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Environmental & Social Consultants

PRELIMINARY SOCIAL AND ECONOMIC BASELINE REPORT

Moreton Hill Wind Farm

FINAL

November 2023

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Prepared by
Umwelt (Australia) Pty Limited
on behalf of
MHWF Nominees

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Report No.	22923_R04
Date:	November 2023

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This report was prepared using Umwelt's ISO 9001 certified Quality Management System.

Acknowledgement of Country

Umwelt would like to acknowledge the traditional custodians of the country on which we work and pay respect to their cultural heritage, beliefs, and continuing relationship with the land. We pay our respect to the Elders – past, present, and future.

Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
Draft V1	Jessica Anagnostaras	03/03/2023	Caroline Funnell	21/03/2023
Draft V2	Dr Kate Raynor	28/09/2023	Emily Scott	26/10/2023
Final	Dr Kate Raynor	08/11/2023	Emily Scott	08/11/2023

Abbreviations

Abbreviation	Description
ABS	Australian Bureau of Statistics
AEMO	Australian Energy Market Operator
CSEP	Stakeholder Engagement Plan
DELWP	Department of Environment, Land, Water and Planning (now DTP)
DTP	Department of Transport and Planning (formerly DELWP)
EES	Environment Effects Statement
GW	Gigawatts
IAIA	International Association for Impact Assessment
ISP	Integrated System Plan
LGA	Local government Area
MW	Megawatts
PHIDU	Public Health Information Development Unit
REZ	Renewable Energy Zone
SA	Statistical Area
SAL	Suburbs and Localities
SEIFA	Socio-Economic Indexes for Areas
SEIA	Socio Economic Impact Assessment
SIA	Social Impact Assessment
SSC	State Suburb Code
SUA	Significant Urban Area
Umwelt	Umwelt (Australia) Pty Ltd
VRET	Victoria Renewable Energy Target

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1.0 Introduction

This report documents the outcomes and findings of a social and economic baseline study undertaken by Umwelt for the Moreton Hill Wind Farm (the Project). This report will inform subsequent phases of the socio-economic impact assessment (SEIA) which will support the Planning Permit Application for the Project under the *Planning and Environment Act 1987*, and an Environment Effects Statement (EES) as designated under the Victorian *Environment Effects Act 1978* (or 'the EE Act'), should the Minister for Planning determine an EES is required.

1.1 Project Overview

The Project is located in the Central Highlands region of western Victoria, within the Golden Plains Shire and the Corangamite Shire, approximately 35 km southwest of Ballarat. The wind farm site is largely bound by the Glenelg Highway in the north, Linton-Mannibadar Road in the east, Lismore-Pittong Road in the south and Mount Bute Road in the west. Rokewood Skipton Road bisects the Project site from east to west. The closest towns to the Project are Skipton and Linton, approximately 5 km to the west and east of the Project, respectively (see **Figure 1.1**).

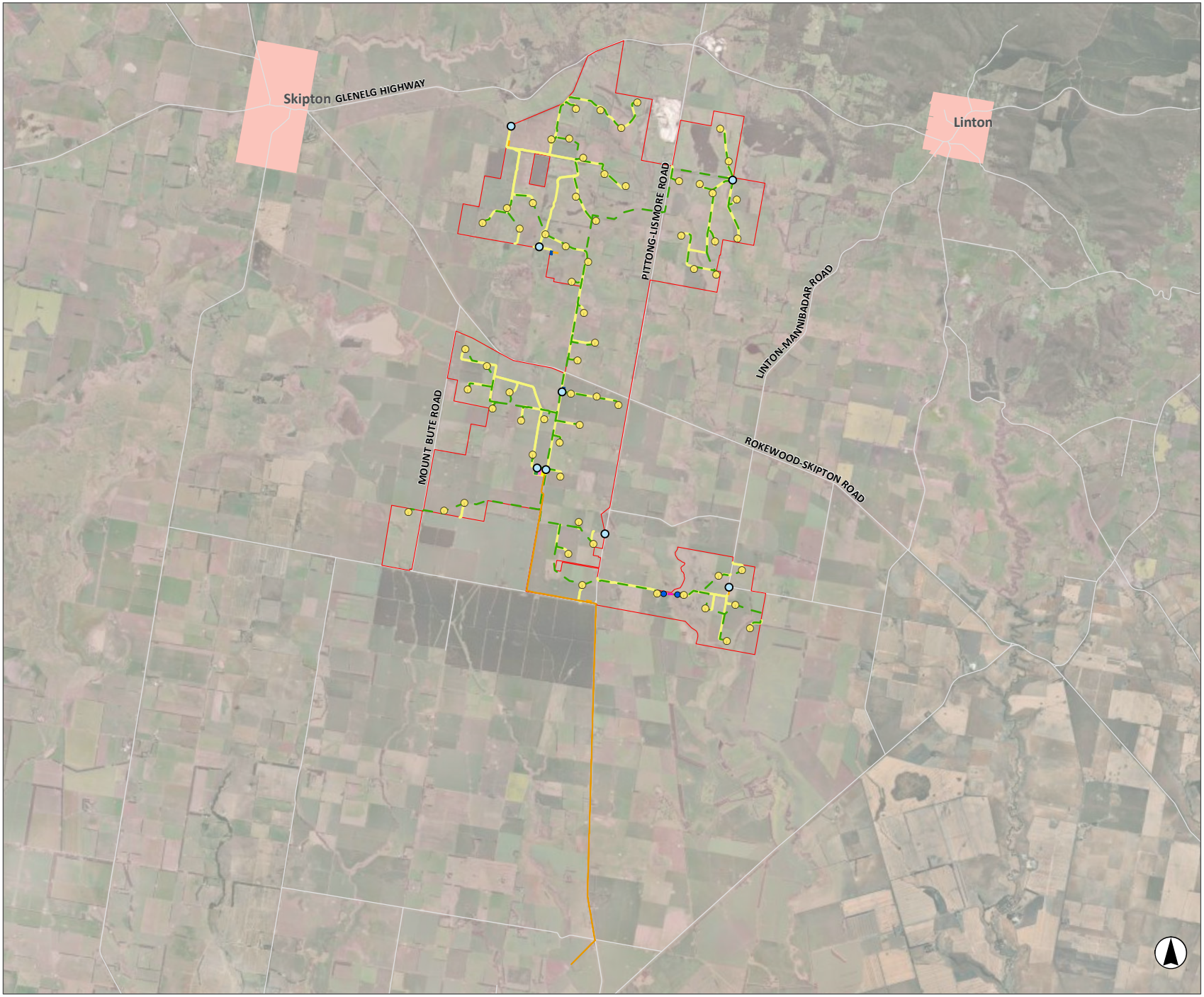
The Project involves a renewable energy facility comprising a wind farm, a battery energy storage facility and a transmission line to connect the Project to the electricity network, and includes (but is not limited to):

- Up to 62 wind turbines, each with a generation capacity of 6.8 MW and a maximum overall tip height of 252 m.
- Hardstands at the base of each turbine.
- Underground and overhead electrical reticulation cabling between turbines.
- Onsite electrical substation.
- A 220 kV underground transmission line connecting the Project from the onsite substation into the electricity network at Berrybank Terminal Station.
- Battery Energy Storge System (BESS) with a storage capacity of approximately 150 MW and associated water storage tanks.
- 45,000 litre water tanks at main entrance locations or as recommended by the Country Fire Authority (CFA) or Bushfire Risk Assessment (Fire Risk Consultants, 2023).
- Internal site access tracks.
- Up to four permanent meteorological monitoring masts.
- Operations and maintenance facilities.
- Other permanent ancillary works, including road upgrades.

The Project also requires temporary infrastructure including two construction compounds, temporary laydown areas and two concrete batching plants.

FIGURE 1.1

Project Site



Legend

- Wind Turbines
- Water Tank Location
- Overhead Electrical Reticulation Poles
- Overhead Electrical Reticulation
- Underground Electrical Reticulation
- Access Tracks
- Underground Transmission Line
- Site Substation
- Site Office Compound
- Laydown Areas
- Hardstand
- Battery 150MW
- Batching Plant
- Wind Farm Site
- Township

0 2 4
Kilometres

Scale 1:140,000 at A4
GDA2020 MGA Zone 54

Image Source: ESRI Basemap (2023) **Data source:** VIC DEECA (2023)

2.0 Methodology

The methodology adopted in this study is based on the Victorian Ministerial guidelines for assessment of environmental effects (the guideline's suggested approach is summarised in **Figure 2.1**) The Planning and Policy Guidelines for the Development of Wind Energy Facilities in Victoria (DELWP, 2021) and Community Engagement and Benefit Sharing in Renewable Energy Development Guide (DELWP, 2017) have also been considered. In addition, best practice social impact assessment has been used to guide the approach adopted in this assessment, with reference to the *International Principles for Social Impact Assessment* (Vanclay, 2003) and the *Social Impact Assessment: Guidance for assessing and managing the social impacts of projects* (IAIA, 2015).

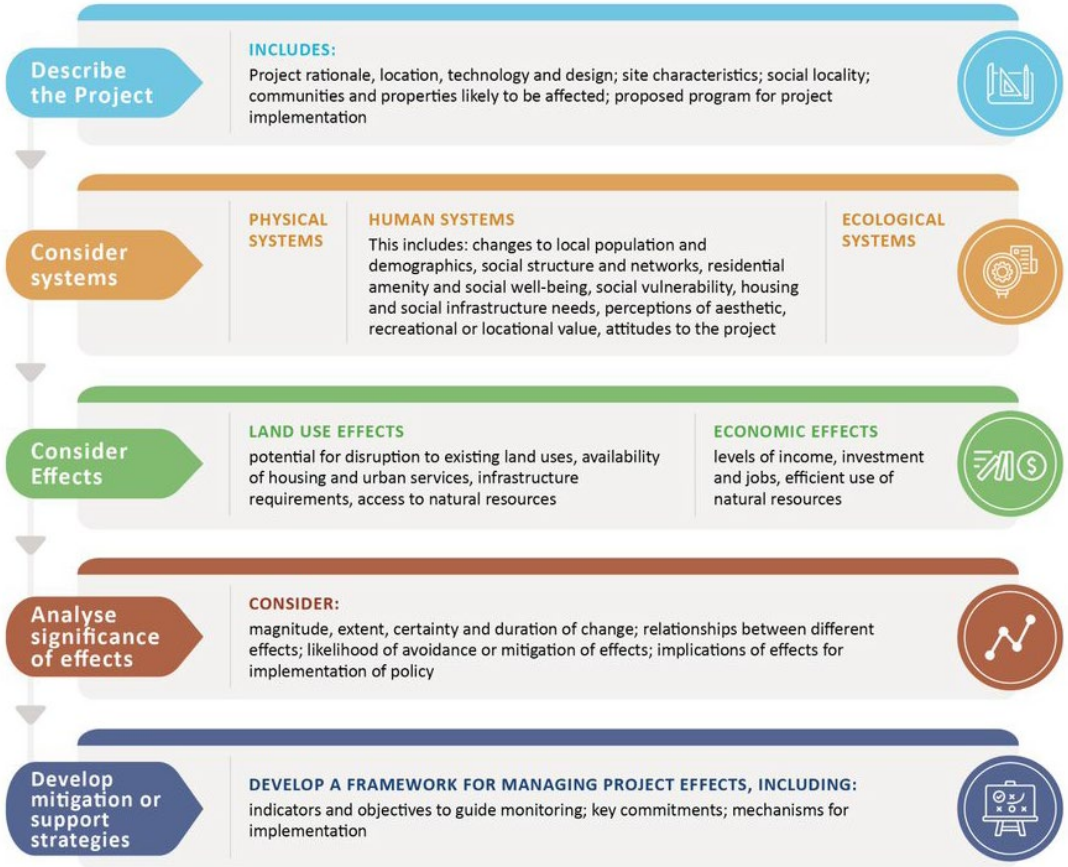


Figure 2.1 Social Impact Assessment Methodology and Purpose (Adapted from the Ministerial Guidelines)

To achieve the above goals, the assessment has utilised the SIA methodology outlined in this chapter, with key data inputs and methods for the social and economic baseline study outlined in **Table 2.1**.

Table 2.1 Assessment Methods

Phase	Assessment Methods	Description
Social and Economic Baseline Analysis	Community Capital Analysis	Assessment and analysis of ABS Census data and other relevant social and community indicators / data sets to develop a detailed social and economic baseline profile of the communities of interest within the social locality.
	Document Review and Analysis	Collation and review of relevant reports/studies /background information relating to the Project.
	Media Analysis	Collation and review of relevant media articles relating to the Project and/ or renewable energy projects in the area.

2.1 Defining the Area of Social Influence

The term 'social locality' or 'area of social influence' is commonly used in SIA practice. There is no fixed meaning or predefined geographic boundary to a social locality (e.g., the local suburb, or 'within 500 m'). Instead, the scale of the social locality should be established on a case-by-case basis, having regard to the nature of the project and its impacts (NSW Department of Planning and Environment, 2023). For further direction, the social locality is defined by:

- **The scale and nature of the project**; its associated activities including ancillary works and infrastructure; potential direct and indirect impacts (for example, transport and logistics corridors or property acquisitions); and potential cumulative impacts.
- **Who may be affected by the project; how they may be affected**; their social, cultural and demographic characteristics; their relevant interests and values; the things that differentiate groups (such as cultural diversity) as well as things that they have in common; and the broader community and public interest.
- **Whether any vulnerable or marginalised people may be affected by the project**; including people on low incomes; people living with disabilities, chronic medical conditions or in poor health requiring access to services; culturally and linguistically diverse communities; people who are homeless or in insecure housing; people who are unable to represent themselves or other vulnerable people such as elderly people, children or single-parent households.
- **Built or natural features on or near the project that could be affected**, and the intangible values that people may associate with these features, such as a sense of place or belonging, rural character, community cohesion and connection to Country and the value of stories within the cultural landscapes, community cohesion, and use of natural areas and resources.
- **Relevant social, cultural, demographic trends or social change processes** occurring now or in the past near the project site and in the broader region, including how people have felt or experienced these changes; community resilience; different trends and patterns around issues like rental affordability, employment, shifting land uses, or population and demographic; or experiences of extreme weather and natural hazards.
- **The history of the proposed project and the area**, and any similar experiences people near the project may have had, including change prior to, or created by, the planning assessment process; how people have reacted to early discussions; and how these discussions and other experiences have affected the broader community; and the traditional Aboriginal use of the place, recent history of the place and people and any ongoing traumas.

