission lines, quality of engagement, noise and visual impacts.
Landscape, topography and land use context		- The Project is located near national parks which may increase concerns around the Project potential impact to biodiversity including bushfire risks; - Project area is approximately 1,432Ha on 25 parcels of land; and - Potential exists for co-use of land (e.g. livestock grazing) alongside the wind farm infrastructure, supporting agricultural continuity and landholder income diversification.
Population demographics		- Population stagnation or decline can intensify socio-economic challenges, such as labour shortages and infrastructure degradation, as these regions often have fewer alternative sources of economic activity to buffer against such impacts; - Relatively low median weekly household incomes may indicate to limited access to well-paying jobs or industries; and - The Social Locality's relatively old age can create challenges to reskilling people into renewable energy workforce participation.
Economic profile	Main occupations	- Although the Goyder LGA labour force decreased between 2016 and 2021, the percentage of technicians and trade workers and machinery operators and drivers has generally increased throughout the Social Locality. This offers opportunities for the Project to hire local employees; - The percentage of labourers as part of the labour force has generally decreased throughout the Social Locality, which may create challenges; - Overlapping construction periods of 7 other developments may increase challenges for the Project as they may compete for workers; and - Construction can result in short term work force shortages for local businesses.
	Main industries	- Whilst Goyder LGA relies heavily on agriculture and primary production as a top industry, the UCLs display a more mixed economic composition, offering a broader range of skill sets to the Project; and - However, construction and infrastructure industry, which may be useful for the Construction Phase of the Project, is a non-dominating industry within the Social Locality. This may complicate finding local workers or suppliers.

Theme		Preliminary identification of challenges and opportunities
	Local businesses	Out of an approximate 567 businesses, only 48 are active in the construction industry, and almost all businesses are sole traders. This may cause challenges for the Project to find local procurement and suppliers.
	Income and housing	- Whilst unemployment decreased in most parts of the Social Locality, the median weekly household incomes in the Social Locality are lower than that of the State and there are parts of the Social Locality where the median weekly household income has decreased between 2016 and 2021. This is particularly risky at the current context of Australia's cost-of living crisis and could put the local community at risk of homelessness and food insecurity; and - Additionally, the percentage of households in the Social Locality where rental payments exceeded 30% of the household income was significantly higher in 2021, compared to 2016. A similar trend is visible for mortgage payments. This situation can be particularly challenging for the Project in relation to its workers influx, e.g. if their arrival may cause additional increase in rental prices.
	Long-term housing and accommodation	Although long-term rental <i>affordability</i> scores in the Social Locality are relatively positive, ranging from RAI score 100 to 188, long-term rental <i>availability</i> in the Social Locality is very low with vacancy rates below 1% and a very limited number of 8 rental properties (totalling 27 rooms) available. This situation suggests that reliance on long-term rental housing only for non-local workers may be constrained.
	Short-term housing and accommodation	- At least 47 STA with 534 rooms/units were identified in the Social Locality, which may provide options for the Project to host its non-local construction workforce; - At the same time, these accommodation options play an important role for the tourism sector within the Social Locality, and not all STA may be suitable for workers; and - Overlapping construction periods of other developments may also increase challenges for the Project as they may compete for accommodation options.
Vulnerable groups	Cultural and linguistical diversity	The Social Locality shows low linguistical vulnerability which should ease communication and engagement.
	Youth and elderly	- Findings on an aging population reflect vulnerability due to age, which may indicate potential challenges to source local workers. It also highlights the need for robust measures to mitigate noise, ensure safety, and control dust emissions, especially to protect the wellbeing of the elderly, who may be more susceptible to environmental hazards; and - The Social Locality's relatively small percentage of the population younger than 14 years of age may further increase potential challenges to source local workers whilst it also offers opportunities for the Project to support community needs such as training opportunities or youth hubs to prevent out-migration.

Theme		Preliminary identification of challenges and opportunities
	First Nations people	- The median age of Aboriginal and Torres Strait Islander peoples in the UCLs of the Social Locality is significantly lower than that the Social Locality's overall median age. This suggests that First Nations people in the Social Locality are vulnerable and require special attention from the Project, for example when examining its options for social services such as healthcare services in the Social Locality. There may also be feelings of inequality, e.g. through available jobs and/or received services in relation to healthcare and education which may offer opportunities for the Project to support cultural diversity, increase visibility of First Nations culture, and potentially contribute to economic opportunities for First Nations people; and - Whilst unemployment amongst Aboriginal and Torres Strait Islander peoples is higher than the overall unemployment rates found in the Social Locality, no significant economic disadvantages were found in relation to median weekly household incomes.
	Socio-economic disadvantage	- The Social Locality's stable SEIFA scores indicate low to moderate vulnerability to change; and - There may be opportunities to support social wellbeing projects.
Social Infrastructure and Community Wellbeing	Emergency services	- The Social Locality offers emergency services options for the Project to provide a safe working place for the construction workforce. At the same time, ENGIE should be aware not to put pressure on existing services; - Overlapping construction periods of other developments may increase challenges for the Project as they may put additional pressure on services; and - There may be opportunities for the Project to support volunteer service providers.
	Health	- Similarly, although a wide variety of health services are available in the Project's surroundings, the local community's health conditions are below the State's average, which may cause pressure on existing services; and - Overlapping construction periods of other developments may increase challenges for the Project as they may put additional pressure on services.
	Education	- Limited childcare options may impact the demographics of the Project's workforce; - Educational centres in the Social Locality offer opportunity for sponsorships and skills training; - Considering time schedules of school busses in the Social Locality can help mitigate traffic impacts; - Vocational education attainment in Clare, Jamestown and Crystal Brook provides opportunities for the Project's construction workforce; and - Support to increase the levels of tertiary education attainment could be considered.
	Transportation and infrastructure	- The Project may want to offer shuttle busses for workers as public transportation options are limited; and - There is an opportunity for the Project to upgrade the historical railway located east of the Project Area to attract local tourism.

Theme		Preliminary identification of challenges and opportunities
Community Values	Nature and recreation	• The landscape and its flora and fauna are important values to the Social Locality's community. Potential impacts on biodiversity may trigger emotional response from stakeholders; • The Social Locality offers a range of community and recreation services which may be used by the Project's workforce. This may cause pressure on existing services; and • Overlapping construction periods of other developments may increase challenges for the Project as they may put additional pressure on these services.
	Festivals and events	• If events and festival timeframes overlap with construction periods, the demand for accommodation may impact upon the readily available options for tourists and visitors to rely upon; and • There is an opportunity to provide support for key festivals and events throughout the construction and operations phases of the Project.
	Cultural heritage	• There may be opportunities for the Project to stimulate First Nations employment and procurement opportunities; and • There may also be opportunities for the Project to preserve Aboriginal heritage and celebrate Ngadjuri culture.

6. SOCIAL IMPACT ASSESSMENT

6.1 DECISION-MAKING SYSTEMS

This section examines how the Project might affect local governance, community participation, and the ability of residents to influence decisions that affect their lives. Identified social impacts include:

- Ineffective stakeholder engagement and opportunity to influence.

6.1.1 STAKEHOLDER ENGAGEMENT AND OPPORTUNITY TO INFLUENCE

Impact description

Engagement is important for the social license of the Project. Ineffective community engagement, however, may occur due to poor communication, lack of stakeholder identification, minimal stakeholder involvement, misaligned expectations, inadequate conflict management, or a lack of trust and transparency, limited accountability and follow up, or cultural and contextual insensitivity, amongst other reasons. It is important to avoid ineffective community engagement to enhance trust and collaboration between the Project and its stakeholders. The opportunity to participate in the Project design process can further enhance community trust and support as stakeholders feel their voices are heard. It can also promote transparency to hold developers accountable to the community.

Impact information

Based on the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Engagement Outcomes: Community sentiment towards the Project has varied across engagement activities and locations over time. As engagement progressed and the Project Team engaged more directly with local residents through meetings, phone calls and email correspondence, discussions became increasingly constructive.

ENGIE has maintained an active presence in the local area, undertaking regular bi-monthly site visits throughout 2024 and 2025 to meet with residents and stakeholders. These visits, alongside newsletters and flyer distribution, have provided consistent touchpoints and facilitated a two-way communication channel between the Project Team and the community.

Throughout the engagement process, residents raised concerns regarding water availability, visual and noise impacts, transmission infrastructure, and potential impacts on their day-to-day lives. There was also a broader sense of frustration expressed by some stakeholders regarding the perceived disproportionate burden placed on rural communities to host renewable energy infrastructure.

Overall, community sentiment towards the Project during direct engagement with ENGIE appears generally neutral. This suggests that stakeholders are either comfortable engaging with the proponent or have become accustomed to the prospect of a wind farm being developed in the area. Several neighbouring residents noted that, prior to the construction of the Willogoleche Wind Farm, there had been an understanding - extended to the Willo 2 development - that no above-ground power or transmission lines would be constructed through the valley or along local roads. In response, ENGIE has undertaken surveys and engaged extensively with affected stakeholders, resulting in changes to the preferred transmission route, including the decision not to propose overhead lines along Ashby Road.

While a significant volume of correspondence has occurred via email between ENGIE, community members and stakeholders, the Project Team's continued on-ground presence through regular site visits has remained a key component of the engagement approach, reinforcing accessibility, transparency and ongoing dialogue.

In addition, ENGIE is currently developing the Project's Community Benefit Program (CBP), informed by interviews and input from key stakeholders, which presents an opportunity to strengthen relationships and address existing community concerns.

Vulnerable groups: The Project's Social Locality includes an increasingly aging population but shows low linguistical vulnerability, which should ease communication and engagement and makes the likelihood of CALD groups being excluded from engagement activities due to language barriers low.

Impact duration and stakeholders impacted

This impact may occur during all phases of the Project and can impact any stakeholder.

Impact management

There is a need for ongoing direct engagement with the local community to help develop a sense of trust and assuage concerns around the nature of information provided, and the manner by which the information is disseminated to the community.

ENGIE to provide regular Project updates across a variety of platforms (e.g., electronic and hard-copy communication materials) and, where relevant, will seek input from stakeholders on issues that may affect them and which they may help to manage and/or mitigate.