In defining the social locality for Project, statistical areas prescribed by the Australian Bureau of Statistics (ABS), as well as the land tenure composition of properties in or nearby the Project Site have also been considered. The primary communities of interest that comprise the social locality for the purposes of this assessment are outlined in **Figure 3.3**.

2.2 Social and Economic Baseline Profile

A social and economic profile gathers knowledge from both primary and secondary data sources to increase understanding of the existing social and economic environment in which a project is proposed, and of potentially affected communities. The social and economic baseline profile is a foundational component of SEIA, as it provides the basis from which social impacts associated with the Project may be predicted, assessed, monitored, and managed over time.

2.2.1 Sustainable Livelihoods Approach

To understand the communities of interest to the Project, and to evaluate their resilience and adaptive capacity to change, this social baseline has utilised the Sustainable Livelihoods Approach or 'community capitals' analysis (UK Department for International Development, 1999).

According to this framework, people seek to maintain their livelihood within a context of vulnerability. Specifically, threats to their livelihood include shocks (such as sudden onsets of natural disasters, health problems, conflicts, and economic crises), trends (for instance, those relating to the economy, health, resources, and governance) and seasonality (such as cyclical fluctuations in prices or employment). People draw upon these assets to build and maintain their livelihood. A livelihood is considered sustainable '*…when it can cope with and recover from stresses and shocks and maintain or enhance its capabilities and assets both now and in the future, while not undermining the natural resource base*'.

The DFID approach (UK Department for International Development, 1999) draws on broad categories of community capitals as a fundamental basis to identifying and further enhancing community capacity and resilience. This methodology has been further developed by (Coakes & Sadler, 2011) to reflect the five capitals approach - human, social, natural, physical, and economic/financial. The vulnerability of each capital area can be assessed through the selection of a suite of socio-economic indicators specific to each capital area to assess a community's vulnerability to change, or conversely adaptive capacity. Elements of each capital area are further outlined in **Figure 2.2**.

Figure 2.2 Capitals Framework

Source: Umwelt, 2023. Adapted from Coakes and Sadler, 2011.

Profiling provides a comprehensive summary of the key characteristics of the people of a community or project area and involves developing a detailed understanding of the social and economic context in which a project is based to inform impact prediction.

2.2.2 Data Sources

To gain an understanding of the demographic characteristics and composition of communities within the area of social influence, and to ascertain how the Project may change or affect people, socio-economic and demographic data has been gathered and summarised from the ABS Census (2021) and the Social Health Atlas of Australia (PHIDU, 2020), as well as through a review of local media, relevant literature and regional and local government plans and strategies.

Appendix A contains the community profile dataset that has been used to inform the social baseline. The data sources analysed and key indicators of interest, including a brief explanation of their relevance to the Project are outlined in **Table 2.2**.

Table 2.2 Social and Economic Baseline Profile Indicators and Data Sources

Key Questions	Data Source	Indicators of Interest

What is the demographic composition of the community?
What is the proportion of the population that is vulnerable to the proposed project/change?
What skills exist in the region? Are there relevant skill sets to enable the local and regional population to capitalise on employment opportunities during construction/operations?
Is the Project going to be of value to the local/regional community? Does the project align with community values, aspirations, needs?
Are there any groups that will require a particular engagement approach to facilitate their involvement and participation (i.e., languages or cultural/ educational barriers, vulnerabilities)?
Are there any specific social trends evident in the region?
	• (ABS, 2021):
	  ○ Warrnambool and South West SA4
	  ○ Ballarat SA4
	  ○ Corangamite LGA
	  ○ Golden Plains LGA
	  ○ Victoria
	  ○ Corangamite- North SA2
	  ○ Golden Plains- North SA2
	  ○ Skipton SAL
	  ○ Linton SAL
	  ○ Ararat SAL
	  ○ Maryborough SAL.
	• (REMPLAN, 2021)
	  ○ Corangamite
	  ○ Golden Plains.
	• (Realestate.com.au, 2023)
	• (Crime Statistics Agency, 2022)
	  ○ Corangamite LGA
	  ○ Golden Plains LGA.
	• (PHIDU, 2021), (SALM, 2023)
	  ○ Corangamite LGA
	  ○ Ararat SSC.
	• State Government – Victoria
	  ○ Corangamite LGA.
	• (ABC News, 2021).
	• (Corangamite Shire Council, 2021).
		Current population and trends.
		Median age and age distribution.
		Unemployment rate.
		Key industries of employment.
		Educational attainment.
		Ownership and tenure of private dwellings.
		Weekly household income.
		Proportion of vulnerable groups (unemployed, low-income families, elderly, Aboriginal and Torres Strait Islanders).
		Cost of living (rental and mortgage payments).
		Crime statistics.

Key Questions	Data Source	Indicators of Interest
What is the socio-economic status of the community? What is the level of advantage / disadvantage in the community?	(SEIFA, 2021) (South West Healthcare, 2021)	Index of Relative Socio-economic Disadvantage, 2016. Index of Economic Resources, 2016. Index of Education and Occupation, 2016.
What is the level of health in the community? What are the main risk factors?	(ABS, 2021) (PHIDU, 2021)	Chronic diseases. Risk factors. Premature death.
What has been the response of the community to similar Projects in the region? How supportive or not are community residents of renewable energy projects? Have community residents expressed concerns regarding current electricity prices?	Local media review: • (ABC News, 2021) • (ABC News, 2020) • (Fowler, 2021) • (Greenan, 2022) • (Williams, 2022) • (Koehn, 2023) • (Kirkham, 2022) • (Van Estrop, 2022) • (Williams E. , 2021). Submissions reports (comparable projects).	Level of support for renewable projects. Number of articles relating to renewable projects. Community sentiment regarding wind farms. Reported electricity prices. Average electricity usage. Average electricity usage by energy source.
What are the Council's key priority areas? Is the proposed project aligned with the Council's strategic plan? Are community values, concerns and/or aspirations documented in the Community Strategic Plan? How does the proposed project fit within the broader regional and state planning energy strategy?	Government strategic plans or policies: • Department of the Environment and Energy (2019) Australian Energy Statistics. • Renewable Energy Action Plan in 2018. • Regional Community Energy Fund. • Barwon South West Renewable Energy Roadmap (2019) Paleert Tjaara Dja Let's make Country good together 2020–2030. • Golden Plains Council Plan 2021–2025. • Golden Plains Economic Development, Tourism and Investment Attraction Strategy 2022–2032. • Golden Plains Climate Emergency Plan 2022–2032. • Corangamite Council Plan 2021–2025. • Corangamite Council Minutes 2021–2022.	Support for and awareness of renewable/ solar energy in the community Number of solar energy and renewables projects in the region

Source: Umwelt (2023).

2.3 Community and Stakeholder Consultation

The next phase of this project (Phase 2) will involve undertaking community and stakeholder consultation to inform the social and economic impact assessment (SEIA). This phase will involve the participation and collaboration of people that may have an interest in, or those that are affected by a project, including any groups that may be under-represented, or more vulnerable or marginalised.

As Burdge (2004) outlines, stakeholders may be affected groups or individuals that:

- live, work, or recreate near the Project
- have an interest in the proposed action or change
- use or value a resource associated with the Project
- are affected by the Project e.g., may be required to relocate because of the project.

A stakeholder identification process will be undertaken during Phase 2 for the Project to support the planning and delivery of community and stakeholder consultation to inform the SEIA and enhancement of the Project's Stakeholder Engagement Plan (SEP).

2.4 Evaluating Social and Economic Impacts

2.4.1 Social and Economic Impact Evaluation

Subsequent phases of the SEIA process will involve further investigation, validation, and evaluation of the identified social and economic impacts in relation to the Project and the identification of relevant strategies to manage or mitigate or enhance the impacts relating to the Project.

Each project activity will be assessed according to its potential impacts on people, including consideration of whether previous investigation of social impacts has been undertaken, the potential for cumulative impacts, and possible mitigation or enhancement measures to reduce negative impacts and enhance positive impacts.

Social impacts will be assessed in line with industry and international best practice, as articulated by IAIA (2015) and NSW DPE (2021) SIA guidance. While these methodologies are not explicitly recommended by the Victorian Government, they form the basis of best practice social impact assessment and have therefore been used in this assessment. An overview of this process is provided in **Figure 2.3**.

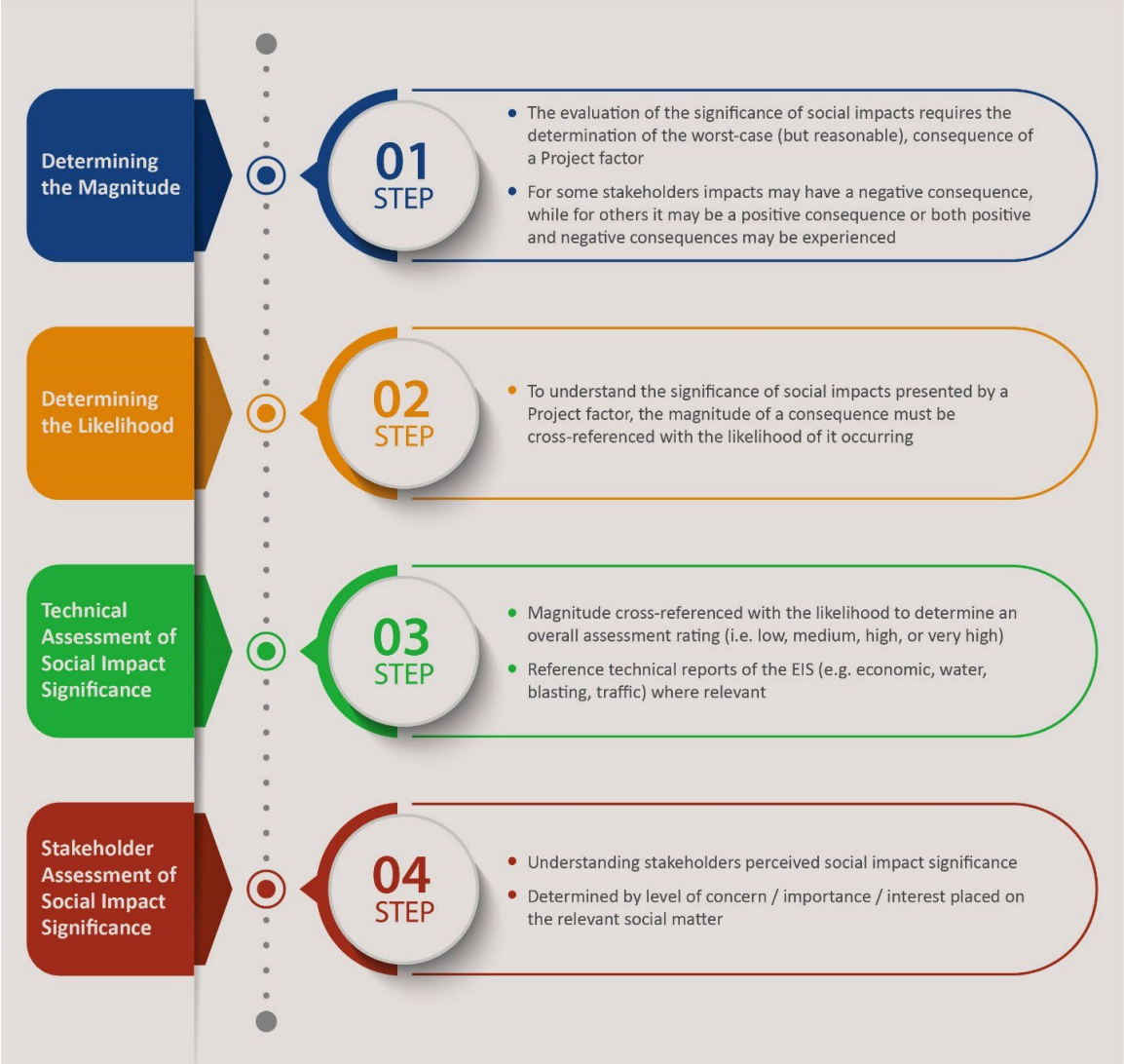


Figure 2.3 Social Impact Evaluation Process

3.0 Social Baseline

This section describes the social baseline profile of the social locality of relevance to the Project. It provides initial analysis of the defining characteristics of the communities considering demographic, social and economic indicators. Further, it considers the natural and physical attributes of the area of social influence and an understanding of how people currently live, work and recreate in the area.

The following components have been considered in the social baseline for this Project, namely:

- **Geographic** and **spatial** – identification of communities of interest and relevant stakeholders.
- **Governance** – an understanding of the relevant governance structures including those of the Traditional Owners and local, State and Federal government jurisdictions.
- **Development context** – a review of the recent history of local communities, including cultural characteristics and community values, as well as previous experiences with renewable energy development projects and other development issues to ascertain the response of local communities to these changes.
- **Community capital/assets** – an assessment of levels of vulnerability or resilience across the communities of interest and their capacity to respond to change.
- **Key community values**, **issues**, **and concerns** – documentation of current community issues, as identified in key strategic planning documents, regional plans and/or studies as well as within local and regional media.

3.1 Development Context

This section outlines the context in which the proposed project is based, including consideration of key policy settings and other project developments occurring within the project locality.

3.1.1 Federal Energy Policy and Community Context

Australia's commitment at the international level to the Paris Climate Accord, public expectations, and rapidly decreasing energy prices from renewable sources, has influenced the growth of, and investment in, the renewable energy sector across the country.

There has been a growing global recognition of the need to mitigate the environmental effects associated with fossil fuel energy generation. Reflecting this, international, national, and state-wide commitments have emerged supporting the development of clean and sustainable energy projects. Similarly, community perceptions increasingly reflect support for renewable energy. For example, outcomes of a 2021 survey of 3,915 Australians, conducted by Griffith University, found that 87% of respondents believed climate change should be a key priority of government, 22% felt climate change was an 'extremely serious problem right now and 45% believed climate change would be an extremely serious problem by 2050 (Bradley, Deshpande, Foxwell-Norton, Hennessey, & Jackson, 2022). Further, the Lowy Institute Poll 2021 also found that 91% of Australians support subsidising renewable energy (Lowy Institute, 2021).

At the COP21 climate talks in Paris (December 2015), the Australian Government committed to (and has now ratified) an emissions target of a 26-28% reduction by 2030 compared to 2005 levels. The recently elected Federal Labor Government's Powering Australia Plan highlights its goals to create jobs, cut power bills and reduce emissions by boosting renewable energy (Australian Labor Party, 2021). This includes a goal to reduce Australia's emissions by 43% by 2030, supported by large-scale support for the development of renewable energy projects and associated infrastructure.

The Australian Energy Market Operator (AEMO), the independent organization who manages the National Energy Market (NEM) in Eastern Australia, recently released their draft 2022 Integrated Systems Plan (ISP) setting out their 30-year plan for the development of the Australian Electrical system. In this document they stated that their most likely scenario required an additional 122 GW of renewable energy generation, more than double the amount of the total generation in the NEM today, to meet Australia's growing demand for power and maintain Australia's energy security (AEMO, 2022).

3.1.2 Energy Policy in Victoria

Victoria has a relatively emission intensive power supply compared to other advanced economies worldwide (DELWP, 2019). Most of Victoria's greenhouse gas emissions (70% in 2019 (DELWP, 2021)) are from fossil fuel combustion for energy and transport, with 76% of the State's electricity produced by the State's three brown coal-fired power plants (DELWP, 2018). As a result, the Victorian Government has acknowledged that the future reliability of the State's energy supply and the economic and social benefits associated with the renewable energy sector, in addition to the need to decarbonise the economy, rely on the development of a diverse and secure energy generation network (DELWP, 2021).

In 2015, the Victorian Government released its Renewable Energy Roadmap (Department of Economic Development, Jobs, Transport and Resources, 2015), that reported a substantial increase in renewable energy generation in the State, from 6% in 2009 to 12% in 2014. The roadmap recognised that despite this increase, energy generation was still largely sourced from brown coal (84%), with four priority areas proposed to diversify the energy mix:

- transforming Victoria's generation stock towards renewable energy
- addressing barriers to distributed generation and storage,
- encouraging household and community renewable generation, and
- expanding the Government's role in facilitating the uptake of renewable energy.

The State's *Climate Change Act 2017* has established a legally binding target of net zero greenhouse gas emissions by 2050, as well as five yearly interim targets of 28–33% below 2005 levels by 2025, and 45–50% below 2005 levels by 2030. The State government has reported that the 2020 target (of 15–20% below 2005 levels) has been achieved and exceeded, with State emissions in 2019 decreasing to 24.8% below 2005 levels.

In 2017, the State Government also legislated a Victorian Renewable Energy Target (VRET) target of 50% renewable energy generation by 2030 under the *Renewable Energy (Jobs and Investment) Act 2017* (Vic). In 2020, renewable energy sources generated more than 26% of Victoria's electricity, enabling Victoria to meet the first VRET target for 25% renewable energy generation by 2020. The Government has reported that the 2020 target has been achieved (DELWP, 2021) and announced revised targets in 2022 of 95% renewable energy by 2035 and net zero by 2025 (Victorian Government, 2022).

The Victorian Government has also been investing in initiatives to achieve the VRET, including the Victorian Renewable Energy Auction Scheme that has contracted 928 MW of generation capacity, with the second VRET auction expected to deliver a further 600 MW of renewable energy generation, and partnerships with industry to implement large scale battery projects throughout the State (DELWP, 2021).

3.1.3 The Southwest Renewable Energy Zone (REZ)

The establishment of Renewable Energy Zones (REZs) is intended to facilitate an increase in renewable energy development. In 2020 the Australian Energy Market Operator's (AEMO) Integrated System Plan (ISP) identified six Victorian REZs that the Victorian Government committed to develop, these being:

- Central North
- Gippsland
- Murray River
- Ovens Murray
- Southwest
- Western Victoria (DELWP 2021).

The Project is located within the Southwest REZ (V4 in **Figure 3.1**), which is one of Victoria's six Renewable Energy Zones identified in the Australian Energy Market Operator's (AEMO) Integrated System Plan (ISP).

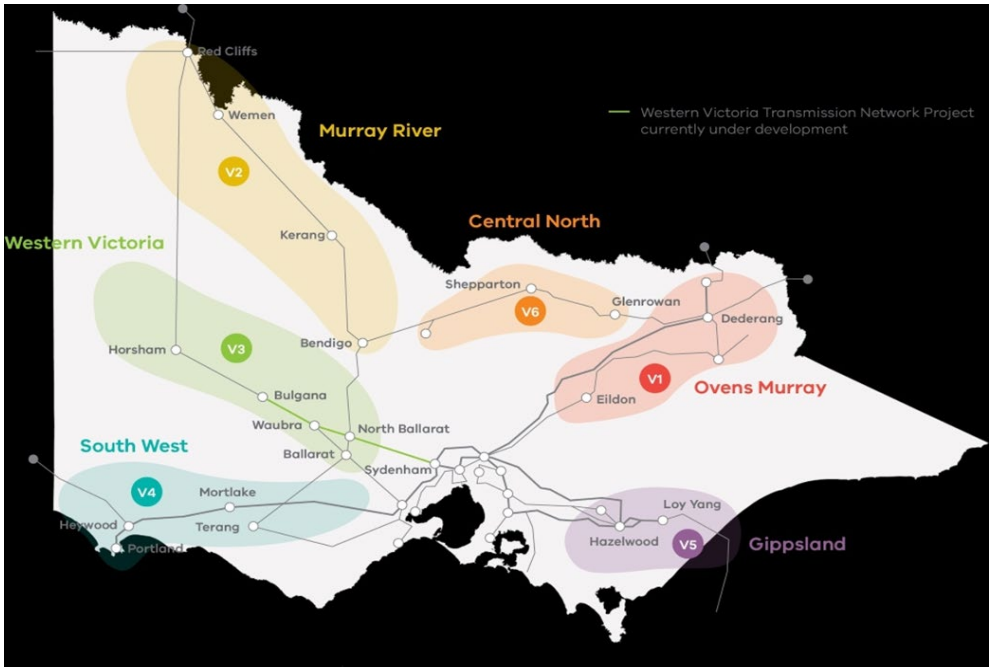


Figure 3.1 Victorian Renewable Energy Zones

Source: DELWP, 2021.

3.1.4 Cumulative Development of Renewable Energy Projects in the LGAs

The development of renewable energy projects in the Corangamite and Golden Plains LGAs is not new. These LGAs host several wind farms, some of which are well-established, with the Mount Mercer wind farm in operation since 2014 (in the Golden Plains LGA) and the 16,000 hectare/ 228 turbine Golden Plains Wind Farm (under construction) also well known in the community.

As renewable projects increase, so do planning objections, with visual and noise amenity two of the most cited impacts raised by objectors. In state planning processes it is acknowledged that visual impact may be particularly salient in wind farm developments, noting that the height, scale and mechanical character of wind turbines creates an unavoidable level of visibility and contrast with the natural environments in which they are situated.

Further, multiple wind energy projects in proximity to communities can cause cumulative impacts on the landscape and people's enjoyment of their natural surroundings (The Senate, 2015) (Department of Planning and Environment, 2016).

Table 3.1 summarises the location of renewable energy projects in proximity to the proposed site according to their development status (operating, approved, under consideration), to assist in the identification of where cumulative impacts may be experienced in conjunction with the Project.

Table 3.1 Renewable Energy Developments

Project	Location (and approximate distance from Moreton Hill)	Status	Project Description	Cumulative impact	Likely cumulative impact
Brewster Wind Farm – RE Future	10 km east of Beaufort (26 km)	Under consideration	40 MW/7 turbines 520 hectares Annual payments to those houses within 2 km and 4 km Community Fund and donations to local primary school		• Minimal cumulative impacts due to distance from the Project.
Mt Fyans Wind Farm – Woolnorth Renewables	5 km north of Mortlake (43 km)	Under consideration	400 MW/81 turbines 10,700 hectares Privately owned freehold grazing land Project is not highly visible from the surrounding towns of Woorndoo, Hexham, and Darlington	✓	• Moyne Shire Councillors voted unanimously to object the permit application for the development and attended planning panel in May 2023 (90 community submissions, 10 in support of the development). Outcome from planning panel may have some impact on projects in the broader region. • Mt Fyans located some distance from the Project.
Bostocks Creek Solar Farm – Bison Energy	2.5 kilometres north east of Cobden (70 km)	Under Consideration	4.95 MW 17 hectare site Land use of agricultural grazing will remain		• Limited impact as located some distance from the proposed Project.

Project	Location (and approximate distance from Moreton Hill)	Status	Project Description	Cumulative impact	Likely cumulative impact
Golden Plains Wind Farm – West Wind	1.5 km west, south and south-west of Rokewood (10 km south east)	Under construction	1330 MW/228 turbines 39 host landowners 16,000 hectares $2 billion project Provide approximately $3.5 million in annual income to landowners Community Benefit Fund and Investment program to be established.	✓	• Construction period will not overlap so impacts unlikely. Possible opportunities for skilled local workforce if projects run consecutively. • Possible cumulative visual impacts in relation to the existing character of the area to be further assessed.
Berry Bank Wind Farm – GPG Naturgy	80 km west of Geelong, 14 km east of Lismore (9.5 km south)	Operating	332 MW/79 turbines Connection to the Grid via the 220 kV Ballarat-Terang Transmission Line		• Construction period will not overlap. • Potential cumulative benefit to the local economy from proposed community benefit sharing scheme and operational staff and site visitors accessing local services
Bookar Solar Farm – Bookar Renewables	8 km north of Camperdown (56 km)	Approved	220 MW 558 hectares Land use agricultural land		• Limited impact as located some distance from the proposed Project.
Stockyard Hill Wind Farm – Origin Energy	4 km north of Skipton (5 km)	Operating (Commissioned 2022)	539 MW/149 turbines 156 square kilometres Land was used for grazing and cropping	✓	• Possible visual impact for those using the Glenelg highway, connector and local roads around the Skipton township (North and East) in the form of sequential views between the Project, and Stockyard Hill.

Project	Location (and approximate distance from Moreton Hill)	Status	Project Description	Cumulative impact	Likely cumulative impact
					• Potential cumulative benefit to the local economy from proposed community benefit sharing scheme and operational staff and site visitors accessing local services.
Chepstowe Wind Farm – Future Energy	30 km west of Ballarat (8 km North)	Operating (Commissioned 2015)	6.2 MW/3 turbines Land use cleared farming land		• Limited impact as operational since 2015 and located some distance from the Project. • Minor visual impact from sequential views between the Project and Chepstow wind farm.
Dundonnell Wind Farm – Trustpower	23 km north-east of Mortlake (40 km)	Operating	336 MW/ 80 turbines. 12 wind farm host landholders over approximately 4500 ha Land was substantially cleared of native vegetation and primarily used for grazing The project also includes a 38 kilometre 220 kV overhead transmission line and a new substation at the Mortlake Gas Fired Power Station		• Limited impact as already operational and located some distance from the proposed Project.
Mt Mercer Wind Farm – West Wind Energy	30 km south of Ballarat (40 km)	Operating (Commissioned 2014)	131 MW/64 turbines		• Limited impact as already operational and located some distance from the proposed Project.

3.2 The Social Locality

The primary communities of interest that comprise the social locality for the purpose of this assessment are outlined in **Figure 3.2** and include the following:

- The broader Barwon Southwest Region (Warrnambool and Southwest (SA4) and the broader Grampians Central West Region (Ballarat SA4). These are the regions in which the Project's host LGAs are located.
- The host local government areas of Corangamite and Golden Plains, with data considered in the social baseline focusing predominantly on these LGAs.
- The Local Area is comprised of the Statistical Areas (SA2) of Corangamite – North and Golden Plains – North.
- The Suburbs and Localities (SAL) of key potential townships including Skipton and Linton. Ararat and Maryborough are also included at SAL level due to their population and potential to act as a service and supply hub.
- The Significant Urban Area (SUA) of Ballarat as a major infrastructure and resource hub in the region.