There are several mitigation measures to ensure stakeholder engagement is effective and well targeted to each of the stakeholder groups identified. These include:

- **Compliance:** Ensuring that the Project's design follows SA's Planning and Design Code and SA's planning policies in relation to renewable energy facilities;
- **Implementation of the CSEP** to continue good practice principles and ensure accessibility and inclusivity by providing clear, concise information in formats and channels that meet the community's needs. For example, elderly people commonly face difficulties in adopting information communications technology and are at risk of digital exclusion. The ability of older adults to engage with digital technology is associated with weaker social connections, poorer health outcomes, and general vulnerability. It is critical that engagement and communications materials are made available in accessible formats to ensure the inclusion of older residents and elderly in decisions relating to the Project. Without alternative methods of engagement, such as in-person and paper-based, the older population across the Social Locality may become excluded from stakeholder engagement efforts, and in doing so, reduce their ability to influence Project management and mitigation options of importance to their mental and physical health and wellbeing. If deemed necessary during stakeholder engagement, the Project will consider alternative engagement options to reduce stakeholder fatigue; and
- **Implementation of the grievance mechanism** to ensure that concerns / complaints raised by stakeholders are identified and acted upon.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **high** and can be reduced to **medium** after implementation of mitigation measures. This impact significance during **operation** is currently **medium** and can be reduced to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.2 LIVELIHOODS

This section focuses on the economic impacts of the Project, including employment opportunities, income levels, and the overall economic well-being of the community. Identified social impacts include:

- Increased direct and indirect employment opportunities;
- Increased local business procurement opportunities; and
- Potential to create skill shortages.

6.2.1 INCREASED DIRECT AND INDIRECT EMPLOYMENT OPPORTUNITIES

Impact description

An increased demand for labour (particularly during the Construction Phase of the Project and to a smaller extent during the Operational Phase of the Project) creates direct employment opportunities for locals and has positive spill-over effects in generating and supporting indirect employment in the local community.

Impact information

Based on technical assessments, the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Employment opportunities: Economic opportunities will be felt during the construction phase of the Project. Economic benefits during the construction phase include job creation, local business procurement opportunities and local spending by workers. Other industries in the Social Locality will also see an increase in use of local businesses such as accommodation, restaurants, training services and local community services.

The local employment target³² for the construction phase of the Project is 30%, with project contractor(s) to be requested to do their best efforts to optimise local talent hiring subject to availability and market competitiveness.

Diversification of the local economy: Employment opportunities will further stimulate economic diversification in the Social Locality, in which a moving trend from agricultural and primary production towards industrial and manufacturing services industries is visible.

³² The establishment of a local employment target is informed by the NSW SIA guidelines and is both an aspirational and forecasted target based on limited available data at the time of writing the report. This target does not constitute a binding commitment, and actual employment outcomes will be subject to market conditions, workforce availability, and project requirements.

There are opportunities for the Project to hire local employees from the Local Government Area as it was found that 35.1% of the Social Locality's workforce works in occupations which may be relevant for the construction of the Project, including Technicians and Trades Workers, Machinery Operators and Drivers, and Labourers. Nearby towns offer a slightly lower relevant workforce but may also provide laborers. The Social Locality's vocational education attainment also provides opportunities for the Project's construction workforce.

Stakeholder expectations: Direct and indirect employment opportunities were also identified by the council during the stakeholder engagement process, and it was perceived by the stakeholders that the Project would result in local jobs creation.

Impact duration and stakeholders impacted

This impact is particularly relevant during the Construction Phase of the Project, and to a lesser extent during the Operational Phase, and specifically impacts the Social Locality's workforce, and labourers in nearby towns. The Project will require a larger workforce again after its operational lifetime, to decommission the Project and rehabilitate the land. No modelling was done to provide expected employment opportunities.

Impact management

To maximise employment benefits associated with the Project, the following enhancement measures are recommended:

- Development and implementation of a **Local Employment Plan** for the Project. The Local Employment Plan is to include measures to encourage and set targets for local employment for the EPC Contractor. The Local Employment Plan for the Project is to include the following measures:
 - Host information sessions to engage with the community and local businesses who can provide inputs or services and other prospective contractors/subcontractors, regarding construction timing, workforce estimates and accommodation requirements;
 - Engage local media including radio, newspaper and social media to advertise expressions of interest for employment or provision of services or materials;
 - Engage with the local employment agencies to identify access pathways for local workers. Assess the candidate pool to determine suitable labour, trade or other employment on the Project;
 - Investigate any local and regional community social media channels which can disseminate information to the community and local businesses which can provide inputs or services and prospective subcontractors;
 - Set up a dedicated employment opportunity platform on the Project's website in consultation and coordination with the EPC contractor;
 - Encourage subcontractors to employ local workers wherever practicable and reasonable;
 - Explore workforce sharing options with proponents of other developments; and
 - Use local presence and content as a criterion when awarding contracts to subcontractors;

- **Create further awareness amongst the community**, in partnership with the Light Regional Council, the Regional Council of Goyder, and the Mid Murray Council, and other partner organisations, to foster a better understanding of the ways prospective workers may be able to take part in the Project. This awareness is to be generated using a Project specific website and existing communication channels within three (3) LGAs. The Regional Council of Goyder's community service project which is set up to connect contractors to local labour force, accommodation and catering providers, and other businesses (Goyder Regional Council, 2024d) may provide options for the Project to further promote employment;
- **Work with the EPC Contractor** during the Construction Phase to achieve maximum local employment targets set; and
- **Continued engagement with First Nations stakeholders** on local employment and training opportunities for First Nations people.

Future workforce management planning should provide for a safe and healthy workplace and should consider other developments, and potential cumulative impacts occurring from the presence of several major developments. Additionally, it should also consider workforce management at later stages of the Project, including at the end of the Project's Operational Phase (i.e. retrenchment of the operational workforce), and how to stimulate local employment opportunities during decommissioning.

Impact significance

This is a *positive* impact. This impact significance during **construction** is currently **medium** (*positive*) and can increase to **high** (*positive*) after implementation of enhancement measures. This impact significance during **operation** is currently **low** (*positive*) and can increase to **medium** (*positive*) after implementation of enhancement measures. Refer to **Table 6-1** for further specification.

6.2.2 INCREASED LOCAL BUSINESS AND PROCUREMENT OPPORTUNITIES

Impact description

The Project has the potential to provide opportunities for the local procurement of goods and services during the Construction Phase, such as employment opportunities for local contractors and other increased business opportunities as flow-on effects in nearby townships. This can benefit local and regional businesses.

Impact information

Based on technical assessments, the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

The Project will provide procurement and supplier opportunities for businesses in the Social Locality. Based on economic modelling the workforce size is 150 FTE jobs per year for 2 years during the construction phase of the Project. The Project is expected to contribute up to \$152 million in local content during construction and \$134 million during operations.

Challenges expected to connect with local business: At the same time, challenges are expected due to the size and availability of local suppliers. It was found that out of an approximate 567 businesses in Goyder LGA, only 48 are active in the construction industry, and 13 are non-employing. To overcome this challenge, the Project will need to incentivise expansion and support business development or stimulate ways to connect with these businesses.

The portion of workers within the Social Locality's that have relevant occupations and skills required for the Construction Phase of the Project may cause an increase in the possibility that workers may decide to leave their current employer and accept an opportunity with the Project for the duration of the Construction Phase. Where this occurs, local businesses may be negatively impacted as they are unable to hire and/or retain suitable staff, and in-turn their economic output is diminished as they cannot fulfil contracts and business commitments. For example, the Project's construction may result in short term work force shortages for local construction and/or manufacturing industries.

Cumulative impacts: Overlapping construction periods of other developments may increase challenges for the Project as they may compete for procurement and suppliers.

Engagements with stakeholders on business opportunities indicate support: RDA York has reached out to the Project expressing their support for local businesses in the region and connecting local businesses to work/ training in the renewable sector.

Impact duration and stakeholders impacted

This impact is particularly relevant during the Construction Phase of the Project, and to a lesser extent during the Operational Phase. This impact will specifically impact local community organisations and businesses (refer to **Table 3-4** for an overview of stakeholders included in this stakeholder group). The Project will require procurement again after its operational lifetime, to decommission the Project and rehabilitate the land. No modelling was done to provide expected procurement opportunities.

Impact management

To maximise local procurement opportunities, the following enhancement measures are recommended:

- **Development and implementation of local content initiatives** which includes measures to encourage local procurement for the EPC Contractor;
- **Create awareness amongst the community**, in partnership with the Councils of the relevant LGAs to foster a better understanding of the ways local businesses may be able to take part in the Project. This awareness is to be generated using a Project specific website and existing communication channels as discussed with stakeholders;
- **Further consultation with partners and organizations** such as RDA to provide their members with relevant details such as Project construction timing, workforce estimates and accommodation requirements and encourage businesses with an ABN register to submit expressions of interest through their systems. Exploring procurement sharing options with proponents of other developments;
- **Work with the EPC Contractor** during the Construction Phase to track and report on the local content used for the Project in order to demonstrate the extent to which local content is being accessed;
- **Assist respective local businesses** in becoming 'job ready' by:
 - ensuring lead contractors are encouraged to hire regional residents where they have the required skills and experience and are able to demonstrate a cultural fit with the organisation;
 - participation in business group meetings and events in the regional community in order to increase transparency in relation to upcoming opportunities; and

- encouraging lead contractors to purchase local non-labour inputs to production, where local producers can be cost and quality competitive, to support local industries;
- **Local non-labour inputs:** The Project will also implement measures to encourage local content where importance is placed on procurement of local non-labour inputs to production where local producers can be cost and quality competitive;
- **Tenders:** Provide opportunities for local businesses to submit proposals and tenders and prioritise the use of goods and services that can be sourced locally and are competitive for price and quality; and
- **Continued engagement with First Nations stakeholders** on local procurement opportunities for First Nations people.