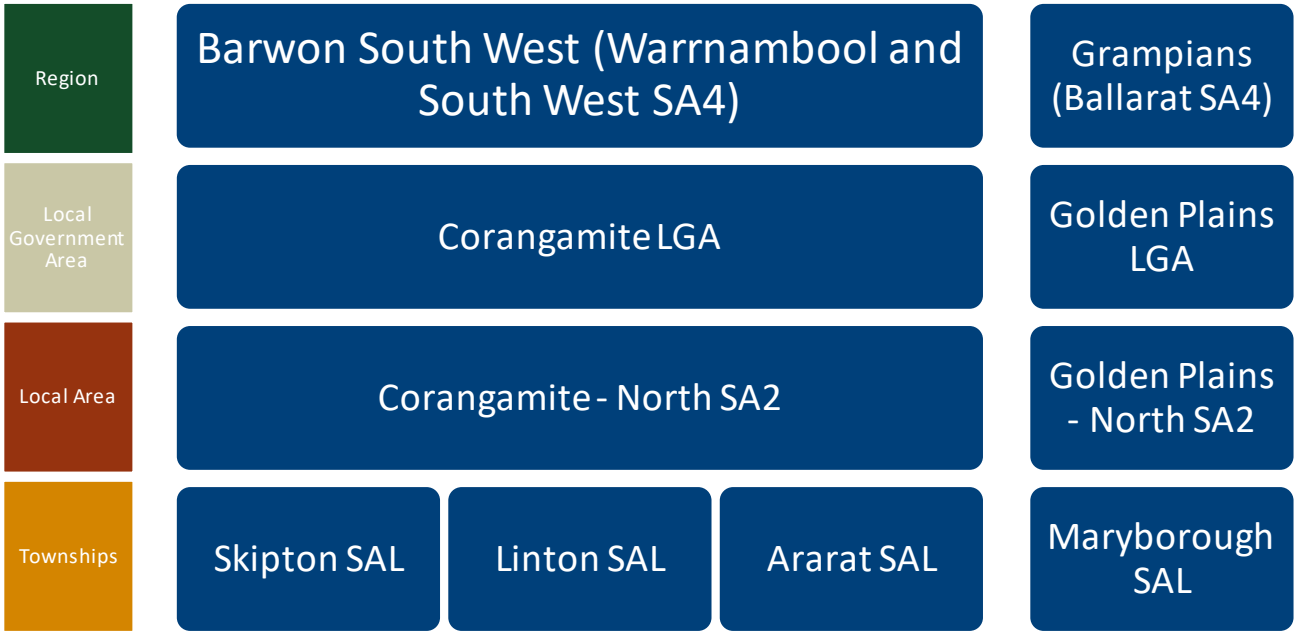


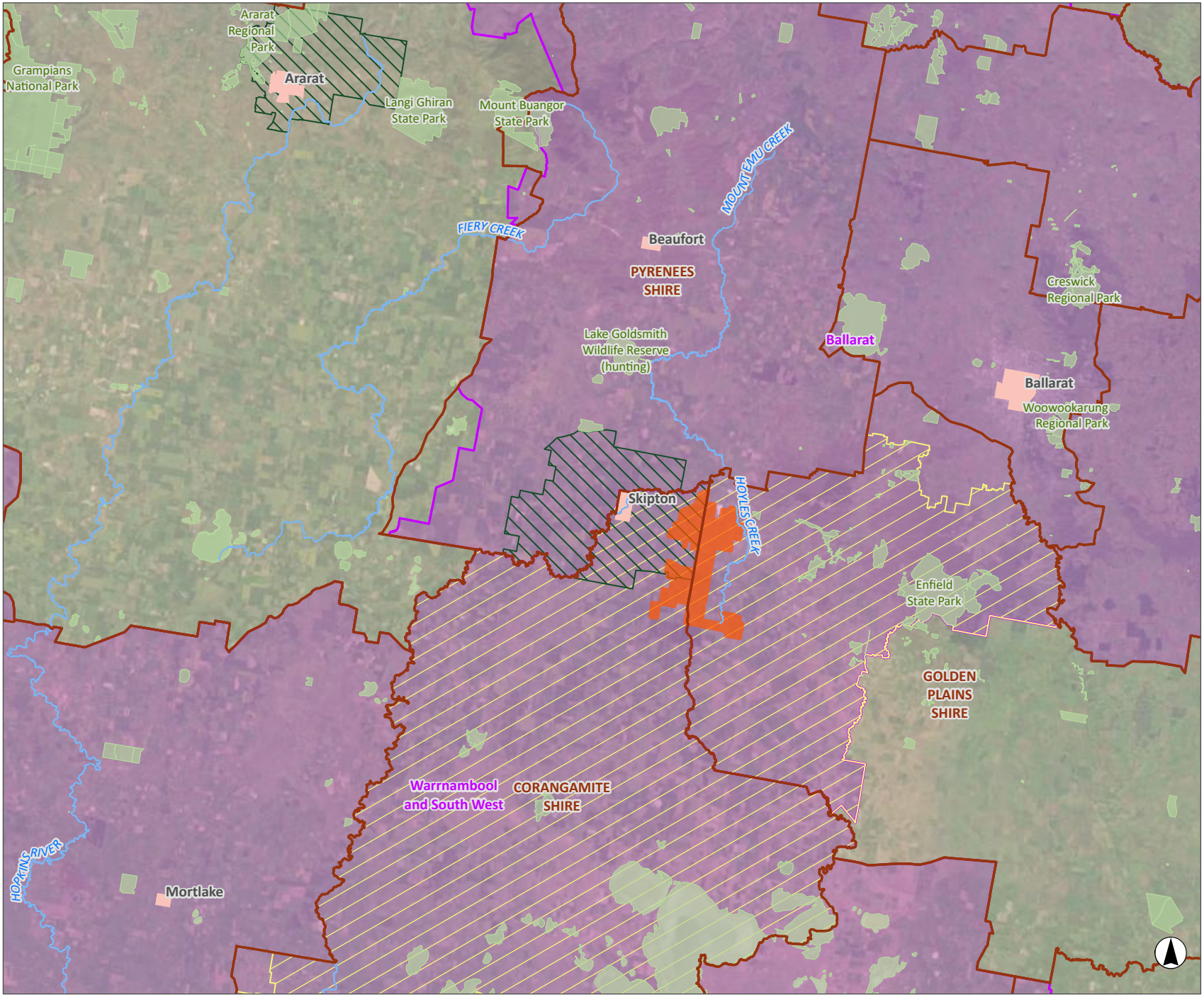
Figure 3.2 Social Locality Designation

Source: Umwelt, 2023.

The area of social influence may extend beyond these boundaries at subsequent stages of Project planning and assessment, to include locations where construction contractor workforces may be sourced and where materials may be supplied for the Project.

FIGURE 3.3

Project Locality



Legend

- Project Site
- LGA Boundary
- Township
- Parks and Reserves
- SAL Boundary
- SA2 Boundary
- SA4 Boundary
- Waterways

0 5 10
Kilometres

Scale 1:580,000 at A4
GDA2020 MGA Zone 54

Image Source: ESRI Basemap (2023) **Data source:** VIC DEECA (2023), ABS (2023)

3.2.1 The Regions

A region is generally defined more broadly to include the area in which employees might live and where service companies are likely to be based. The region is defined to include the Barwon and South West area (Corangamite LGA) and the Grampians area (Golden Plains LGA). The broader Warrnambool and South West region (ABS Statistical Area SA4) has a population of 123,069 (1.9% of the State) and the Grampians region (ABS Statistical Area SA4) covers 21% of the State's area and has a population of 173, 937 (2.6% of the State).

As the project site is on the boundary of both regions the baseline and policy analysis will focus on the Local Government Areas, with a brief synopsis of key regional policies highlighted below.

3.2.1.1 Barwon South West Region

In 2019, the Barwon South West Renewable Energy Roadmap was published by the Department of Environment, Land, Water and Planning (DELWP, 2019). The roadmap was based on community engagement with 500 people across Barwon Southwest and G21 region; with residents in the Corangamite Shire Council (Barwon Southwest) and Golden Plains Shire Council (G21 Geelong Regional Alliance) participating in interviews, workshops, meetings, pop-ups at local events, school-based sessions and an online survey. Key themes that emerged from the engagement activities included strong support for renewable energy generation, the need to adopt a strategic approach to projects across the region, a desire to see authentic engagement with the community, and that wind and solar were the preferred technologies.

Key challenges for the region for further renewable energy were perceived to be a lack of strategic approach to project locations, local infrastructure not being suitable for large scale development, greater support for local councils to issue the necessary permits, impact on affordable housing due to an influx of workers, and clarity and consistency in community engagement requirements (Barwon South West Department of Land, Water and Planning, 2019).

3.2.1.2 Grampians Region

Stakeholders within the Grampians Region, including the Golden Plains Shire Council, have formed the Grampians New Energy Taskforce to "*represent, lead and advocate for the development of a zero-carbon economy in the Grampians region*" (Grampians New Energy Taskforce, 2023). The Taskforce works with communities, the renewables industry and the Government to encourage renewable energy projects in the Grampians region.

A regional "Roadmap to Zero Emissions" was developed by the Taskforce in 2020 with dedicated actions to promote localised and collaborative actions to address changes across energy use, buildings, industry, transport and land in order to achieve net zero emissions (Grampians New Energy Taskforce, 2023). The Roadmap encourages the "agriculture-strong" region to embrace the innovation and collaboration needed to transition to zero emissions by 2050 and was followed by further roadmaps for the region "Community Energy", "Agriculture" and "Energy as an Enabler" in 2021.

The "Energy as an Enabler" roadmap focuses on the ability for future renewable energy projects in the region to drive economic growth, and identified that community and stakeholder education would be critical due to potential change resistance and a lack of readiness to capitalise on investment opportunities (Grampians New Energy Taskforce, 2022). The Roadmap suggests that if challenges such as a lack of a collective vision, inconsistent policies, fluctuating industry support and minimal engagement with communities can be addressed, then there is the potential for job creation, people relocating to the area, industry development and greater regional investment in renewable energy (Grampians New Energy Taskforce, 2022).

3.2.2 Local Government Areas (LGAs)

Local Government Areas include areas in which employees might live, service companies might be based and key social impacts experienced. For the purposes of this assessment, the two LGAs likely to experience the greatest impacts associated with the Project include Corangamite and Golden Plains Shire Councils. The LGAs and the reasons for their inclusion in the social locality are outlined below.

3.2.2.1 Corangamite LGA

Corangamite Shire is approximately 4,600 square meters and is distributed across 12 townships which include Skipton in the north. The Shire Council recognises the natural beauty and history within the area.

Corangamite LGA is likely to be impacted (both positively and negatively) in relation to the project, primarily during the construction phase. The township of Skipton within the Corangamite LGA maybe impacted by the Project. Impacts to this LGA may include reduced access to housing, visual impacts, changes to sense of place, and impacts on Aboriginal cultural heritage, particularly if early and authentic engagement is not undertaken. There are opportunities for the Project to contribute to proposed development in the town, such as through access to a community benefit fund, sponsorship and grant initiatives; enhanced recreation club membership through the workforce influx; and local job creation with 200 jobs expected during construction and 10 – 15 for operational purposes. In addition, participation and neighbour benefit schemes will enhance the livelihoods of local community members potentially impacted by the development of the Project. Further opportunities are highlighted in **Section 3.2.3.1**.

As of 2021 Census, 16,115 people live in the Corangamite LGA. The Corangamite Shire Council Plan 2021–2025 articulates the vision for the community across five key themes. Improving the environment is one of the core themes and includes priority actions to capitalise on opportunities created by new energy infrastructure while minimising the impact on key industry sectors, landscape values and natural assets. To address this priority, the Council states it will advocate for better planning and stronger community involvement by the State Government in the location of new energy infrastructure and advocate for the implementation of the Great South Coast Hydrogen Strategy (Corangamite Shire Council, 2021).

The Council's position on renewable energy projects was published in a submission to the Victorian Minister for Planning in March 2022 in relation to Planning Application PA2101345 for the proposed Cobden Solar Farm (Corangamite Shire Council, 2022). Regarding new energy in Corangamite, the submission stated:

> *In planning for new energy in Corangamite Shire, Council aims to prioritise and support its existing gas industry, whilst also investigating opportunities for both green and blue hydrogen generation, capitalising on existing location-specific advantages and the natural resources available… gas and hydrogen are the primary focus of new energy in Corangamite Shire.*

…Council recognises the need for new renewable energy generation in a hybrid system to support the State's energy transition, but notes that renewable energy development is not a strategic priority for Corangamite Shire. This includes broader strategic concerns that renewable energy (wind and solar) is being concentrated in south-west Victoria and causing a disproportionate impact upon communities, the natural environment and landscape.

Corangamite Shire Council have regularly expressed their position on renewable energy in local and state media:

- Bookaar Solar Farm (69 km from the Project) - Council quoted as stating an example of "well-planned and targeted community engagement being overlooked" (Neal, 2021).
- Cobden Solar Farm (76 km from the Project) – This project has demonstrated "a disregard for our communities, our landscape and the social licence that we are entitled to" reinforcing that "agricultural prosperity and the preservation of rural lifestyle" were key goals for the Shire (Greenan, 2022).

3.2.2.2 Golden Plains LGA

Golden Plains Shire is situated between Geelong and Ballarat. The Shire covers 2,703 square kilometres and contains 16 townships and 56 rural communities (REMPLAN, 2021). The area is home to more than 1,700 businesses in farming, retail and home-based businesses.

Golden Plains LGA is also likely to be substantially impacted (both positively and negatively) by the Project, primarily during the construction phase. The township of Linton may experience some impact along with those towns and properties along the main arterial roads from the Project to Ballarat and Geelong. These Significant Urban Areas are most likely to provide the transient infrastructure and workforce to support the Project, with some potential interaction with Ararat. Impacts to this LGA may include traffic and transport disruption, reduced access to housing, and visual impacts, along with positive impacts such as local job creation and access to a community benefit fund, sponsorship and grants. In addition, participation and neighbour benefit schemes will enhance the livelihoods of local community members potentially impacted by the development of the Project. The Project's utilisation of a quarry established on the site boundary will mitigate the potential impacts of truck movements in both Skipton (Corangamite) and Linton (Golden Plains).

As of 2021 Census, 24,985 people live in the Golden Plains LGA. The Golden Plains Shire Council Plan 2021–2025 articulates a vision for 2040 that focuses on the health, prosperity and sustainability of the community across five key themes. The key theme of Sustainability includes a Council adopted vision of embracing "clean and green practices, including …green energy solutions" with a commitment to advocating for improved infrastructure to support clean energy and green technology. The key theme of Prosperity focuses on partnerships, advocacy and opportunities for investment and highlights partnership opportunities with businesses such as Berrybank Windfarm to promote greater investment in the community (Golden Plains Shire Council, 2021).

The Golden Plains Shire Economic Development, Tourism and Investment Attraction Strategy 2022–2032 aims to coordinate the economic development efforts of a range of stakeholders inside and outside of Council. There are four key focus areas, with two of these directly referencing renewable energy – Productive, Sustainable Landscapes and Shire-Based Health and Education. Strategies and actions within the Productive, Sustainable Landscapes focus area include developing "a reputation as a Shire leading in clean energy investment and production" with campaigns that position the Shire as an emerging hub for clean energy investment. WestWind Energy (Golden Plains Wind Farm) is referenced directly as a catalyst for progress in this area.

Wind farm projects are also included within the Shire-Based Health and Education focus area which refers to funding upgrades and additions to local spaces by leveraging the community enhancement/ benefit funds from wind farm projects and encouraging wind farm projects to provide training and upskilling in renewable energy to local residents and workers (Golden Plains Shire Council, 2022).

Following the Council declaring a Climate Emergency in July 2021, the Golden Plains Shire Council Climate Emergency Plan 2022–2032 was developed. The plan focuses on action around five core themes, with a targeted commitment to supporting renewable energy, sustainable transport and development, and developing adaptation focussed land management strategies. The Plan includes community based, localised action such as weighting community grants from wind farms toward climate related activity, undertaking further research into community driven renewables, and connecting landholders to information about using renewables on their properties (Golden Plains Shire Council , 2022).

Despite the significant media coverage surrounding the Golden Plains Wind Farm no statement or position from the Golden Plains Shire Council was documented in the media. Anecdotal evidence received by the Proponent suggested that Council staff were keen to support renewable energy projects in the LGA (Re Future, pers comm, 2023). In the wider community the Golden Plains Wind Farm received 777 media mentions from February 2022 to February 2023. Positive coverage focused on the projected increase in local employment, reduction in Australia's carbon dioxide emissions, the significant investment that will be made in the local community as a result of the wind farm and an online petition to the Victorian government in support of the project (Shying and Bunting, 2022; Koehn, 2023; Kirkham, 2022; Williams, 2022; Bottams, 2022; Rokewood for Wind Farms, 2022). Negative or more cautious coverage predominately focused on environmental concerns, political donations by the proponent to the state government, and three years of legal challenges opposing the development (Shying and Bunting, 2022; Van Estrop, 2022),

3.2.3 Local Area

The local area is generally defined to be an area with a physical relationship to the project and which are likely to experience neighbour interactions, transport impacts, and amenity impacts (e.g., noise, light, dust or visual impacts).

Mount Emu is located 5.5 km from the project boundary, however has not been analysed separately in this context as it has a population of 28 people in 2021.