Future procurement planning and management should provide for a safe and healthy workplace and should consider other developments, and potential cumulative impacts occurring from the presence of several major developments. Additionally, the Project should strategize for procurement management at later stages of the Project, including how to stimulate local procurement opportunities during decommissioning.

Impact significance

This is a *positive* impact. This impact significance during **construction** is currently **medium** (*positive*) and can increase to **high** (*positive*) after implementation of enhancement measures. This impact significance during **operation** is currently **low** (*positive*) and can increase to **medium** (*positive*) after implementation of enhancement measures. Refer to **Table 6-1** for further specification.

6.2.3 POTENTIAL TO CREATE SKILL SHORTAGES

Impact description

The Project has the potential to negatively impact the availability of skilled workers within the Social Locality and wider region. This happens, for example, when a considerable proportion of skilled workers available in a region are employed on a single large development. This may lead to less access to labour to other businesses as they would be competing for the same pool of skilled workers.

Impact information

Based on technical assessments, the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Potential to create skills shortages: The Goyder LGA contains a total Labour Force of 1,786 with relevant occupations and skill sets out of a total labour force of 628 workers (in 2021, in the SALs). This translates to 35.1% of the labour force with relevant occupations and skills required for the Construction Phase of the Project.

A portion of the Social Locality's workforce have relevant occupations and skills required for the Construction Phase of the Project. This crossover of relevant skillsets increases the possibility that workers may decide to leave their current employer and accept an opportunity with the Project for the duration of the Construction Phase. Where this occurs, local businesses may be negatively impacted as they are unable to hire and/or retain suitable staff, and in-turn their economic output is diminished as they cannot fulfil contracts and business commitments.

For example, the Project's construction may result in short term work force shortages within local industries.

Despite this however, the risk the Project will contribute to skills shortages within the Social Locality and impact local business is lessened by the existing mobility of prospective employees. Nationally, 'Technicians and Trades Workers', 'Labourers', and 'Machinery Operators and Drivers' have the largest proportion of independent contractors (15%, 10%, and 10%, respectively). The Project team will be employing workers from outside the local region therefore the Project will have to find accommodation for FIFO workers.

The tendency for workers within these industries of employment to operate as independent contractors is an indicator for existing employee mobility within the workforce, with the potential for these independent contractors to align themselves with an EPC Contractor rather than be already employed long-term by local businesses.

Aging population: At the same time, the Social Locality's aging population could create challenges for the Project to find local hires and/or to reskilling people into renewable energy workforce participation. A reskilled workforce may also require additional focus on health and safety measures such as usage of Personal Protection Equipment (PPE) but at the same time, offering job opportunities can be an opportunity for the Project to prevent out-migration in the region in search of education and employment opportunities. Limited childcare options may also impact the demographics of the Project's workforce.

Cumulative impacts: At least seven (7) other developments (Australian Plains Solar Farm, Goyder Renewables Zone, Hallett BESS Project, Robertstown Solar, Solar River Project, Twin Creek Wind Farm and Whyte Yarcowie Wind Farm) have construction which is partially overlapping with the Construction Phase of the Project. It is estimated that these projects will need an additional ~2,000 construction workers. The overlapping construction periods of other developments may increase challenges for the Project and the community as they may compete for workers.

Impact duration and stakeholders impacted

This impact is particularly relevant during the Construction Phase of the Project, and to a lesser extent during the Operational Phase. It specifically impacts local community organisations and businesses (refer to **Table 3-4** for an overview of stakeholders included in this stakeholder group). The Project will require skills again after its operational lifetime, to decommission the Project and rehabilitate the land. No modelling was done to provide expected procurement opportunities.

Impact management

To address the potential creation of skills shortages within the Social Locality the following management measures are recommended:

- **Develop and implement the Local Employment Plan**, including proposed mitigation and management measures contained therein;
- **Remain attentive to skills shortages within the region**, through ongoing communication with council and local business groups, the Project will consider recruitment decisions in consultation with the EPC. These communications should be reflected in the CSEP; and

- **Implementation of the CSEP** tailored to Construction Phase of the Project will be important to facilitate appropriate, transparent, and meaningful stakeholder engagement.

The Project will continue to implement the **grievance mechanism** in order to manage concerns that may arise from skills shortages.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **medium** and can be reduced to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.3 WAY OF LIFE

This section assesses how the Project might alter daily routines, leisure activities, and the overall lifestyle of the community through changes on how people live, work, or interact each day. Identified social impacts include:

Increased demand for short- and long-term accommodation.

6.3.1 INCREASED DEMAND FOR SHORT- AND LONG-TERM ACCOMMODATION

Impact description

The Project has the potential to negatively impact housing and accommodation options in the Social Locality as nearby townships might need to host part of the Project's workforce, which may increase pressure on housing affordability and availability. This can particularly be felt by vulnerable populations.

Impact information

Based on the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Housing affordability: The Social Locality's challenges with housing affordability means that the accommodation of workforce can affect community cohesion if not managed well. It should be taken into consideration that competition for accommodation in towns experiencing ongoing wind farm developments and other construction projects, where workers and companies can afford to pay higher rents, can often drive up rental prices. This increased demand can significantly reduce housing affordability, affecting particularly vulnerable groups, as has been observed in similar cases where successive projects have strained local housing markets.

Housing availability: It was found that long-term rental availability in the Social Locality is very low, and STA options are limited (47 STA options were found), with most options in Clare and Burra. A total of 534³³ rooms were identified in the Social Locality.

³³ This includes 114 powered sites.

Applying an indicative average occupancy rate of 73%³⁴, it is estimated that approximately 144³⁵ rooms may be available at any one time. This is broadly comparable to the estimated peak workforce accommodation demand of approximately 150 direct workers. A proportion of the construction workforce is anticipated to be sourced locally; based on the local employment target (30%), this equates to approximately 45 workers who would not require accommodation.

On this basis, existing STA capacity within the Social Locality is likely to be generally sufficient to support the Project's accommodation needs. However, this conclusion is sensitive to fluctuations in occupancy rates, seasonal demand and the actual proportion of non-local workers, and therefore some residual risk of localised accommodation constraints remains. The Proponent is also investigating the potential use of a proposed accommodation facility within the Goyder LGA.

Tourism: While the Social Locality and nearby towns provide a range of STA options, not all are likely to be suitable or available for workforce use, particularly those catering to higher-value tourism markets. There is potential for some interaction between workforce demand and visitor accommodation, particularly given the area's function as a gateway to the Barossa wine region.

During peak tourism periods, including events and festivals, increased demand may temporarily reduce accommodation availability for visitors and, to a lesser extent, for the workforce.

Cumulative impact: Concurrent construction activities associated with other developments in the region may further influence accommodation availability and pricing, particularly if peak workforce periods overlap. This may place additional pressure on STA markets, although the extent of this impact would depend on the scale, timing and workforce sourcing of other projects.

Accommodation approach: Based on baseline conditions, the use of STA, including hotels and motels, is the Proponent's preferred approach for accommodating non-local construction workers. This approach is considered appropriate given the relatively modest workforce requirements, the short duration of stays, and the potential to align accommodation demand with existing local capacity. Notwithstanding this preference, a flexible approach to accommodation will be maintained, recognising that alternative options may provide additional benefits to the local economy and support adaptive workforce management. In the event that demand for STA approaches or exceeds available capacity, including during periods of peak tourism, seasonal variation or overlapping major projects, the Proponent will consider supplementary temporary or managed accommodation solutions. Any such measures would be developed in consultation with relevant stakeholders, including Council, to minimise potential impacts on local communities and accommodation markets.

³⁴ The 73% estimate is based on consultations with eight accommodation providers, each of whom supplied an occupancy rate. These rates were then averaged to derive the overall estimate.

³⁵ Calculation based on the total rooms available in the Social Locality including 114 powered sites.

Impact duration and stakeholder impacted

Impacts on housing and accommodation will occur during the Construction Phase of the Project due to influx of construction workers. It will be felt by the communities and accommodation providers in the Social Locality and nearby towns, and potentially by the tourism industry in the wider region if not sufficiently managed.

Impact management

To address the potential increase in demand for short and long-term accommodation because of worker influx during the Construction Phase, the following management measures are recommended:

- Development and implementation of the **Local Employment Plan (LEP)** for the Project. The Local Employment Plan is to include measures to encourage and set targets for local employment for the EPC Contractor;
- **Continue to engage with the Goyder Council** to understand pressures experienced by the community in relation to worker influx and accommodation;
- Develop and implement a Workforce Accommodation Strategy (**WAS**) for the Project, that will:
 - Further explore available accommodation options in the Social Locality and nearby towns;
 - Prioritise local accommodation options, where available;
 - Investigate local and regional community social media options to disseminate information to local accommodation operators and rental property owners, such as construction timing, workforce estimates and accommodation requirements;
 - Require ongoing contact with local accommodation operators to provide Project information such as construction timing, workforce estimates and accommodation requirements;
 - Provide a register of local accommodation options and contact details to contractors and subcontractors;
 - Provide and maintain register of local property owners who have expressed interest in offering dwellings for rent, with the intent to provide to the EPC Contractors and subcontractors;
 - Include a requirement to review workforce predictions during the Construction Phase to ensure that accommodation requirements are met;
 - Identify any overlaps with peak demand periods for accommodation and engage with key stakeholders;
 - Stipulate ongoing consultation with local property owners and accommodation providers to manage occupancy and maximise use of local accommodation, without preventing its use for major event and holiday purposes; and
 - Take into account potential cumulative impacts due to the presence of other developments and consider options to cooperate with other proponents, partners or other stakeholders to look at options to mitigate accommodation impacts;
- Implementation of the **CSEP** in connection to the WAS; and
- Implementation of the **grievance mechanism** in order to manage concerns related to accommodation.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **high** and can be reduced to **medium** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.3.2 INCREASED DEMAND FOR SERVICES AND RECREATIONAL FACILITIES

Impact description

The Project can impact demand on local public services and recreational facilities due to the influx of workforce, which can lead to strain on resources and overcrowded facilities, which may diminish their quality and functionality.

Impact information

Based on the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Limited services available: The Social Locality offers relatively limited emergency services options due to a relatively sparse population, which means that the Project may require connecting with services outside the Social Locality to provide a safe working place for the construction workforce whilst not putting pressure on existing services.

It was found that there are healthcare facilities and services available throughout the Social Locality, although none in the grouped SALs. Some SALs in the Social Locality lack mental health services or 24-hour emergency health services, which are essential for supporting the physical and mental wellbeing of a large construction workforce. Health services in nearby towns could provide additional options to the Project, as presented in **Table 5-16**.

The Social Locality lacks educational facilities, but its UCLs have adequate primary and secondary schools, and there is limited childcare options in the Goyder LGA.

Vulnerable groups: Health services are available in the Project's surroundings, the local community's health conditions are below the standards, which may cause pressure on existing services. These findings are aligned with the demographic trends presented in **Section 5.2** (i.e. an aging population), and that the community (particularly elderly) may require frequent usage of healthcare services.

Cumulative impacts: Overlapping construction periods of other developments may increase challenges for the Project as they may put additional pressure on services.

Impact duration and stakeholders impacted

This impact is particularly relevant during the Construction Phase of the Project, as most workers will be needed during this phase. Stakeholders who may feel this impact include all stakeholders in the Social Locality, specifically those who are vulnerable and in need of mental and/or physical care.

Impact management

To mitigate impacts in relation to an increased demand for services and facilities, the following enhancement measures are recommended:

- Implementation of the **WAS**, with identification of services to be used by the workforce;
- Implementation of the **CSEP**, with specific focus on vulnerable people, including First Nations or those in need of healthcare such as elderly people, as well as engagement with Goyder Council, to understanding pressures experienced by the local community in relation to worker influx. RES will also engage with relevant health (e.g. hospitals, medical clinics, etc.) and emergency services (e.g. ambulance, police, fire brigade, State Emergency Service (SES), etc.);
- Implementation of the **grievance mechanism** in order to manage concerns related to increased demand for services and facilities; and
- There may also be opportunities to support volunteer service providers through the Project's **CBP** (refer to **Section 6.7.1**).

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **medium** and can be reduced to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.4 SURROUNDINGS

This section looks at potential impacts to the physical environment, including changes to landscapes, infrastructure, and the overall aesthetic and functional quality of the area.

Identified social impacts include:

- Social amenity and Safety;
- Visual amenity and altered rural landscape;
- Biodiversity and environmental disturbances; and
- Traffic and Roads.

6.4.1 SOCIAL AMENITY AND SAFETY

Impact description

Social amenity refers to impacts in relation to construction noise, air quality, bushfire, and the environment, in relation to the Project's Construction Phase. Visual amenity is separately discussed in **Section 6.4.2** and traffic and road impacts are discussed in **Section 6.4.4**. Perceived health impacts during the Construction and Operational Phases are discussed in **Section 6.5.1**.

Impact information

Based on technical assessments, the stakeholder engagement as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Vulnerable groups: Findings on an aging population reflect vulnerability due to age, which highlights the need for robust measures to mitigate noise, ensure safety, and control dust emissions, especially to protect the wellbeing of the elderly, who may be more susceptible to environmental hazards.

Stakeholder concerns: Construction and operational noise emerged as one of the primary concerns raised by stakeholders. More broadly, issues relating to social amenity tend to be among the most significant and frequently cited concerns during engagement activities of similar projects. This reflects the high value stakeholders place on maintaining the tranquillity, lifestyle, and overall amenity of their local environment.

Limited services available: The Social Locality offers limited emergency services options, which means that the Project may require connecting with services outside the Social Locality to provide a safe working place for the construction workforce whilst not putting pressure on existing services.

Technical Assessments: The Aviation Impact Assessment (AIA) (Aviation Projects, 2025) concludes that the Project will not compromise aviation safety or the operation of nearby airports and navigation facilities, does not require obstacle lighting on wind turbines, and presents an acceptable level of aviation risk, provided that key mitigation measures are implemented, including regulatory notifications to CASA and Airservices Australia, clear marking of turbines and wind monitoring towers, targeted lighting for monitoring towers where appropriate, ongoing consultation with aviation stakeholders, and robust communication of hazards to local and regional aircraft operators.

The Noise Impact Assessment (NIA) (Sonus, 2025) for the Project finds that predicted noise levels from both the wind farm and BESS components will comply with all relevant South Australian regulatory criteria at nearby residences, ensuring that the project will not result in environmental damage or unacceptable impacts on public amenity, thereby supporting the ongoing health, wellbeing, and quality of life for the local community.

Impact duration and stakeholders impacted

Social amenity impacts will specifically be felt during the Project's Construction Phase of approximately two (2) years and may be felt by host landowners, immediate neighbours, and the surrounding community, particularly vulnerable people.

Impact management

To mitigate social amenity impacts associated with the Project, the following enhancement measures are recommended:

- Development and implementation of a Construction Environmental Management Plan (**CEMP**) that will include specific mitigations for impacts during the Construction Phase, including but not limited to noise and vibration, dust and air quality, construction hours to align with statutory requirements / approvals, conduct Health, Safety and Environment (HSE) awareness training where appropriate, bushfire risk and biosecurity risk management, and relevant monitoring measures;
- **Implementation of mitigations measures as identified in relevant technical studies**, such as the Noise Impact Assessment, and bushfire risk measurements as stated in the Aviation Impact Assessment (AIA) (Aviation Projects, 2024);

- Implementation of the **CSEP** tailored to mitigating social amenity impacts will be important to understand, for example, periods for cropping and livestock movements, as well as small local events. Also, frequent updates around local impacts arising from construction related activities to Host Landowners, Immediate Neighbours and the Surrounding Community will be provided;
- **Neighbour Impact Agreements**; and
- The Project will continue to implement the **grievance mechanism** in order to manage concerns related to social amenity.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **High** and can be reduced to **Medium** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.4.2 VISUAL AMENITY AND ALTERED RURAL LANDSCAPE

Impact description

The Project will change the visual amenity and ecological value of the Social Locality's rural landscape.

Impact information

Based on technical assessments, the stakeholder engagement as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Stakeholder concerns: Concerns were raised in engagement around the potential visual impacts during operation and decommissioning.

Landscape and visual impacts: The Landscape and Visual Impact Assessment (LVIA) (GBD, 2025) found that potential impacts to the landscape and visual impacts are acceptable. The Project and proposed wind turbines would not have a significant visual effect on the character of surrounding townships and localities, where views toward the wind turbines would be partially screened by built structures and tree cover within urban areas. In Hallett township, wind turbines are visible from different locations; their quantity and distance typically lead to low to moderate visual impact.

Views from dwellings located within 5km of a wind turbine would result in no more than Moderate visual impacts. A small number of dwellings proximate to the Project site and wind turbines would likely experience a Moderate High level of visual effect where views from dwellings or land immediately around dwellings would extend directly toward wind turbines.

Cumulative impacts: The Project would not result in a significant increase in cumulative visual effect for many non-involved dwellings. The potential for the occurrence of 'direct' and 'indirect' cumulative visual effect is partially mitigated by natural landform screening between approved and existing wind farms and the distance between them.

Impact duration and stakeholders impacted

Considering the visual amenity impacts as stated in the LVIA, this impact will specifically be felt by non-involved dwellings, and to a lesser extent by the surrounding community. The impact occurs during the full lifetime of the Project.

Impact management

To mitigate visual amenity impacts associated with the Project, the following enhancement measures are recommended:

- **Implementation of the visual impact mitigations measures** as identified in the LVIA (GBD, 2025);
- Implementation of the **CSEP**, with continued engagement with Immediate Neighbours, Councils and relevant organisations and businesses, to ensure that suitable landscaping solutions are implemented to minimize visual impact, where required;
- Implementation of the **grievance mechanism** in order to manage concerns related to visual amenity; and
- **Implementation of the CBP** to help offset potential visual impacts associated with the Project.

Impact significance

This is a *negative* impact. This impact significance during **construction and operation** is currently **medium** and can be reduced to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.4.3 BIODIVERSITY AND ENVIRONMENTAL DISTURBANCES

Impact description

The Project has potential to disturb biodiversity and the environment of its surroundings, which may cause implications for the population of the Social Locality, e.g. through a feeling of loss, effects on health and wellbeing, access to resources and ecosystem services, or cultural disruptions.

Impact information

Based on technical assessments, the stakeholder engagement as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Stakeholder concerns: Stakeholders have expressed concerns related to ecological impacts in the past. Concerns around the use of bore water and water during construction and the potential impacts to flora and fauna.

Technical Assessments: A Native Vegetation Clearance report (Umwelt, 2025) covering flora and fauna assessments, concluded that while the Project area contains native vegetation, threatened species, and ecological communities (including critically endangered Iron-grass Natural Temperate Grassland and habitat for species such as the Pygmy Blue-tongue Lizard and Southern Whiteface), the project can proceed with an acceptable level of ecological risk provided that key mitigation measures are implemented, such as applying the mitigation hierarchy, minimising and offsetting unavoidable native vegetation clearance, avoiding high-value habitats, conducting targeted surveys, and implementing robust environmental management plans. The Bird and Bat Utilisation Summary (Umwelt, 2025) for the Project found that, while a range of native and introduced bird and bat species, including several listed as threatened under the EPBC and NPW Acts, were recorded in the project area, the overall risk to these species from turbine collision is considered low to moderate and can be managed

through targeted mitigation and monitoring, which, by protecting local biodiversity and ecosystem services, also supports the long-term social wellbeing and contributing positively to the social and environmental values of the surrounding community.

Impact duration and stakeholders impacted

Biodiversity and environmental impacts are expected to have impact mostly on host landowners, immediate neighbours, and surrounding community. The impact is most likely to occur during the Construction Phase but can remain during the full life of the Project.

Impact management

The scenic landscape of the Social Locality and its flora and fauna are important values to the Social Locality's community. The following management and mitigation measures are recommended to ensure the Project does not compromise environmental values during the Construction and Operational Phases:

- Development and implementation of the **CEMP**, which provides specific environmental controls and/or measures to address, amongst other things, runoff, and protection of local environment;
- **Implementation of the impact mitigations measures** as identified in ecological studies as outline in the impact information, and as directed by the Planning consent and DCCEEW under the EPBC Act; and
- Opportunity to support environmental restoration projects through the **CBP**.