3.2.3.1 Skipton

Skipton is located in the Western District of Victoria and is situated on the Glenelg Highway 116 km west of the state's capital. The township is an agricultural area, holding an annual agricultural show since 1859 which showcases the areas reputation for sheep and wool. [1]

Key services available in Skipton include small-scale retail and professional services, a monthly food market, food shops, a primary school with 77 students enrolled, fuel supplies and a place of worship. Recreation opportunities include a local AFL club, golf course, bowling green, and tennis courts. A recent focus on tourism has Skipton defined as 'the home of the platypus' in a much larger tourism campaign which also highlights the 53 km walking trail to Ballarat.

The community has an active Progress Association and Recreation Reserve Redevelopment Committee who drive initiatives to "rebuild, recover and reconnect". This is particularly relevant due to major flooding in late 2022 which lead to substantial damage to roads, houses and businesses in and near the township. The Skipton Football and Netball Club are strong advocates for bringing life back to the town and harnessing the strong community spirit. They are currently seeking funds for upgrades to their facilities, which is one of the few public places in the district where people can come together as a community (Premier Strategy, 2022).

An analysis of the seven 2022 editions of the community news and the relevant Facebook pages did not mention renewable energy or wind farm projects, however significant media interest was generated from a local Skipton farmer who discussed the benefits of hosting turbines on his property (MacDonald, 2021). From 2017 to 2019 (construction phase) the Stockyard Hill Wind Farm Community Investment Fund has supported a number of projects and initiatives in Skipton including the local primary school, Lions Club and swimming pool.

3.2.3.2 Linton

Linton is located approximately 19 km east of Skipton and approximately 5 km east of the project boundary. Linton is also 35 km west of Ballarat and is situated along the Ballarat Skipton rail trail. The Linton township dates back to 1839 with a focus on agriculture and goldmining.

Linton has various small-scale services, such as a grocery shop and takeaway, a vet, agricultural supplies, a hotel and large community hall. The primary school caters for Prep to Year Five and has 16 students enrolled in 2022 (ACARA, 2022). The town hosts home maintenance and trade services such as electrical, carpentry, and plumbing services.

A number of recreational activities are available for community members, such as walking paths and bush tracks, biking, horseback riding, and netball, bowling and cricket clubs. Linton has an active Progress Association who host a Facebook page, website and distribute a monthly newsletter promoting news from the town and surrounding district. Linton also has a craft group, historical society, men's shed and senior citizens group (Linton and District Progress Association, 2023).

[1] About Skipton - www.skiptonaustralia.org

3.3 Sustainable Livelihoods Approach – Community Capitals

Utilizing the Capitals approach outlined in **Section 2.2.1** the following sections summarise key community strengths and vulnerabilities of the study areas with additional detailed information provided at **Appendix A**.

For the reasons highlighted in **Section 3.2**, the following Social Baseline will focus on impacts to the Local Government Areas of Corangamite and Golden Plains specifically.

3.3.1 Natural Capital

Natural capital refers to the natural assets and resources that contribute to community sustainability. Natural capital can include resources such as minerals, land, forests, and waterways, which provide benefit to the community, as well as environmental assets that provide social, cultural, or recreational value.

Table 3.2 Natural Capital

Trend	Details
The natural region (Glenelg Hopkins CMA, 2023)	The Project sits within the North eastern Volcanic Plains region of Glenelg Hopkins Regional Catchment. Native vegetation covers 16% of the area and is a biodiversity hotspot with more than 3,500 wetlands (almost 50% of the Glenelg Hopkins total) and highest quality remnants of native grasslands. Predicted climate trends forecast higher temperatures and reduced annual rainfall.
Reserves and Parks (Glenelg Hopkins CMA, 2023)	Key reserves within the North eastern Volcanic Plains and in proximity to the project include Woorndoo Common, Blacks Creek Nature Conservation Reserve, Lake Goldsmith Wildlife Reserve, and Enfield State Park, in addition to a number of state forests. Contained within these sites are rare grasslands (Plains Grassland) which are considered endangered in the region and diverse flora and fauna. The most significant reserve in proximity of the Project is Enfield State Park, a 4,400-hectare area which is a haven for wildlife. There are 22 native mammal species and 100 bird species recorded in the park, and 61 species of orchids. The Park was once a key focus of the Victorian gold rush and nearly half the park is still available for fossicking or panning. Horse riding and walking trails are popular, as well as bush camping.
Waterways and Wetlands (Glenelg Hopkins CMA, 2023)	The main waterways include the Hopkins River, Mount Emu Creek and Fiery Creek. The Hopkins River is a major waterway draining the eastern part of the region. Mt Emu Creek, is the main tributary of the Hopkins River and contains reaches with relatively intact remnant vegetation and deep permanent pools providing drought refuge for threatened aquatic species. Mt Emu Creek runs through the township of Skipton (4 km from the Project). Fiery Creek is highly significant to Aboriginal people. It forms the boundary between Eastern Maar Aboriginal Corporation and Wadawurrung Traditional Owners Aboriginal Corporation Registered Aboriginal Party areas. It is approximately 45 km from the Project site. The lower sections of the creek, especially Lake Bolac, have high cultural and recreational values and are popular for camping, walking, boating and fishing.
Natural Resource Threats (Victoria State Emergency Service, ND)	The township of Skipton is located on a natural floodplain and has a history of flooding including 1909, 1933, 1963, 2011 and more recently in October 2022, cutting the town in half. Roads, business and local residences in and around the township were damaged as a result of the flood and restoration efforts are continuing as of February 2023.

Trend	Details
	Glenelg Hopkins Catchment Management Authority is the floodplain management authority for the area with a focus on riverine flooding. Increased cropping is the biggest threat to wetland and native grassland extent in the area and declines in roadside burning and pest plants also affect grassland health.
Climate Change **(Glenelg Hopkins CMA, 2023)**	Long-term climate change projections for the Glenelg Hopkins region indicate it is getting warmer and drier and that daily temperatures will continue to increase over this century. Extreme rainfall events are expected to become more intense on average through the century (high confidence) but remain very variable in space and time. Rivers and wetlands that rely on direct precipitation will be most affected. The region's wetlands are likely to undergo a variety of changes such as reduction in size, conversion to dry land or a shift in wetland type. This will have a significant environment and cultural impact to the region due to the significance of the wetlands.

3.3.2 Political Capital

Political capital refers to the structures and capabilities in place to impact change, to ensure representation in formal governance structures and/or involvement in democratic decision making.

Table 3.3 Political Boundaries in the Social Locality

Political Boundary	Description
Federal Electorate	The Project spans two federal electorates, Wannon and Ballarat, with the majority of the project area located in Wannon. Wannon is Victoria's second largest electorate. It covers an area of more than 33,500 square kilometres, reaching from the southern coastline of Victoria, north to the Glenelg River and from the South Australian border to the townships of Beaufort, Skipton and Winchelsea (AEC, 2023). Liberal MP Hon Dan Tehan has held the federal seat of Wannon since 2010 and is the Shadow Minister for Immigration and Citizenship. Dan Tehan won the previous election with 53.9% votes in favour.
State Electorate	At a state level, the Project sits within the Electoral Districts of Ripon and Polwarth, with the majority of the project area located in Ripon. Since 2022, the sitting Member of Parliament (MP) for Ripon is Martha Haylett who is a representative of the Australian Labour Party (VEC, 2023). The member for Polwarth is Richard Riordan, a representative of the Liberal Party. The Liberal Party has held the seat since 1949 (VEC, 2023).
Local Government	The Project Area spans two LGA's within the Barwon South West and Ballarat regions and this report focuses on these: Corangamite Shire and Golden Plains Shire. The bordering LGA of Pyrenees is likely to experience some impact regarding visual amenity given their geographic distance from the project (approximately 2.5 km), the existence of a larger scale windfarm (Stockyard Hill) and some traffic impact as the main roads to service hubs Ballarat and Ararat run through the LGA. Corangamite Shire Council has 7 councillors with Ruth Gstrein being elected as Mayor in 2022 to serve her 6th term (Meet the Councillors, 2022). The Golden Plains Shire Council consists of Councillors who are democratically elected by the electors of Golden Plains Shire in accordance with the Local Government Act 2020. Cr Brett Cunningham was elected Mayor for 2022/23 by his fellow Councillors on 15 November 2022 (Golden Plains Shire Council, 2023).

3.3.3 Human Capital

The level of human capital within a community is assessed by considering population size, age distribution, education and skills, general population health and the prevalence of vulnerable groups within the community. In relation to human capital and in comparison, to Victoria as a benchmark, the social locality relevant to the project, is likely to demonstrate:

Table 3.4 Human Capital

Trend	Details
An older population (ABS, 2021)	• The localities in proximity to the Project had a generally older median age as well as larger proportions of the population within older age brackets. • The median age in Corangamite Shire is 48 years and in Corangamite – North SA2 the median age is 49 years, when compared to the State, the median age has a nearly 10-year difference. • Corangamite's largest age cohort is 55–64 years in 2021 (16%). In comparison Victoria largest age cohort was 25–34 years (15%). • Corangamite has had a significant increase in the 70–79 years cohort of 16.9% since 2016. • Skipton SAL median age was 53 at the time of the 2021 Census, this has increased since 2016 where the median age was 52. This indicates an ageing population within the small township. Nearby Linton has a slightly lower median age of 48, but this is still well above the state average of 38. • Skipton largest age cohort is 55–64 years accounting for 19% of the population. Indicating an older population. • Linton SAL also demonstrates a older population with the largest age cohort being 65–74 years old accounting for 16.2% of the population. • See **Appendix A** for the social baseline indicators, which has a full breakdown on age demographics for all locations.
Historically slower population growth (ABS, 2021)	• Corangamite Shire's population has increased by 64 people between the 2016 to the 2021 Census. This is only a 0.4% increase. • Corangamite Shire has had an average of -0.5% annual growth (Australian Government, 2020. • Comparatively the Golden Plains Shire has an annual growth of 2.2%.
Projected slower or decrease in population growth (DELWP, 2019)	• Corangamite LGA's population growth projections predict that the population will continue to decrease into 2036. The population will decrease approximately 0.4% annually. • Comparatively the Golden Plains LGA is projected to see an average annual growth of 2% into 2036.
Lower educational attainment levels (ABS, 2021)	• The localities in the social area of interest had a generally lower completion of year 12 when compared to the State (60%). Skipton SAL (22%) had the lowest proportion of the population completing year 12, with Linton SAL experiencing a slightly higher rate (28%) • Corangamite North had lower levels of high school completion with only 22% for year 10 and 32% for year 12. • Across Corangamite and Golden Plains LGA a higher proportion of the population had completed year 10 when compared to the State (21% and 22% compared to 13%). • Tertiary educational level in bachelor attainment were lower than the State for both

Trend	Details
	Corangamite (6%) and Golden Plains (7%) when compared to the State (12%). • Certificate attainment was higher in Corangamite North, Golden Plains North, Skipton, Linton, Ararat and Maryborough when compared to the State. • Higher proportion of the population had completed certificates especially in the Golden Plains where 22% had completed a certificate or equivalent compared to the State (14%). • Tertiary level education across localities had a higher proportion of the population completing certificate level studies, this can be attributed to the lack of educational tertiary educational facilities in the area as well as the dominate agriculture employment industry.
Lower level of educational completion (ABS, 2021)	• Corangamite had lower levels of the population completing year 12 as the highest year of schooling when compared to the State (33% compared to 60%). • Corangamite's cohort which recorded the largest change since 2016 was the did not go to school which increased 27.8% since 2016. • Skipton's proportion of the population which had completed year 12 as the highest year of school was lower when compared to the State (22% compared to 60%). Similarly, Linton had a lower proportion of the population completing year 12 compared to the State (28%). Though completion of year 10 in Skipton and Linton as the highest year of schooling was higher than the State (36% and 25% compared to 13%). Demonstrating more students leaving school after year 10.
Varying IEO (SEIFA, 2021)	• The Index of Education and Occupation (IEO) reflects the educational and occupational level of communities. The education variables reflect educational attainment or if further education is being undertaken. The occupation variables are based on the Australian and New Zealand Standard Classification of Occupations (ANZSCO). It classifies the workforce into groups of occupations, skill levels and employment status. Unlike the other indexes IEO does not include any income variables. It is to be noted that different ABS boundaries cannot be compared. • Corangamite LGA (3rd decile[2]) demonstrates lower levels of population who would be employed in higher level occupations or have higher qualifications in comparison to Golden Plains LGA (5th decile). • Ararat SAL demonstrates the lowest decile (1) of IEO in comparison both Linton and Skipton rank within the 2nd decile in the State demonstrating the population has slightly more people with higher qualifications or in more skilled occupations.
Lower access to tertiary education than other parts of Victoria (ABS, 2021)	• Corangamite has one tertiary education facility which is the Corangamite Trade Training Cluster which provides the area with the opportunity to earn certificates in trade skills. • The closest TAFE education facilities are in Terang or Ballarat. • The closest university is Charles Sturt in Albury-Wodonga. • Lack of tertiary educational facilities within the area can attribute to the lower levels of tertiary education within the area. • Bachelor's degree attainment in Corangamite was 6% compared to 14% in the State. • Certificate attainment was higher than the State with 18% attainment and 14.2% in the State.

[2] Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.

Trend	Details
Poorer health outcomes generally (PHIDU, 2021)	• PHIDU data provides detailed data on health of Australians and social determinants of health outcomes at national jurisdictional, regional, and small area levels. It is important to note that different ABS structures cannot be compared. • Corangamite LGA had 12.9 ASR[3] per 100 estimated number of persons with fair or poor self-assessed health while the Ararat Region was 16.0 ASR per 100, this was higher in comparison the State had which had an ASR of 14.2 per 100 people.
Higher proportions of lone person households (ABS, 2021)	• There is a higher proportion of lone person households in the Corangamite LGA (30%) when compared to the State (26%). • Skipton had the highest proportion of lone person households of all the relevant SALs, at 45%, with all localities in Corangamite and Golden Plains LGAs trailing close behind and above the state average.

3.3.4 Social Capital

Various indicators can be used to examine and assess social capital. Such indicators may include the level of volunteering, population mobility, crime rates, and the demographic composition of the community, such as the percentage of people born overseas, language proficiency etc. The following provides a summary of the key characteristics of the study areas from a social capital perspective.