Impact significance

This is a negative impact. This impact significance during **construction and operation** is currently **medium** and can be reduced to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.4.4 TRAFFIC AND ROADS

Impact description

The Project will have an impact on traffic congestion and traffic safety, as well as on deterioration of road surface conditions.

Impact information

Based on technical assessments, the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Transportation and traffic context: the transportation and traffic context in which the Project will be located is one in which transport networks are relatively accessible for different population groups, including people with disabilities and the elderly. However, those without private vehicles may face challenges due to limited public transport options between towns (refer to **Section 5.5.4**).

Stakeholder concerns: Concerns were raised in recent engagements in relation to traffic impacts, such as increased traffic and traffic safety. Stakeholders raised concerns about additional traffic in a quiet area and linked traffic to noise and dust impacts. Road surface conditions were also discussed.

Technical Assessment: A Traffic Impact Assessment (TIA) (CIRQA, 2025) for the Project outlines that during the construction phase, the Project is expected to generate approximately 506 vehicle movements per day, including 106 heavy vehicle movements and 400 light vehicle trips. The Wilkins Highway and Barrier Highway will experience the highest increase of traffic, between 129 and 321 additional daily movements above current levels.

Traffic will be distributed across to the nearby unsealed two-ways roads: Braes Road/ Weirs Gap Road (up to 248 additional movements), Willalo Road (up to 83 additional movements), Mcaskill Road (up to 200 additional movements) and Boobowrie Road (up to 174 additional movements). Traffic will also disperse to major regional roads (e.g. Augusta Highway) with minimal impact to road functionality and traffic conditions. Once the Project is operational, it will generate between eight (8) and 20 vehicle trips to site per day.

In summary, the TIA concludes that both construction and operational traffic associated with the wind farm and battery energy storage system can be accommodated on the existing road network with negligible effects on travel times, road safety, or the function of local roads and intersections, ensuring that community connectivity, access, and amenity are maintained throughout the project lifecycle.

Impact duration and stakeholders impacted

Traffic impacts will be especially felt during the Project's Construction Phase. The traffic impact associated with the operation of the Project will be negligible and will relate to safety for users of the adjacent roads rather than any impact created by traffic associated with the Project.

Impact management

To mitigate potential impacts in relation to traffic congestion, traffic safety, or deterioration of road surface conditions, the following management measures are recommended:

- Develop and implement a Traffic Management Plan (**TMP**). The TMP should include at least the following measures to manage the social dimension of the impact:
 - Put in place measures to ensure drivers observe road traffic rules and speed limits;
 - Put in place appropriate monitoring to ensure all vehicle drivers have a relevant licence and training before mobilisation;
 - Use road signs at strategic points, sirens and public announcements where necessary to warn people of oncoming heavy vehicles;
 - Put in place measures to ensure all vehicles are certified roadworthy and well maintained;
 - Avoid night driving to the extent possible;
 - Heavy vehicle movements should avoid peak school bus times to limit the interaction with these larger vehicles and vulnerable road users; and
 - Traffic planning and management should potential cumulative impacts occurring from the presence of several major developments. Additionally, the Project should assess and strategize for the management of traffic impacts at later stages of the Project, including during decommissioning;
- **Implementation of the traffic impact mitigations measures** as identified in the TIA (CIRQA, 2025);

- Implementation of the **CSEP**, with continuous engagement with Council to understand the conditions of relevant roads and traffic situations. ENGIE will also engage with stakeholders in immediate surrounds to ascertain an understanding as any particular periods of intense road use by transport vehicles and/or oversized or over dimensioned vehicles;
- **Impact Agreements with local households** significantly impacted by construction traffic;
- Implementation of the **grievance mechanism** in order to manage concerns related to traffic and roads;
- The Project will **consider a shuttle bus service for workers** as public transportation options in the Social Locality are limited; and
- **CBP**: Insights from community consultations on perceived issues and needs related to access and connectivity may provide opportunities and will be considered for the CBP.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **medium** and can reduce to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.5 HEALTH AND WELLBEING

This section assesses how the Project might impact the physical and mental health of the community, including access to healthcare services and overall quality of life. Identified social impacts include:

- Perceived health impacts.

6.5.1 PERCEIVED HEALTH IMPACTS

Impact description

Wind farms can have several (perceived) health impacts on nearby residents. Some of these, such as dust and construction noise are discussed in **Section 6.4.1**. This section focuses on perceived impacts which are more long term, and less tangible, such as the low-frequency sound waves, known as infrasound, which will be produced by the WTGs during the Project's Operational Phase, as well as EMI.

Impact information

Based on technical assessments, the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Stakeholder concerns: The Response to Representations of the original DA (MasterPlan SA, 2018) states that numerous comments are included in the representations regarding the infrasound and low frequency noise, as well as Electromagnetic Interference (EMI).

Technical studies: EMI Assessment (Middleton Group, 2025) finds that the project has been designed and sited to avoid or minimise impacts on existing telecommunications, meteorological radar, radio, television, and GPS services, with no material interference expected for local residents or infrastructure, thereby ensuring that essential communications and information services remain reliable for the community and supporting ongoing social connectivity and safety.

The NIA (Sonus, 2025) noted, amongst other things, that compliance with the SA Guidelines will inherently provide an adequate level of protection for amenity in the surrounding area, specifically regarding low frequency noise impacts. During the operational phase of the project, noise levels are predicted to remain within the specified limits; while the wind farm may be audible to nearby residents, these levels are considered acceptable under the relevant standards.

The project is expected to maintain the quality of life and wellbeing of the local community by safeguarding residents from adverse EMI and noise effects, thereby supporting ongoing community comfort and amenity.

Impact duration and stakeholders impacted

Perceived health impacts may be felt by host landowners, immediate neighbours, and the surrounding community, particularly vulnerable people, throughout the life span of the Project.

Impact management

To mitigate perceived health impacts associated with the Project, the following enhancement measures are recommended:

- **Compliance:** Ensuring that the Project's design follows SA's Planning and Design Code and SA's planning policies in relation to renewable energy facilities to provide an adequate level of protection of amenity in the surrounding area from low frequency noise impacts.
- **Implementation of the mitigation measures as identified in the relevant technical studies,** such as the NIA and the EMI Assessment.
- Implementation of the **CSEP**, with specific attention to those who experience stress and anxiety linked to the arrival of the Project;
- Implementation of the **grievance mechanism** in order to manage concerns related to perceived health impacts.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **medium** and can be reduced to **low** after implementation of mitigation measures. This impact significance during **operation** is currently **low** and remaining **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.6 CULTURE

This section considers the effects on cultural heritage, traditions, and the social fabric of the community, ensuring that cultural values and practices are respected and preserved. Identified social impacts include:

- Cultural heritage.

6.6.1 (ABORIGINAL) CULTURAL HERITAGE

Impact description

There is potential that the Project disturbs or interferes with European or Aboriginal cultural heritage.

Impact information

Based on technical assessments, the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

The Desktop Historic and Cultural Heritage Assessment (ERM, 2023) for the Project identified one State-listed historic heritage place - Cappeedee Homestead and Woolshed (SA State Heritage Place 14872) - in the western portion of the project area, noting this site has moderate to high archaeological potential for further deposits, while the remainder of the area is considered to have low potential for intact and significant historical archaeological finds.

Although no registered First Nations heritage places were found within the project area during the desktop assessment, predictive modelling based on nearby sites indicates a low to moderate likelihood of unrecorded First Nations cultural heritage, such as stone artefact scatters, engravings, scar trees, and burials, being present. The assessment recommends further field surveys, ongoing consultation with the Ngadjuri Nation Aboriginal Corporation, cultural awareness training for staff, and the implementation of an unexpected finds protocol to ensure the protection of both historic and Aboriginal heritage values. These measures are intended to respect and safeguard the cultural identity, history, and sense of place for both the local Aboriginal community and the wider public, supporting inclusive development and fostering positive relationships between the project, Traditional Owners, and the broader community.

Impact duration and stakeholders impacted

Discovery of cultural heritage can occur during any time of the Project's lifespan and can have profound social impacts on local and First Nations communities.

Impact management

To mitigate potential damage, disturbance or interference of cultural heritage, the following management measures are recommended:

Compliance: The Aboriginal Heritage Act 1998 places a duty of care on ENGIE to address the likelihood of any impact on heritage and approvals required pursuant to the Aboriginal Heritage Act 1998 are independent of the DA process. ENGIE and the NNAC have entered a CHMP to preserve cultural heritage in the Project Area which will be updated as necessary to capture the optimised Project layout.

Implementation CEMP: ENGIE is aware of its responsibilities to ensure compliance with the Aboriginal Heritage Act 1988 should Aboriginal sites or objects of significance be disturbed during Project works. Commitments, policies and procedures to mitigate impacts are further described in its Statement of Commitment and draft CEMP.

Further assessment and CHMP: Surveying of the optimised Project layout continues with the NNAC and the CHMP will be updated, as necessary, to capture any identified cultural heritage sites. The findings of the CHMP and its recommendations will be considered by ENGIE as part of the final design of the Project, which may include avoidance of areas of significance or micro-siting of infrastructure, should that be required.

Development of a First Nations benefit sharing program for the Project, and specifically, to work with First Nations to develop such programs. This can be an opportunity to raise awareness and educate staff and communities about cultural heritage and/or celebrate heritage.

CBP: ENGIE has proposed a sperate Benefit Sharing Program for First Nations residents, developed in collaboration with Ngadjuri Aboriginal Corporation.

Impact significance

This is a *negative* impact. This impact significance during **construction** is currently **High** and can be reduced to **Medium** after implementation of mitigation measures. Refer **Table 6-1** for further specification.

6.7 COMMUNITY

This section looks at the social cohesion and community dynamics, including relationships, networks, and the sense of belonging among residents, and how these may change with the arrival of the Project. Identified social impacts include:

- Reduced community cohesion; and
- CBP.

6.7.1 REDUCED COMMUNITY COHESION

Impact description

Community cohesion can change due to the implementation of a project, for example when there are a variety of sentiments within the community about the arrival of a project, which reduces the overall feeling of togetherness. Community cohesion can impact the community's mental health and wellbeing and may be most acutely experienced during the Construction Phase of the Project as stakeholders will experience a variety of changing factors, which may cause anxiety to some whilst excitement to others.

Impact information

Based on the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

Stakeholder views: The change brought by the Project can be perceived differently by different stakeholders, and is linked to impacts previously discussed in this section. Especially if the Project will be visually prominent, it will be subject of discussion amongst community members. There are several impacts which can increase the divide in opinion and change the community's sense of place. Amongst some of the most important impacts in relation to community cohesion are those related to changes in the surroundings (refer to **Section 6.4**), lack of inclusion in engagement and decision making (refer to **Section 6.1**), and the community's experience with the arrival and accommodation of an external worker influx (refer to **Section 6.3.1**).

Although different views were expressed in relation to the arrival of the Project, there is currently no indication of existing issues of community division associated with the Construction Phase of Project. Despite this however, there were mixed perceptions of the Project with some community members holding firm negative sentiments in relation to the

Project (mainly in relation to visual amenity, noise). Where differing perspectives exist amongst stakeholders there remains some potential that the Project may reduce community cohesion.

It should also be noted that the community is currently experiencing a trend from agricultural towards industrial and manufacturing livelihoods whilst stakeholders have expressed a desire to life in a place that feels rural and where peace and quiet is the norm.

Engagement outcomes or public submissions did not identify that the differing perspectives offered by stakeholders were based on stakeholder vulnerability nor would result in a disproportionate impact to vulnerable groups if a reduction to community cohesion occurred. However, ENGIE will need to consider that vulnerable people are generally less capable to adapt to or cope with changes in their environment.

Impact duration and stakeholders impacted

Reduced community cohesion can occur during the Construction and Operational Phase of the Project and can particularly be felt by all people in the Social Locality, particularly by vulnerable groups.

Impact management

To mitigate potential impacts in relation to reduced community cohesion and to prioritize maintaining existing cohesion, the following management measures are recommended:

- Develop and implement a **Worker Code of Conduct** to mitigate the potential for increased anti-social behaviour or crime that may potential arise from an increased number of influx workers. The Worker Code of Conduct should include, at a minimum:
 - Principles of behaviour: Guideline for appropriate behaviour that apply to interactions with all workers whether at work or out of work;
 - Anti-harassment, bullying and discrimination: To set out the provisions for appropriate conduct, and outlines potential consequences of breach to these provisions; and
 - Work health and safety: Requires that all workers understand their obligations to comply with the relevant work health and safety procedures and legislative requirements;
- Implementation of **mitigation measures of the technical assessments**;
- Implementation of the **CBP**;
- Implementation of the **CSEP** will be important to facilitate appropriate, transparent, and meaningful stakeholder engagement. The CSEP will include the requirement to provide regular Project updates and seek input from stakeholders in relation to their concerns and/or impacts that are being experienced. Continuous engagement, including with those stakeholders that have voiced concern in relation to the Project, as well as providing opportunity for stakeholders to have a say in decisions that affect their lives will help reduce divisions within the community; and
- Implementation of the **grievance mechanism** to manage concerns that may arise during day-to-day construction and operational activities will also support mitigation of adverse impacts.

Impact significance

This is a *negative* impact. This impact significance during **construction and operation** is currently **medium** and can reduce to **low** after implementation of mitigation measures. Refer to **Table 6-1** for further specification.

6.7.2 COMMUNITY BENEFIT PROGRAM

Impact description

The Project will have a shared benefits framework, including a CBF, benefits to Neighbours, and benefits to First Nations organisations. The Project's CBP is expected to have a positive impact on the Social Locality through its grants and support to local groups, services, businesses or organisations to improve the overall quality of life of the local population.

Impact information

Based on the stakeholder engagement endeavours as described in **Section 4** and baseline information provided in **Section 5**, the following was found:

CBF: ENGIE will establish a CBF to provide direct and targeted benefits for the community. Based on recent interviews, ENGIE has drafted a Community Benefits Sharing paper as a first step in developing a fit for purpose CBF with the local community. ENGIE has proposed tiers of benefits: CBF, Host Community Rebate, neighbour payments, grants and a separate First Nations Benefit Sharing Program. The Annual Community Benefits Program will deliver approximately \$65,000 of benefits to the community and an additional \$30,000 per year in grants.

Community needs: Population demographics indicate that parts of the Social Locality's population face a slowly declining socio-economic condition. These people may be more vulnerable to changes.

It was also found that some SALs in the Social Locality face population stagnation or decline which can intensify socio-economic challenges, such as labour shortages and infrastructure degradation, as these regions often have fewer alternative sources of economic activity to buffer against such impacts. This may increase the community's need for support. It was also found that the Social Locality has a small growing population younger than 14 years of age, and that this may decrease in some parts of the Social Locality. This may offer opportunities for ENGIE to support community needs such as training opportunities or youth hubs through the CBP.

Existing support has been well received: ENGIE provision of sponsorship to a wide range of key community groups since 2025 will assist in developing strong and ongoing relationships with local community groups and improve social licence for the Project. This was reflected in stakeholder feedback of the groups ENGIE has sponsored to date.

First Nations people: Data shows that a small proportion of the Social Locality's population identifies as First Nation, which may create a feeling of inequality, e.g. through available jobs and/or received services in relation to healthcare and education. This may offer opportunities for the Project to support cultural diversity, increase visibility of First Nations culture, and potentially contribute to economic opportunities for First Nations peoples in the Social Locality. ENGIE has proposed a separate First Nations CBF, developed in collaboration with the local Aboriginal groups.

Impact duration and stakeholders impacted

Sharing of benefits will commence at the Development Phase of the Project and will be funded via an annual dollar amount. ENGIE is proposing to have a multi-tiered benefit sharing program aimed to have a positive impact on individuals in the surrounding community through support to local schools, religious organisations, clubs, local community organisations and businesses.

Impact management

To enhance this impact, implementation of the shared benefits framework is recommended, including the Neighbour Shared Benefit Scheme and Benefits to First Nations organisations. For the CBD:

Development and management of the CBP: The Community Benefit Sharing Overview is a first step in developing a fit for purpose CBP which is co-designed by stakeholders. ENGIE will further identify community needs which require prioritization as well as policies and procedures to ensure fair and equitable decision making and proper administration and governance of the CBP. During the CBP's lifetime, ENGIE will continue engagement with the LGA to understand community needs and funding requirements. For future management, ENGIE will take into account implications of the loss of CBP after decommissioning, depending on what initiatives or projects will be funded during the life of the Project. To do so, the CBP will prioritize local initiatives that foster long-term social, economic and environmental benefits and encourage self-reliance of the community.

Impact significance

This is a *positive* impact. This impact significance during **construction and operation** is currently **medium** (*positive*) and can increase to **high** (*positive*) after implementation of enhancement measures. Refer to **Table 6-1** for further specification.

6.8 SOCIAL IMPACT SUMMARY

Table 6-1 provides an overview of the rating of all social impacts discussed in the section, as per the methodology described in **Section 2.3**. The overview presents social impact ratings pre- and post-mitigation measures to highlight how the implementation of management measures can influence the residual significance of each impact, and for further prioritization of measurements.

TABLE 6-1 SOCIAL IMPACT OVERVIEW

Category	Social Impact	Directly Affected Stakeholders	Project phase ³⁶	Pre-Mitigation/ Enhancement			Recommended Mitigation / Enhancement Measures	Post-Mitigation/ Enhancement
				Magnitude	Likelihood	Significance		Residual Impact Significance
Decision-making systems	Stakeholder engagement and opportunity to influence	All stakeholders	PC, C	Major	Likely	High	- Compliance; - Implementation of CSEP; and - Implementation of grievance mechanism.	Medium
			O	Moderate	Possible	Medium		Low
Livelihoods	Increased direct and indirect employment opportunities	Surrounding community	C	Positive		Medium	- Local Employment Plan; - Create awareness amongst community; - Work with EPC contractor; and - Continued engagement with First Nations Stakeholders.	High
			O	Positive		Low		Medium
	Increased local business and procurement opportunities	Local community organisations and businesses	C	Positive		Medium	- Local content initiatives; - Creating awareness amongst the community; - Consultation with potential partners and organisations; - Work with the EPC contractor; - Assist local businesses in becoming 'job ready'; - Procurement of local non-labour inputs; - Prioritize local goods and services through tenders; and - Continued engagement with First Nations stakeholders.	High
			O	Positive		Low		Medium

³⁶ Pre-Construction = PC, Construction = C, and Operation = O. The Project's decommissioning is not considered in this overview due to limited data available.