Compared to Victoria, the social locality is likely to demonstrate:

Table 3.5 Social Capital

Trend	Details
A more homogenous population (2021)	• When compared to the State the localities have lower proportions of the population which are born overseas. • Corangamite LGA has 7.4% of the population born overseas; in comparison the State has 30%. Much of the population is born within Australia. • Ararat SAL has the highest proportion of the population born overseas (12.2%) when compared to the rest of the localities. • Corangamite North SA2 has the lowest proportion of population born overseas (7%). • Rural areas generally have more homogenous populations due to the less transient nature of the communities. • There is a very low presence of Indigenous people in these SALs, especially Linton who recorded 0% Indigenous population in the 2021 census.
A more settled, less transient population (ABS, 2021)	• The population in the social areas of interest have lower population mobility when compared to the State. • Corangamite LGA's had 9.8% of the population living at a different address 1 year ago at the time of the 2021 Census. When compared to the State's 14.2%, the population is less transient and stays within the community. • At the night of the Census 2021 95.6% of the population were at home in Corangamite LGA.

[3] Aged Standardised Rate.

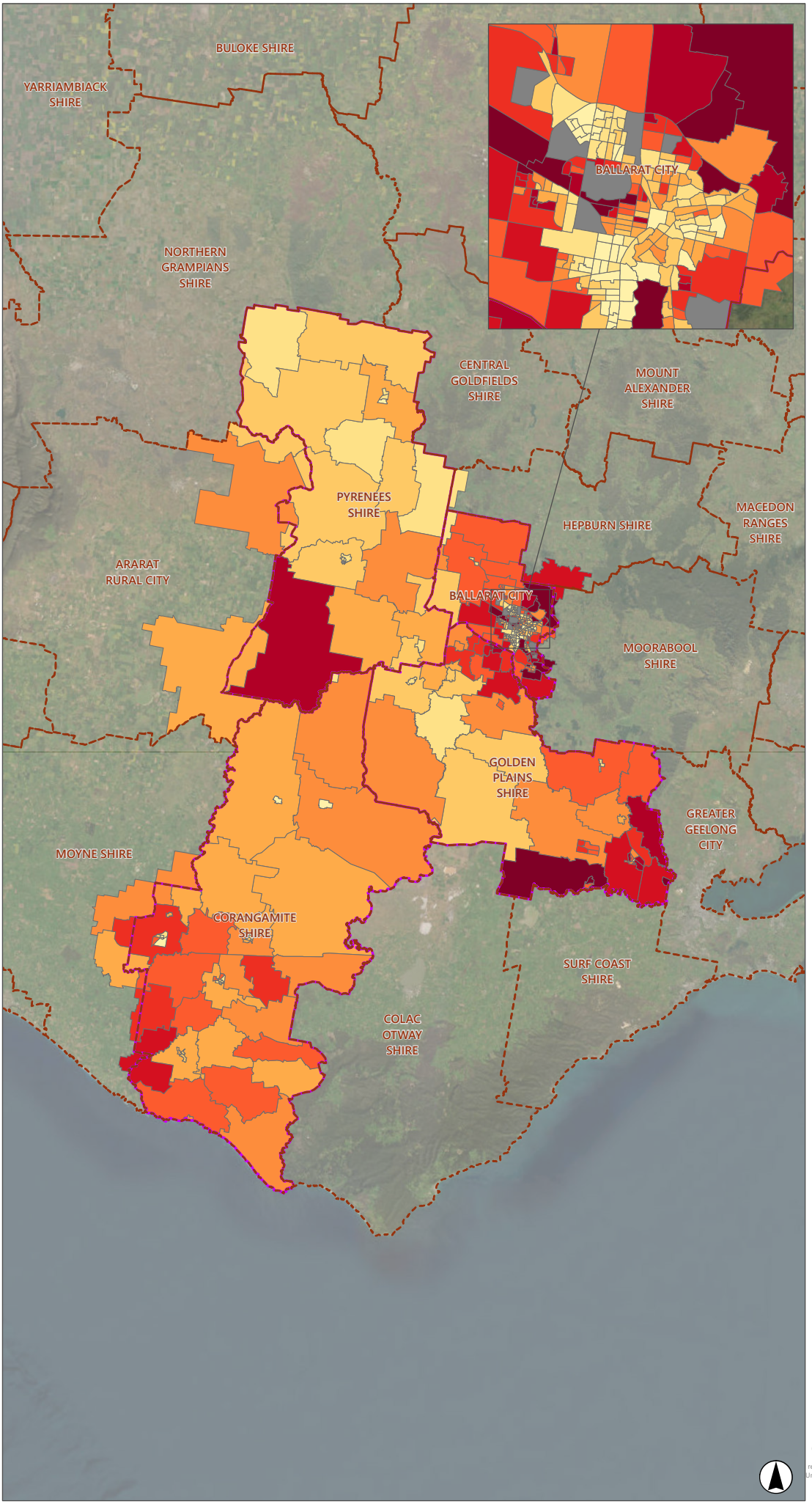
Trend	Details
	• Golden Plains North SA2 had the lowest proportion of the population at a different address to 1 year ago at the time of the 2021 Census (8%). • Corangamite had a higher population mobility in 2021 for the population living at a different address 5 years ago (38.1%), in comparison to the State (37.7%). • Skipton SAL was slightly less transient in comparison to the State in 2021 with 11.5% of the population living at a different address one year ago and 30% living at a different address 5 years ago; Linton SAL experienced a similar trend with 31.2% respectively of the population living at a different address 5 years ago. • The less transient populations of the localities can be linked to the higher rates of home ownership as populations stay longer in areas and are less inclined to rent unlike transient work forces.
Higher levels of volunteerism (ABS, 2021)	• The population of Corangamite had higher rates of volunteerism when compared to the State (19% compared to 10.9%). This higher rate of volunteerism indicates high community participation and interest in public events and developments. • Skipton SAL had high rates of volunteerism with 20.4% of the population volunteering in the past 12 months; Linton also was had a higher rate of volunteering in comparison to the State (12.9% compared to 10.9%). This was the highest rate across all the localities and indicates a high level of involvement from the community as well as strong cohesion within the township. Neighbouring Linton as well as other Corangamite and Golden Plains SALs have a much lower volunteer ratio at around 12.6%, though still higher than the state average.
Higher levels of socio-economic disadvantage (SEIFA, 2021)	• SEIFA score prepared by the ABS which ranks areas in Australia according to their relative socio-economic disadvantage. It should be noted that no comparison can be made between LGAs and state suburbs on ranking, as rankings are only comparative within each geographic classification. It is important to note that different ABS structures cannot be compared. • Corangamite LGA is within the 4th decile[4] ranking within the State for socio-economic disadvantage. Golden Plains LGA is within the 8th decile ranking within the State demonstrating that there is a lower proportion of the population who is socio-economically disadvantage in comparison to Corangamite LGA. • Skipton SAL and Ararat are ranked in the 1st decile meaning the populations experience significant socio-economic disadvantage in the area. Linton is somewhat above, in the 2rd decile, but this still demonstrates some socio-economic disadvantaged in comparison to the Skipton and Ararat SAL. • When looking at the IRSD Index, the social localities have been examined at the SA1 ABS boundaries to gain better insight into the populations relative socio-economic disadvantage in comparison to each other. • The SA1 ABS boundary which includes the township of Skipton as seen in **Figure 3.4**, shows that the area experiences high level of socio-economic disadvantage when compared to other SA1 boundaries in the social locality.

[4] Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.

Trend	Details
Lower rate of crime in comparison the State (Crime Statistics Agency, 2022)	• Corangamite LGA has experienced higher rates of criminal incidents from 2021 to 2022 (1.4%). • Skipton township was ranked 5th in suburbs which have the highest crime incidents. Linton occupied the 5th place in 2021, though this crime rate was trending downwards. • The top 5 principal offence subgroups in the Shire included other theft, criminal damage, breach family violence order, steal from a motor vehicle and common assault. • Across location, suburbs and principal offence subgroups there has been a rise in the top 5 since 2021 to 2022. • The crime rate was lower when compared to the State. Corangamite Shire's rate per 100,000 was 3,535.2 in comparison to the States 5,217.5. • The Golden Plains LGA had lowering criminal incidents in the area between 2021 and 2022 with incidents down 6.1%. • The top 5 principal offence subgroups were other theft, steal from a motor vehicle, breach family violence order, criminal damage and residential non-aggravated battery and assault. • Criminal incidents per 100,000 population for Golden Plains were lower at 1, 688.8 in comparison to the States 5, 217.5.

FIGURE 3.4

SEIFA Index IRSD scores



Legend

- Study Area LGAs
- LGA Boundary

IRSD Decile in Victoria

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- Area did not receive an index score

0 10 20
Kilometres

Scale 1:1,300,000 at A4
GDA2020 MGA Zone 54

Image Source: ESRI Basemap (2022) **Data source:** NSW DFSI (2022)

3.3.5 Economic Capital

Examining a community's economic capital involves consideration of several indicators, including industry and employment distribution, workforce participation and unemployment, income levels and cost of living pressures, such as weekly rent or mortgage repayments. The following provides a summary of the key characteristics of the communities within the area of social influence from an economic capital perspective, with a complete dataset outlined at **Appendix A**. Compared to Victoria, the social locality is likely to demonstrate:

Table 3.6 Economic Capital

Trend	Details
Lower median household incomes in 2021 (ABS, 2021)	• The median household weekly income in Corangamite LGA was $1,263 in 2021. When compared to the State and Golden Plains LGA this is considerably lower ($1,759 and $1,899). • Skipton had a lower median weekly household income when compared to the LGA's and State at $894. Skipton median households' income equates to 51% of the States demonstrating lower incomes. Linton and Ararat were comparable but slightly higher than Skipton's (at $1,148 and $1,216 respectively).
Lower proportions of households in rental or mortgage stress in 2021 (ABS, 2021)	• Though incomes were lower in the localities median rent and mortgage payments reflected this. • Corangamite's monthly mortgage repayments were $1,083 with 11.1% of the Shire in mortgage stress. In comparison the States median mortgage repayments were $1,859, with 15.5% of the population in mortgage stress. • Corangamite's median weekly rent in 2021 was $225, in comparison to the State's weekly rent of $370 there is a significant price difference. Rental stress in Corangamite was 24.6% proportion of households which is lower when compared to the State 30.9%. • Skipton township had a median monthly mortgage repayment of $867. Mortgage stress was slightly higher in the area at 16% even though repayments were lower than the Shires and States. Linton is an outlier with very low rates of rental and mortgage stress (ABS MAID and RAID indicators, 2022) compared to its surrounding areas. This could be due to a combination of older, more long term and established residents, but also because there were a high number of "not applicable" and "unable to be determined" answers on the 2021 Census for Linton, potentially skewing the data. • Median rent in Skipton at the time of the 2021 Census period was $194 with 22.6% of households in rental stress. Linton was comparatively higher than the other SALS with $300 median weekly rent with higher rates of rental stress (47.1%).
Industrial Diversity (ABS, 2021)	• The Herfindahl Index provides an indication of market concentration within a region, and specifically provides an indication of how many industries are competing for market share within a given locality. The higher the index, the more concentrated the market by industry composition, demonstrating a low level of economic diversity, while a low index indicates a greater number of industries and occupations being serviced within the social locality. • As indicated in **Figure 3.5**, the Herfindahl Index for Victoria is 0.0104, suggesting a very high degree of economic diversity and market competitiveness. In comparison, the social locality has a much higher relative score, indicative of a much lower relative economic diversity. Localities with higher relative scores may experience greater fluctuations in labour and market demand as a result of a higher degree of market concentration in a particular sector or industry.

Trend	Details
Regional and local strengths in agriculture (ABS, 2021)	• Corangamite's largest industry of employment was agriculture, forestry, and fishing at 28.7%. Other top industries included dairy cattle farming (16.1%), hospitals (4.2%) and beef cattle farming (specialised) (3.3%). • In the region agriculture is a key economic driver with an annual value of almost $1.5 billion with meat and dairy products the largest producers and account for 14% and 15% of Victoria's total value respectively (Victoria State Government, 2023). • According to Corangamite Regional Catchment Strategy there is a focus on sustainable agricultural practices in the region to reduce the current impacts to the land (Victoria State Government, 2023). • The township of Skipton is known for its two major agricultural industries of wool and grain. • Skipton SAL top industries of employment in 2021 were sheep farming (13.5%), road freight training (7.7%) and other grain growing (6.2%). • Nearby Linton, by contrast, was largely employed in health care/social assistance (14.3%) and construction (10.6%).
Low rates of employment in the mining industry (ABS, 2021)	• In Corangamite Shire the mining industry accounts for 0.9% of employment within the area. It is ranked within the bottom 4 of industries of employment. • The Golden Plains LGA's mining industry accounts for 1.4% of employment. • In comparison to the State (0.3%) both localities have higher rates of employment in the mining sector.
Work Force Participation and Employment Status (ABS, 2021)	• Recent data from SALM at the LGA level illustrates the current labour force participation in Corangamite LGA and Golden Plains LGA. • At the time of March 2023, both LGAs had seen a decrease in unemployment rate as well as an increase in labour force participation since March 2020, (refer to **Figure 3.6** and **Figure 3.7**). • Skipton had 5.8% of the populations labour force unemployed compared to the State's 5.0% unemployment. Unemployment has increased since 2016 (4.8%). Skipton SAL labour force had 54.0% working full time and 33.5% working part time. Linton SAL's unemployment was just under the state average at 4.7%, largely due to its slightly younger population compared to Skipton, as well as less reliance on the wool industry. • Corangamite had the lowest rate of unemployment with only 2.6% of those in the labour force unemployed – this has decreased since 2016 when unemployment was 4%. Those is the labour force majority worked full time with 56.1% employed full time which has increased from 2016 to 2021.
Varying levels on IER (SEIFA, 2021)	• The SEIFA Index Economic Resources (IER) reflects the economic resources of households within an area and includes variables such as household income, housing expenditures (e.g. rent) and wealth (e.g. home ownership). It is important to note that different ABS boundaries cannot be compared. • Golden Plains LGA demonstrates a higher level of access to economic resources (8th decile[5]) demonstrating the economic advantages in the population in comparison to Corangamite LGA (4th decile) which demonstrates lower access to economic resources.

[5] Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.