Category	Social Impact	Directly Affected Stakeholders	Project phase ³⁶	Pre-Mitigation/ Enhancement			Recommended Mitigation / Enhancement Measures	Post-Mitigation/ Enhancement
				Magnitude	Likelihood	Significance		Residual Impact Significance
	Potential to create skill shortages	local community organisations and businesses	C	Moderate	Possible	Medium	- Local Employment Plan; - Remain attentive to skills shortages in the region; - Implementation of CSEP; and - Implementation of grievance mechanism.	Low
Way of life	Increased demand for short- and long-term accommodation	immediate neighbours, surrounding community, local community organisations and businesses	C	Major	Likely	High	- Local Employment Plan to include measures to encourage and set targets for local employment for the EPC Contractor; - Continued engagements with Councils to understand pressures experienced; - Development and implementation of WAS; - Implementation of CSEP; and - Implementation of grievance mechanism.	Medium
	Increased demand for services and recreational facilities	Host landowners, immediate neighbours, surrounding community	C	Moderate	Possible	Medium	- WAS to include identification of services to be used by the workforce; - Implementation of CSEP; - Implementation of grievance mechanism; and - Development and management of CBP.	Low

Category	Social Impact	Directly Affected Stakeholders	Project phase ³⁶	Pre-Mitigation/ Enhancement			Recommended Mitigation / Enhancement Measures	Post-Mitigation/ Enhancement
				Magnitude	Likelihood	Significance		Residual Impact Significance
Surroundings	Reduced Social amenity	Host landowners, immediate neighbours, surrounding community	C	Major	Possible	High	- Development and implementation of a CEMP, outlining specific mitigation measures to comply with requirements; - Implementation of mitigations measures as identified in relevant technical studies; - Implementation of the CSEP tailored to mitigating social amenity impacts; - Neighbour Impact Agreements; and - Implementation of grievance mechanism.	Medium
	Reduced Visual amenity and altered landscape	Host landowners, immediate neighbours, surrounding community	C, O	Moderate	Possible	Medium	- Implementation of the visual impact mitigations measures; - Implementation of CSEP to ensure that suitable landscaping solutions are implemented to minimize visual impact; - Neighbour Impact Agreements; and - Implementation of grievance mechanism.	Low

Category	Social Impact	Directly Affected Stakeholders	Project phase ³⁶	Pre-Mitigation/ Enhancement			Recommended Mitigation / Enhancement Measures	Post-Mitigation/ Enhancement
				Magnitude	Likelihood	Significance		Residual Impact Significance
	Biodiversity and environmental disturbances	Host landowners, immediate neighbours, surrounding community	C	Moderate	Possible	Medium	- Implementation of CEMP, including environmental controls and/or measures; - Implementation of the impact mitigations measures as identified in ecological studies; and - Consideration of supporting environmental restoration projects through the CBP.	Low
			O	Moderate	Unlikely	Medium		Low
	Increase Traffic and deterioration of roads causing delays and unsafety for drivers	Host landowners, immediate neighbours, surrounding community	C	Moderate	Possible	Medium	- Development and implementation of a TMP; - Implementation of the traffic impact mitigations measures as identified in the TIA (MFY, 2024); - Impact Agreements with local households significantly impacted by construction traffic; - Implementation of the grievance mechanism; - Consideration of a shuttle bus service for workers; and - Consideration of CBP options in relation to community needs related to access and connectivity.	Low

Category	Social Impact	Directly Affected Stakeholders	Project phase ³⁶	Pre-Mitigation/ Enhancement			Recommended Mitigation / Enhancement Measures	Post-Mitigation/ Enhancement
				Magnitude	Likelihood	Significance		Residual Impact Significance
Health and wellbeing	Perceived health impacts	Host landowners, immediate neighbours, surrounding community	C	Moderate	Possible	Medium	- Implementation of the mitigations measures as identified in the relevant technical studies (i.e. noise and EMI); - Implementation of the CSEP, with specific attention to those who experience stress and anxiety linked to the arrival of the Project; and - Implementation of the grievance mechanism.	Low
			O	Minor	Unlikely	Low		Low
Culture	Potential impacts on Cultural Heritage sites and objects	First Nations, surrounding community	C	Major	Possible	High	- Implementation of the CEMP, including policies and procedures to mitigate heritage impacts; - Further heritage assessment and CHMP; - Development of a First Nations benefit sharing programs for the Project; and - Consider heritage building upgrades as part of the CBP.	Medium

Category	Social Impact	Directly Affected Stakeholders	Project phase ³⁶	Pre-Mitigation/ Enhancement			Recommended Mitigation / Enhancement Measures	Post-Mitigation/ Enhancement
				Magnitude	Likelihood	Significance		Residual Impact Significance
Community	Reduced Community Cohesion	Host landowners, immediate neighbours, surrounding community	C	Moderate	Possible	Medium	- Implementation of Worker Code of Conduct; - Implementation of mitigation measures of the technical assessments; - Implementation of the CBP; - Implementation of the CSEP; and - Implementation of grievance mechanism.	Low
			O	Minor	Possible	Medium		Low
	Community Benefit Program	surrounding community, Local schools, religious organisations, clubs, local community organisations and businesses	C, O	Positive		Medium	Development and implementation of the CBP through further identification of community needs and policy development for fair decision making and proper administration and governance.	High

7. MONITORING AND MANAGEMENT FRAMEWORK

This section provides an overview of the recommended monitoring framework for the social impact management measures put in place during the Construction and Operation Phases of the Project.

For the post-mitigation residual significant levels to be achieved, as outlined in **Section 6**, the social impact mitigations will need to be monitored in accordance with the framework plan outlined in **Table 7-1** and integrated with the Project's broader Operational Management Plan (OMP).

The objectives of monitoring are to:

- Verify the predicted impacts and identify any other impacts that may arise;
- Verify that management measures are being implemented as planned;
- Assess the effectiveness of the management measures; and
- Provide data for any necessary regulatory reporting to the State Government or other internal compliance reporting.

TABLE 7-1 PROPOSED MONITORING FRAMEWORK

Social Impact	Management Goals	Proposed Monitoring Activities	Performance Indicator(s)	Monitoring Frequency	Responsible Role
Decision-making systems					
Stakeholder engagement and opportunity to influence	Minimise community grievances	- Record queries and complaints received from stakeholders; and - Document ongoing communication and engagement activities.	- Number of complaints; - Percentage of complaints satisfactorily resolved; and - Number and type of communications.	Ongoing	Community Engagement Manage/ Advisor
Livelihoods					
Increased direct and indirect employment opportunities	Maximise local employment	- Record local employment; - Record employee retention rate; - Ensure major contractors report on local employment; and - Record of First Nations employment.	- Percentage of people from the Region employed by the Project (including contractors); and - Number of people identifying as First Nations employed.	TBC in line with Project EMS	EPC
Upskilling and training opportunities	Maximise local upskilling and training	- Record number of training programs undertaken; and - Record number of apprenticeships; and	- Number of training programs delivered; - Number of apprenticeships provided;	TBC in line with Project EMS	TBC
Increased local procurement opportunities	Maximise local procurement	Report on number of, and value of contracts with local and regional businesses.	Percentage of local and regional businesses involved in the Project; and	TBC in line with Project EMS	TBC

Social Impact	Management Goals	Proposed Monitoring Activities	Performance Indicator(s)	Monitoring Frequency	Responsible Role
			Percentage of total value of relevant Project expenditure awarded to local and regional businesses.		
Potential to create skills shortages	Minimise skills shortages	- Record queries and complaints received from stakeholders - Number of complaints; and - Percentage of complaints satisfactorily resolved.	- Report on number of, and value of contracts with local and regional businesses; - Percentage of local and regional businesses involved in the Project; and - Percentage of total value of relevant Project expenditure awarded to local and regional businesses.	TBC in line with Project EMS	TBC
Perceived impact on land use and land value	Minimise community grievances, diversify income stream	Record queries and complaints received from stakeholders	- Number of complaints; and - Percentage of complaints satisfactorily resolved.	TBC in line with Project EMS	TBC
Way of Life					
Increased demand for short- and long-term accommodation	Minimise potential impacts on accommodation availability	- Record local employment; - Record employee retention rate; and - Usage local accommodation.	Percentage of people from the Social Locality employed by the Project	TBC in line with Project EMS	TBC

Social Impact	Management Goals	Proposed Monitoring Activities	Performance Indicator(s)	Monitoring Frequency	Responsible Role
Increased demand for services and recreational facilities	Minimize pressure on services and facilities	Record use of emergency services	Number of accidents and incidents	TBC in line with Project EMS	TBC
Surroundings					
Social amenity	Minimise potential social amenity impacts (i.e. noise, vibration, dust) on community members	- Record queries and complaints received from stakeholders; and - Neighbour impact agreements.	- Number of complaints; and - Number and type of agreements	TBC in line with Project EMS	TBC
Visual amenity / altered landscape	Minimise impacts to visual amenity and rural character	Record queries and complaints received from stakeholders	Number of complaints	TBC in line with Project EMS	TBC
Biodiversity and environmental disturbances	Minimise potential environmental impacts	Record queries and complaints received from stakeholders	Number of complaints	TBC in line with Project EMS	TBC
Traffic and roads	Minimise local traffic and road disruptions	- Record queries and complaints received from stakeholders; - Record the number of accidents; and - Neighbour impact agreements.	- Number of complaints; - Frequency of accidents; and - Number and type of agreements.	TBC in line with Project EMS	TBC
Health and Wellbeing					
Perceived health impacts	Minimise perceived health impacts	Record queries and complaints received from stakeholders	- Number of complaints; and - Percentage of complaints satisfactorily resolved.	TBC in line with Project EMS	Community Engagement Manager

Social Impact	Management Goals	Proposed Monitoring Activities	Performance Indicator(s)	Monitoring Frequency	Responsible Role
Culture					
Cultural heritage	Minimize cultural heritage impact	Record any information on heritage; and	Number of heritage incidents	TBC in line with Project EMS	Project Delivery Team
Community					
Reduced community cohesion	Minimize reduced community cohesion	Record queries and complaints received from stakeholders	Number of complaints	TBC in line with Project EMS	TBC
Implementation of the shared benefits framework, including the CBP	Enhance community wellbeing and distribute benefits from the Project among the wider community through the CBP, to near neighbours through Neighbour Shared Benefit Scheme, and to First Nations People through benefits to First Nations organisations.	- Record and publish detailed information on funds available and payments made through the CBP; - Record information on First Nations benefit programs supported and outcomes achieved; and - Record and publish detailed information on uptake of the Neighbour Shared Benefit Scheme program and payments made.	- Number and value of grants and payments made through the CBP; - Number and value of payments made through Neighbour Shared Benefit Scheme; and - Value and type of support provided to First Nations organisations.	Annual	Community Engagement Manager

7.1 REPORTING AND AUDITING

In addition to ongoing monitoring, regular audits are to be undertaken by the Project. These audits are to be conducted throughout the Construction and Operational Phases of the Project and will likely be informed by the outcomes of the DA process and conditions.

Audit findings will be reviewed, and where corrective actions are deemed necessary, specific actions (with designated responsibility and timing) will be developed. The focus of these actions will be on achieving the objectives set out in **Table 7-1** as well as continuous improvement in performance.

A summary of the audit findings is to be reported externally on an annual basis. This will include an evaluation of the objectives set out in **Table 7-1** and any corrective actions that have been developed in relation to the audit process.

It is recommended that the predicted impacts and corresponding management measures (i.e. Project performance) be internally audited annually and externally audited once every three (3) years. This timeframe may be extended or reduced based on the findings of ongoing audits.

7.2 ROLES AND RESPONSIBILITY

ENGIE will be principally responsible for implementation of the management measures and the monitoring activities carried out for the Project. However, there will be instances where data will need to be obtained from a third party, or implementation will require cooperation and involvement of others (e.g. contractors and relevant local stakeholders).

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APPENDIX A STA PROVIDERS IN THE SOCIAL LOCALITY

TABLE A1 STA PROVIDERS IN THE SOCIAL LOCALITY

Location	#	STA Provider / Type	Approximate Capacity / Details
Clare	1	Name: Clare Country Club Accommodation type: Hotel	Capacity: 64 Website: Homepage – Clare Country Club Address: White Hut Road, Clare
	2	Name: Archie's at Clare Accommodation type: Holiday home	Capacity: 1 Website: Clare Accommodation Archie's At Clare Clare Address: 12a Blyth Road, Clare
	3	Name: Clare Central Motel Accommodation type: Motel	Capacity: 30 Website: Clare Central Motel Address: 325 Main N Road, Clare
	4	Name: Clare Hillside Apartments Accommodation type: Apartments	Capacity: N/A Website: Clare Hillside Apartments Address: 35 Strickland Street, Clare
	5	Name: Wishing Well Cottage Accommodation type: Holiday home	Capacity: 1 Website: Wishing Well Bed & Breakfast Facebook Address: 27 Gleeson Street, Clare
	6	Name: Jack's house B&B Accommodation type: B&B	Capacity: 1 Website: N/A Address: 42 Victoria Road, Clare
	7	Name: Lottie's Cottage Accommodation type: Holiday home	Capacity: 3 Website: Home - Lottie's Cottage Address: 20 Gleeson Street, Clare
	8	Name: Clare Valley Heritage Retreat Accommodation type: hotel	Capacity: N/A Website: in Clare - Traveleto Address: 18 Victoria Road, Clare
	9	Name: the Bentleys Hotel Accommodation type: hotel	Capacity: N/A Website: The Bentleys Hotel Address: 191 Main N Road, Clare
	10	Name: Jack's house 2 B&B Accommodation type:	Capacity: N/A Website: Home - Clare Valley Short Stays Address: 16 Mill Street, Clare
	11	Name: Mill St. Retreat Accommodation type: hotel	Capacity: 4 Website: Home - Jim Barry Accommodation Address: 21-25 Mill Street, Clare



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Location	#	STA Provider / Type	Approximate Capacity / Details
	12	Name: Clarevale Cottage B&B Accommodation type: holiday home	Capacity: N/A Website: N/A Address: 18 Lennon Street, Clare
	13	Name: Donnybrook Cottages Accommodation type: holiday home	Capacity: 6 Website: Riesling Studios - Riesling Studios Clare Valley Address: 12 Stanley Street, Clare
	14	Name: Brice Hill Country Lodge Accommodation type: hotel	Capacity: 4 Website: Brice Hill Country Lodge - Luxury Accommodation in the Clare Valley, South Australia Address: 62 Warenda Road, Clare
	15	Name: Cooke Cottage Accommodation type:	Capacity: 3 Website: Cooke Cottage – Family Accommodation in Clare Address: 18 Wendouree Road, Clare
	16	Name: Clare View Accommodation Accommodation type: holiday home	Capacity: N/A Website: N/A Address: Spring Gully Road, Clare
	17	Name: Skilladene Country Cottage B&B Accommodation type: B&B	Capacity: N/A Website: N/A Address: 450 Spring Gully Road, Clare
	18	Name: Discovery Parks Accommodation type: caravan park	Capacity: 30, number of powered sites: unknown Website: Discovery Parks - Clare Caravan & Holiday Park Address: 8511 Horrocks Hwy, Clare
Subtotal	Number of STA: 18		Rooms/units: 147
Jamestown	19	Name: Belalie Wines Accommodation type: holiday home	Capacity: N/A Website: Belalie Wines – Organically Grown • Hand Pruned • Hand Crafted Address: 52 Moun Lock Dr, Jamestown
	20	Name: Railway Hotel Motel Accommodation type: Motel	Capacity: 9 Website: Railway Hotel Motel Jamestown Address: 32 Alexandra Terrace, Jamestown
	21	Name: The Park Accommodation type: caravan park	Capacity: 50, number of powered sites: 10 Website: The Park Jamestown Address: 103 Ayr Str, 86 Cockburn Road, and 33 Spalding Road, Jamestown



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Location	#	STA Provider / Type	Approximate Capacity / Details
	22	Name: Jamestown Hotel Accommodation type: hotel	Capacity: N/A Website: N/A Address: 79 Ayr Street, Jamestown
	23	Name: The Comercial hotel motel Accommodation type: hotel	Capacity: 16 Website: Hotel & Dining, Cellarbrations Bottle Shop, Accommodation Address: 35 Ayr Street, Jamestown
	24	Name: Cockburn House Accommodation type: holiday home	Capacity: 4 Website: Cockburn House – Historical B&B Accommodation in Jamestown, SA Address: 35 Cockbrn Rd, Jamestown
Subtotal	Number of STA: 6		Rooms/units: 79, Powered sites: 10
Peterborough	25	Name: Quentin Park Alpacas Accommodation type: farm stay	Capacity: 4 Website: Quentin Park Alpacas Farm Stay Quentin Park Alpacas & Studio Gallery Address: 58 Price Rd, Peterborough
	26	Name: Peterborough Hotel Accommodation type: hotel	Capacity: 16 Website: Peterborough Motel Motel in Peterborough, South Australia Address: 2a Railway St, Peterborough
	27	Name: Roundhouse Motel Accommodation type: motel	Capacity: 27 Website: https://roundhousemotel.com.au Address: 25 Queen St, Peterborough
	28	Name: Granny's B&B Accommodation type: B&B	Capacity: N/A Website: N/A Address: 43-45 Queen St, Peterborough
	29	Name: Peterborough Caravan Park Accommodation type: caravan park	Capacity: 9, number of powered sites: 50 Website: Accommodation Peterborough Caravan Park Address: 36 Grove St, Peterborough
	30	Name: Off the Rails Accommodation type: holiday home	Capacity: 4 Website: Get back to the basics of life, back to nature at one of our many bush campsites and test your skills on our newly developed 4WD tracks – Willangi Bush Escapes Address: 119 Hurlstone St, Peterborough
	31	Name: Andy's Accommodation Accommodation type: holiday home	Capacity: 3 Website: Andy's Accommodation, Peterborough (updated prices 2025) Address: 34 Bourke St, Peterborough



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Location	#	STA Provider / Type	Approximate Capacity / Details
Subtotal	Number of STA: 7		Rooms/units: 63, Powered sites: 50
Crystal Brook	32	Name: Crystal Brook Caravan Park Accommodation type: caravan park	Capacity: 6, number of powered sites: 24 Website: Crystal Brook Caravan Park Where the Flinders begin Address: 30 Goyder Hwy, Crystal Brook
	33	Name: Crystal Brook Hotel Accommodation type: hotel	Capacity: N/A Website: N/A Address: 47 Railway Terrace, Crystal Brook
Subtotal	Number of STA: 2		Rooms/units: 6, Powered sites: 24
Burra	34	Name: Emma Tiver Historic Cottage Accommodation type: holiday home	Capacity: 2 Website: Emma Tiver Historic Cottage - Burra South Australia Accommodation Address: 12 Truro St, Burra
	35	Name: Miss Mabel Cottage Accommodation type: holiday home	Capacity: N/A Website: N/A Address: 2 Penclawdd St, Burra
	36	Name: Royal Exchange Hotel Accommodation type: hotel	Capacity: N/A Website: N/A Address: 1 Bests Pl, Burra
	37	Name: Bon Accord Hotel Accommodation type: hotel	Capacity: N/A Website: https://crsst3.wixsite.com/mysite-3/about-us Address: 20 West St, Burra
	38	Name: Burra Railway Station B&B Accommodation type: B&B	Capacity: N/A Website: https://44604.holidayfuture.com/listings/119773 Address: 10 Railway Terrace, Burra
	39	Name: Griffiths Cottage Accommodation type: holiday home	Capacity: N/A Website: N/A Address: 8 Morehead St, Burra
	40	Name: Burra Motor Inn Accommodation type: motel	Capacity: 20 Website: Burra Motor Inn, motel accommodation, licensed restaurant Address: Market St, Burra
	41	Name: Burra Caravan Park Accommodation type: caravan park	Capacity: 32, number of powered sites: 30 Website: Welcome to Burra Caravan & Camping Park Address: 12 Bridge Terrace, Burra



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Location	#	STA Provider / Type	Approximate Capacity / Details
	42	Name: Paxton Square Cottages Accommodation type: motel	Capacity: 60 Website: Paxton Square Cottages Address: 1 Kingston St, Burra
	43	Name: Burra Hotel Accommodation type: hotel	Capacity: N/A Website: Burra Hotel - Visit Burra Address: 5 Market St, Burra
	44	Name: Commercial Hotel Burra Accommodation type: hotel	Capacity: 8 Website: Commercial Hotel - Visit Burra Address: 22 Commercial St, Burra
	45	Name: Hillside Cottage Accommodation type: holiday home	Capacity: 3 Website: Hillside Cottage Burra Accommodation in Clare Valley, SA Address: Quarry St, Burra
	46	Name: Ayders Burra Accommodation type: holiday home	Capacity: N/A Website: https://runmybnb.holidayfuture.com/listings/119769?numberOfGuests=1 Address: 9 Ayders St, Burra
	47	Name: Kooringa Cottage Accommodation type: holiday home	Capacity: N/A Website: N/A Address: 9 George St, Burra
Subtotal	Number of STA: 14		Rooms/units: 125, Powered sites: 30
Total	Number of STA: 47		Rooms/units: 420, Powered sites: 114



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