Trend	Details
	• Skipton and Ararat SAL demonstrate the lowest ranking of access to economic resources (1st decile) in comparison to Linton which demonstrates slightly higher access to economic resources (2nd decile) for SALs in the State.
Higher rates of homeownership (ABS, 2021)	• When compared to the State all localities had a higher proportion of private dwellings being fully owned without a mortgage (ABS, 2021). • Corangamite LGA had a higher proportion of private dwellings being fully owned without a mortgage at 46%. The was also higher when compared to the State 32.2%. • Skipton SAL had a high proportion of fully owned private dwelling with nearly half (49.2%) of them owned without a mortgage. Linton, Maryborough and Ararat were all lower, at approximately 40–43%, but still much higher than the state average. • Proportion of private properties being rented within the social localities are lower than the State. • Corangamite LGA had 17.1% of private dwellings being rented in comparison to the State 28.5%. • Similarly, Skipton SAL had 12.1% of private properties being rented. However, Linton experienced similar rental patterns to the State at 27.3% of private dwellings being rented. • The higher proportion of private properties being either fully owned or owned with a mortgage indicates higher rates of homeowner ship as well as a more stable community.
Lower housing costs (Realestate.com.au, 2023)	• Skipton median house price between September 2022 to August 2023 was $320,000 which has decreased over those 12 months by 7.2% in price. • In comparison Ararat had a median housing cost of $368,500 which has seen a similar downward trend between September 2022 to August 2023 of 3.5% in price. • For comparison Ballarat Central has a higher median housing cost of $607,500 in comparison to the other township though had seen a similar decrease in median house price from September 2022 to August 2023 of 16.6%. • Unlike the other townships Linton had seen a slight increase in price median house price between September 2022 to August 2023 of 0.5% with a median house price of $547,500.
A growing focus on tourism (Tourism Research Australia, 2019)	• Corangamite LGA had approximately 513,000 visitors per year with 49,000 of those being international. Visitors stayed an average of 2 night and spent an average of $147 per trip; 316,000 of visitors stayed for a holiday (TRA, 2019). • The Golden Plains LGA had approximately 219,000 visitors with 91,000 of them visiting for holiday purposes in 2019 (TRA, 2019). • Corangamite has highlighted plans to further invest in the tourism industry to boost the economy in the Economic Development Strategy, utilising the area's natural and agri-tourism industries (Corangamite Shire Council, 2017). • Similar to Corangamite Shire Council, Golden Plains Shire Council has adopted an Economic Development, Tourism & Investment Attraction Strategy 2022–2032 which demonstrates the councils' goals to further the tourism industry in the LGA to diversify the economy through its natural assets (Golden Plains Shire Council, 2022).

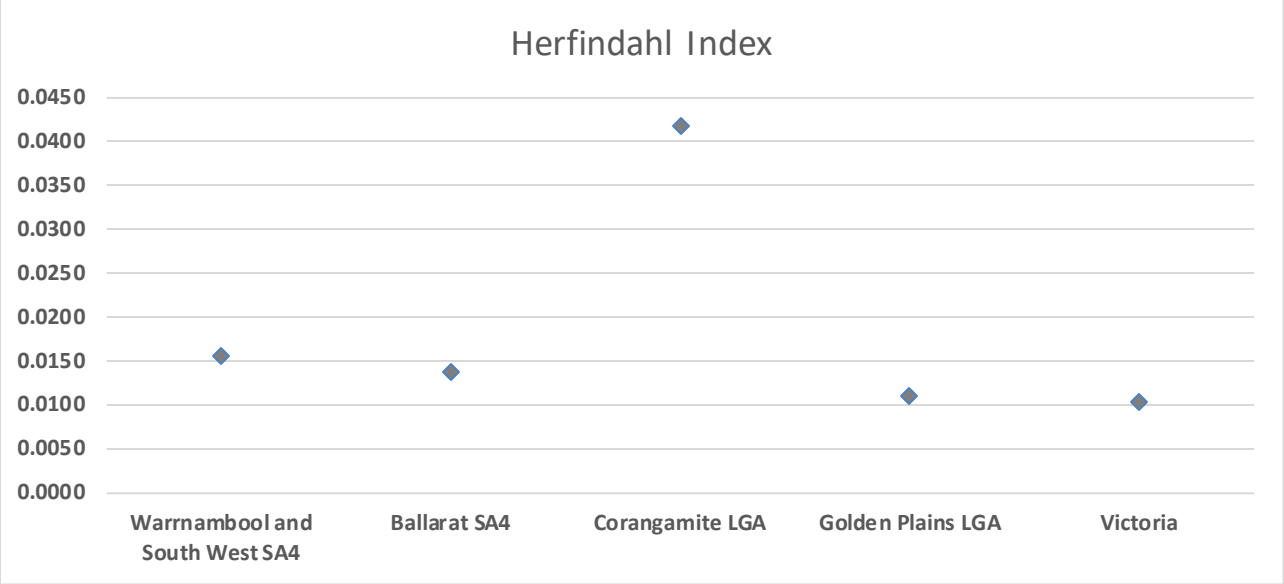


Figure 3.5 Herfindahl Index – an indicator of market concentration / diversity within a region

Source: (ABS, 2021).

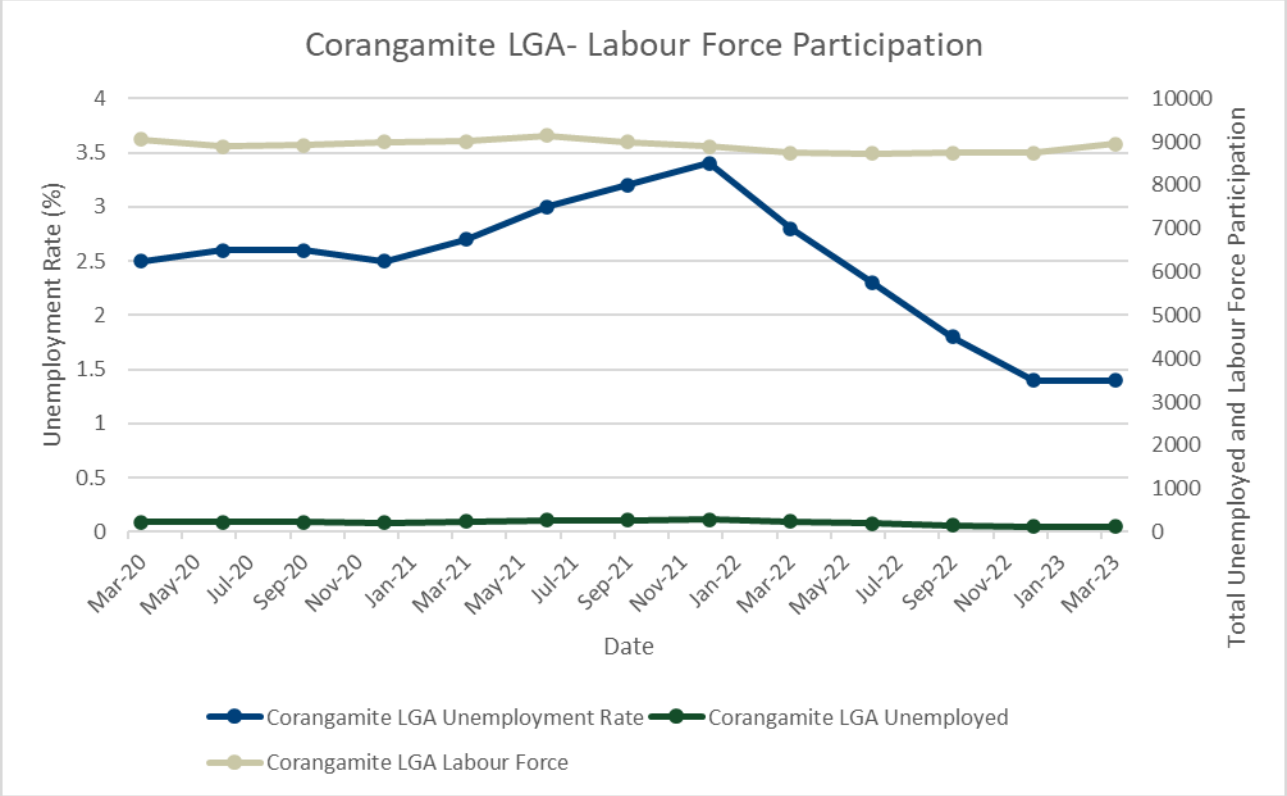


Figure 3.6 Corangamite Labour Force Participation, March 2023

Source: (SALM, 2023).

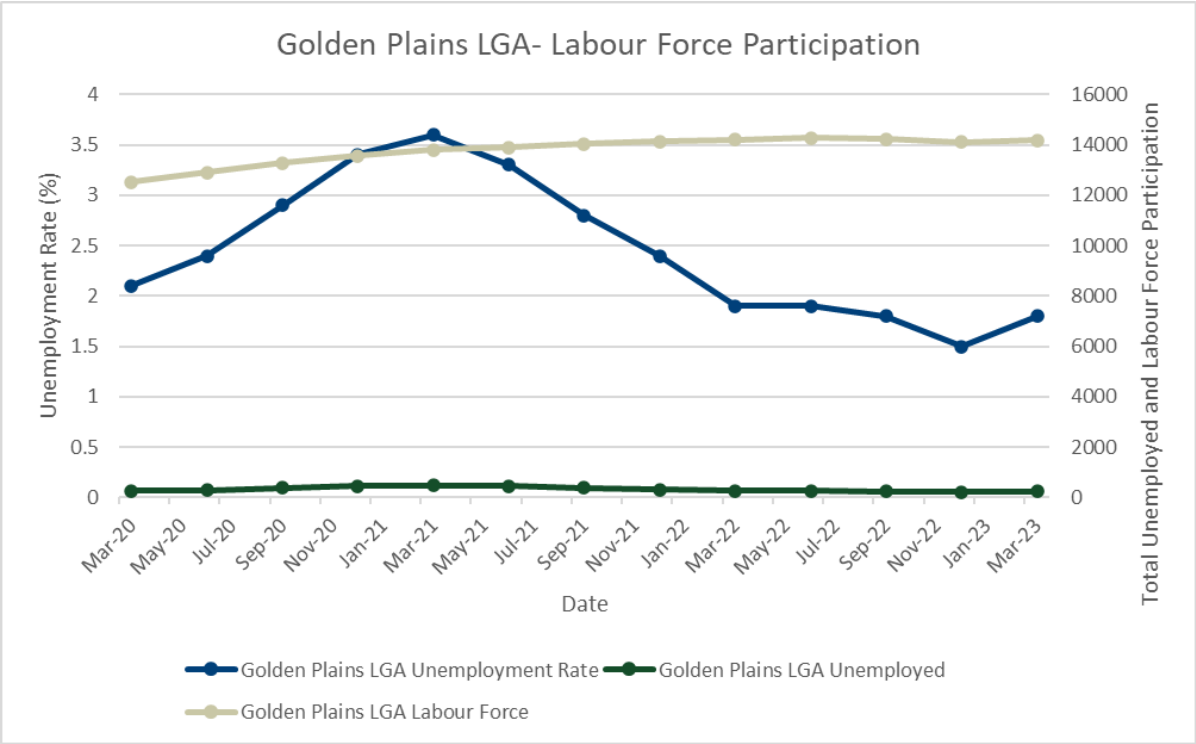


Figure 3.7 Golden Plains Labour Force Participation, March 2023

Source: (SALM, 2023).

3.3.6 Physical Capital

Physical or built capital includes provision of infrastructure and services to the community. Within this capital area it is important to consider the type, quality, and degree of access to public, built and community infrastructure (including amenities, services, and utilities) as well as housing.

Compared to Victoria, the social locality is likely to demonstrate:

Table 3.7 Physical Capital

Trend	Details
Minimal road, rail and airport infrastructure **(Corangamite Shire Council , ND)**	• Major state highways cross the Corangamite Shire and Golden Plains Shire in the east/west direction. • Corangamite Shire has a small partly sealed airstrip at Cobden suitable for light planes and helicopters (Corangamite Shire Council, 2023). • There is a rail line through Warrnambool which connects Corangamite Shire to Melbourne, with residents of Linton in Golden Plains Shire able to catch a bus to Ballarat and then train to Melbourne. The Corangamite to Warrnambool train operates on the V/Line four times a day stopping at Camperdown and Terang railway. • There is a bus service on weekdays from Warrnambool to Ballarat via Derrinallum, Lismore and Skipton. V/Line coaches also operate on Mondays, Wednesdays and Fridays from Warrnambool to Apollo Bay and return along the Great Ocean Road, servicing Port Campbell and Peterborough. This bus line connects to the rail line.

Trend	Details
	• Skipton and Linton can be accessed through the V/Line train or bus line. • Road damage occurred across Corangamite and Golden Plains Shire, in addition to Pyrenees Shire (which services roads to the township of Ararat from Skipton), following floods in October 2022. The damage is continuing to be tracked on both municipal and arterial roads.
Good access to health facilities **(Corangamite Shire Council , ND)** **(South West Healthcare, 2021)**	• Corangamite has six hospitals with the base hospital located in Ballarat and Colac. There is multiple other varying health service which help support the population. • Colac Area Health services approximately 30,000 people in the Corangamite and surrounding areas. The health service provides aged care, hospital care, community care and other varying services. • Southwest Healthcare also services the Corangamite area and provides 150 medical, nursing, mental health, allied health and community services (South West Healthcare, 2023). • The Golden Plains has had recent investment from the State Government matched to the developers of the Berry Back Wind Farm to ensure the GP clinics in the north of the LGA would be funded and staffed to support the community (Golden Plains Shire Council, 2022). • Skipton has a small rural health service which also services Beaufort. This health care facility provides urgent care, primary care, aged care and inpatient acute services. There is no dedicated health service provision in Linton.
Rental vacancy rates lower than Victoria **(Realestate.com.au, 2023)**	• Corangamite had a vacancy rate of 0.78% in comparison Melbourne had a vacancy rate of 2.7%. • The rental opportunities in Skipton and Linton are limited due to the more stable community staying within the area and higher home ownership. • Skipton had 1 house available for rent in the past month of August 2023 and 7 in the past 12 months. Linton had no houses available for rent in the last month of August 2023, with 2 properties available in Symthesdale, a 10-minute drive east.
Housing supply and availability issues **(Realestate.com.au, 2023)**	• It has been highlighted by ABC News the housing shortage in Corangamite due to the growing workforce within the area. Due to the regions projection to have a growing workforce in the next 5 years and housing availability, already being a struggle, will experience demand at an all-time high (ABC News, 2021). • Similar sentiments regarding housing availability were stated in the Golden Plains LGA with calls for more social and public housing to support vulnerable communities in the LGA (Williams E. , 2021). • Housing availability in the Skipton area is low with 5 properties available in the past month of August 2023. The township has seen 11 houses sold in the past 12 months from August 2023 with 303 buyers interested in the area illustrating a higher demand and lower supply for houses. (Realestate.com.au, 2023) • In the past month of August 2023 there were 9 houses available in Linton, 14 sold in the past 12 months from August 2023 with 473 buyers interested demonstrating a low supply and high demand for houses in the area. • Ararat had 67 houses available in the past month of August 2023 with 141 sold in the past 12 months of August 2023. The area has 1101 buyers looking at properties in the past month showing the competitive nature of home buyer to housing availability ratio.

Trend	Details
	• The Victorian Government has established the Regional Purchase Program to assist in boosting social and affordable housing and supply quickly to address the continued housing shortage.
Highly seasonal short term accommodation availability (AirDNA, 2023)	• Corangamite has 225 Airbnb rentals within the area at the time of May 2023. During peak seasons such as the summer months during school holidays the LGA saw higher occupancy rates (74.5%). The transient and increasing workforce can continue to put a strain on these services and compete with the existing population in the housing and rental market. • The Golden Plains LGA has 58 Airbnbs rentals within the are at the time of May 2023. Peak occupancy rates were similar to Corangamite with December (67.8%) and January 2023 (69.2%) demonstrating the highest occupancy rates between May 2022 to May 2023.

3.3.7 Cultural Capital

Cultural capital refers to underlying factors that provide human societies with the means to adapt to their environment (Cochrane, 2006). It includes the way people know and understand their place within the world. It may also refer to the extent to which the local culture, traditions, or language, may promote or hinder wellbeing, social inclusion, and development (IAIA, 2015). This section provides a summary of the key characteristics of the social locality from a cultural capital perspective.

Table 3.8 Cultural Capital

Trend	Detail
Traditional Owners – the Wadawurrung People	The Project Area is located within the traditional lands of the Wadawurrung people. The Wadawurrung people are recognised by the State of Victoria as the Traditional Owners of over 10,000 square kilometres on the western side of Melbourne, including the major regional cities of Geelong and Ballarat. The Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC), was established in 2009 as the Registered Aboriginal Party that represented the Wadawurrung people, as determined by the Victorian Aboriginal Heritage Council under the Aboriginal Heritage Act, 2006. WTOAC developed a 2020-2030 regional plan Paleert Tjaara Dja (Let's make Country good together). The Plan recognises that the imprints of the Wadawurrung ancestors are interconnected with the landscape and is a guide for building on cultural heritage management work and progressing broader Caring for Country aspirations. The Plan incorporates values – the important things to look after, as well as threats to those values. Wind farms are identified as a high threat to cultural sites, places and people through their inappropriate location, particularly destroying cultural sites, cutting through song and story lines, and their impact on birds such as wedge tail eagles. The Plan suggests earlier, and greater, engagement with the Wadawurrung people to reduce this threat. This engagement extends to healing the Country that wind farms have made sick through jointly determining ways that these developments can generate income, employment and other benefits for Wadawurrung people (Wadawurrung Traditional Owners Aboriginal Corporation, 2020).
Lower cultural diversity	When compared to the State (30%), both the Corangamite LGA (9.2%) and Golden Plains LGA (7.4%) have a lower proportion of the population born outside of Australia. This demonstrates a more homogeneous population.

Trend	Detail
Low percentage of Languages other than English spoken at home	In the Corangamite Shire there is only 3.7% of the population who used languages other than English at home. In comparison the State has 30.2% of the population who used other languages. The top language used in the Shire is Spanish with 0.3% of the population speaking it at home.

3.4 Local Challenges and Opportunities

Table 3.9 outlines the key challenges and opportunities for the host LGAs of Corangamite and Golden Plains and the broader Barwon South West and Ballarat Regions as obtained from the review of local, regional, and state government reports, strategies and plans, ABS Census data and other secondary sources of data and local media.

In summary, the key challenges faced by the two host LGAs include the need to provide for an ageing population with limited housing stock; and a conflicting desire between the Councils and some regional bodies, to strategically support renewable energy projects. Corangamite Shire Council has not supported any proposed renewable energy projects since March 2022 and has a firm position to maintain this stance due to concerns regarding a disproportionate impact on the area. Golden Plains Shire is an active member of the Grampians New Energy Taskforce seeking to attract renewable energy projects to the area and hosts one of Australia's largest wind farms, Golden Plains.

The increasing number of transient workforces caused by major projects, either in construction or proposed in the social locality/area of social influence, is likely to result in some flow-on challenges for the region. However, the low mobility of the community is suggestive of a sustained sense of community, and the high rate of volunteerism indicates that the community is willing to participate in community activities and initiatives. This coupled with the Golden Plains Council's plans to increase the provision of social housing provision may free up private rentals in the longer term and may result in positive social development for the community more broadly.

To further support regional development, issues such as traffic congestion and the emerging strain on local service provision need to be addressed, as well as upgrades required to road infrastructure. Some of these identified constraints have been recognised by the two Councils and regional taskforces as challenges to future renewable energy projects.

The Project is actively engaging with the Wadawurrung Peoples through the development of a Cultural Heritage Management Plan and the outcomes of this will assist in determining potential social impacts.

Table 3.9 outlines identified local challenges and opportunities across the five key capital areas.

Table 3.9 Local Challenges and Opportunities

Challenges	Capital	Opportunities
• Accommodating projected population and household growth, including managing settlement growth and influx of temporary workforces. • Identifying new, and improving existing, tourism opportunities in the region. • Delivering services infrastructure to meet the needs of the community, commercial and industrial users. • Municipal road infrastructure and road surfaces require upgrade, particularly following recent flood events. • Impact of climate change and associated policies on key industries (agriculture and forestry). • Energy sector facing significant challenges resulting from global shift to a low carbon economy.	**Physical**	• Increasing tourism potential of bushland locations (including wetlands, reserves and state parks) and Rail Trail with transport connections through to the Great Ocean Road. • Benefit from existing energy production infrastructure. • Forthcoming improvements to road infrastructure, via the Western Highway duplication, and Murray Basin Rail Project will create opportunities for improved transport and logistics. • Rail access as part of Principal Freight Network to Portland, Geelong and Melbourne via Ararat
• Impacts of agriculture on the natural environment require management and regulation. • Planning and adapting settlements and infrastructure to respond to the impacts of climate change, including increased risk from natural hazards. • Managing impacts of multiple wind farms on the natural landscape.	**Natural**	• Area has quality agricultural land. • Area has high grade kaolin deposits with high global demand. • Community values the beautiful natural environment. • Council values the agricultural land over other land uses (Corangamite LGA). • Area has been identified as having favourable natural resources for renewable energy development (sun and wind). • Recreational fishing resources with high cultural values for the Wadawurrung and Eastern Maar people.
• Managing the impacts of a changing community profile including an increasingly aged population. • Managing community cohesion in the context of large population influxes during construction phases of offshore wind projects. • One of a few recreation reserves servicing Skipton is in the south western fringe of the Project. Currently used for campdrafting with approximately 200 competitors from southern Australia competing each year.	**Social**	• Support for local infrastructure enhancement and development (Skipton township). • Council's plan to increase social housing options in the region may free up private rentals and/ or attract new residents in the longer term (Golden Plains Shire, Social Housing Plan 2021–2024). • Tight-knit communities particularly after facing recent adverse events such as flooding. • High rates of volunteering demonstrating a commitment to the community. • Low mobility of residents resulting in sustained sense of community.

Challenges	Capital	Opportunities
• Sustaining and expanding economic activity through a period of diversification and transition. • Enhancing the resilience of the region's industries to the impacts of economic restructuring and climate change. • Potential for labour force competition due to relatively low educational attainment, ageing population not participating in the workforce, agriculture the current main employer in the LGAs, and the neighbouring Pittong kaolin mine expanding from 25 to 45 employees in 2023. • Increasing retirement age population leading to decrease in skilled employee base. • Low median weekly household income resulting in less spending in the local economy.	**Economic**	• Region has a strong and diverse agricultural industry with growing tourism potential. • Job creation in both the construction and operation phases. • Council supports Projects that create new jobs in the region and help to build a diverse and multi-skilled workforce (Golden Plains LGA). • Council supports the expansion of essential infrastructure and services to match business and industry (Golden Plains LGA). • Wadawurrung people are seeking opportunities to participate in renewable energy projects such as wind farms if early and authentic engagement is undertaken to reduce perceived high threat to culture and Country. • Low cost of living. • Financial benefits in the form of turbine hosting payments, neighbour benefits, community investment sponsorship and rates in lieu to Council.
• Lower than average educational attainment. • Few tertiary education options have meant that students face long commutes, commit to fully online studies or choose to relocate out of the Shires – with many not returning to the area.	**Human**	• Regional plans encourage apprenticeship and training opportunities, supporting education-employment pathways and encouraging young people to learn a trade. • Well established businesses in townships and Significant Urban Area (Ballarat), including logistics and transport. • Project area includes Australia's only wet kaolin mine and processing plant, with a major expansion planned – potential for transferable workforce.

4.0 Preliminary Social and Economic Impact Evaluation

A preliminary evaluation of the likely social and economic impacts is presented in **Table 4.1** as part of the SEIA scoping phase, with these impacts to be further assessed in Phase 2 of the SEIA.

As **Table 4.1** highlights, there are number of potential social and economic impacts that may be associated with the development of the Moreton Hill Wind Farm. Preliminary impact ranking has been undertaken for the Project based on a desktop review of policy documents, media analysis, a review of technical reports associated with the Project and public statements from key stakeholders.

Ranking of the impacts below is done so by considering the magnitude, and likelihood, which then categorises each ranking as either Very High, High, Medium, or Low (NSW Department of Planning and Environment, 2023). Defining the magnitude level for social impacts can be understood through the following meanings:

- **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.
- **Minimal**: Little noticeable change experienced by people in the locality.

The rankings are then considered cross referenced between the magnitude level, and the likelihood level, as outlined in the Social Impact Significance Matrix below.

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	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

Figure 4.1 Figure 2 Social Impact Significance Matrix

Source: (NSW Department of Planning and Environment, 2023).

Ranking of the preliminary social and economic impact is considered as below:

- **High:** Considered to be a key community concern and/or social impact based on desktop social analysis and reference to scoping phase technical reports. Risks in this category have been explicitly identified in the desktop review or scoping phase technical reports and unless addressed, have the potential to be significant.
- **Medium:** Considered to be a moderate community concern and/or social impact based on desktop social analysis and reference to scoping phase technical reports. Impacts in this category may be partially mitigated by design decisions or strategies.
- **Low:** Considered to generate limited community concern and/or social impact based on desktop analysis and reference to scoping phase technical reports. Are likely to be low impact and/or be easily mitigated.

The social and economic impacts noted, will be further validated through engagement with key stakeholders in the next phase of the project and any further social and economic impacts identified. As such only a high-level prediction of impact and potential mitigation strategies have been provided at this stage. Once these impacts have been validated, appropriate management approaches and strategies should be developed to minimise social impacts and enhance Project opportunities where possible.

Table 4.1 Potential Social and Economic Impacts

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
Negative impacts						
All	Surroundings	Visual and physical changes to the landscape character affecting community values and sense of place, in combination with cumulative impacts of multiple projects	Construction and Operation	Neighbouring and host landowners Broader community when commuting between townships	Medium (Possible, Minor)	Further detailed dwelling assessment to determine visual impact and mitigation measures. Further detailed cumulative assessment in relation to four (4) potentially proximal wind farms and impact on existing character of the area. Undergrounding of transmission lines. Implement mitigations such as ensuring minimal vegetation loss, screen planting, appropriate choice of building materials, avoiding unnecessary lighting, and boundary screen planting where appropriate.
				Users of Flagstaff Hill Lookout	High (Likely, Moderate)	Engage with community to identify valued community viewpoints and potential impact or mitigation options for key viewing locations, such as Flagstaff Hill Lookout.
All	Surroundings	Concern for the impact on local flora and fauna species, particularly brolga due to potential for interruption of breeding patterns and bird strikes	Construction and Operation	Environmental groups Aboriginal Stakeholders Broader Community	Medium (Possible, Moderate)	Engage proactively with relevant community groups and Traditional Owners to support and protect local environmental values. Undertake a Level 2 brolga assessment. Development of an Environmental Management Plan to protect the local wildlife, particularly nationally and state significant birds.

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
						Actively engage and involve key stakeholder groups in the development of relevant environmental plans.
Construction	Surroundings Health and Wellbeing	Rural amenity disruption, due to construction dust, noise, and lighting causing stress and/ or frustration due to changes to how people experience their surroundings	Construction	Neighbouring and host landowners	Medium (Likely, minor)	Construction and operational management controls to be developed in consultation with landholders to ensure minimal disturbance associated with construction activities. Open, transparent, and accessible communication of Project information.
Operation	Surroundings Health and Wellbeing	Impacts on social amenity due to operational wind turbine noise, or concerns about the potential for operational noise	Operations	Host landowners	Medium (Possible, Minor)	Construction and operational management controls to be developed in consultation with landholders to ensure minimal disturbance associated with operational activities.
All	Accessibility	Strain on accommodation supply, health care and community services due to increased workforce (the Project and adjacent mine), affecting accessibility and availability for existing or other prospective community members	Construction and Operation	Broader community Local businesses Service providers	High (Likely, Major)	Develop local participation plan and workforce accommodation strategy. Investigate provision of temporary workforce housing to support the Project. Coordinate efforts and liaise with key stakeholders, including the mine, to coordinate provision of accommodation and other services and suppliers. Liaise with local service providers to develop a strategy for addressing potential increased demand on services e.g., health, recreation etc.

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
All	Way of life/ Accessibility	Disruption due to project related traffic (inaccessibility of road closures, increased travel time, road deterioration causing public safety risk)	Construction	Broader community	Medium (Possible, Minor)	Development and implementation of a Traffic Management (TMP) in consultation with local communities and key stakeholders. Detailed planning transport routes with public safety considerations and information disclosure, consulting with and notifying residents, considering any sensitive user groups. Enter into a maintenance agreement with Council during the construction phase to assist with any road deterioration.
All	Community	Incoming transient workforce may cause changes to community cohesion and character of local populations	Construction	Broader community Proximal townships	Medium (Possible, Minor)	Develop local employment and procurement plan. Open, transparent, and accessible communication of Project information. Assessment of housing and service provision options for the incoming workforce.
All	Community	Potential to exacerbate community sensitivity to change, especially since recent flood events in Skipton	Construction and Operation	Broader community Special Interest Groups Progress Association	Medium (Possible, Minor)	Further refinement of a Community Benefits Strategy to support community initiatives in collaboration with the local community (in development).
All	Community	Community division and reduced cohesion due to perceived distributive inequities in sharing of project benefit	Operation	Host landowners Adjacent landholders Broader community Service providers	Medium (Likely, Minor)	Active community engagement throughout the lifecycle of the project guided by a Stakeholder Engagement Plan (in development), providing clear information of next steps of project development. Further refinement of a Community Benefits Strategy to support community initiatives (in development).

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
All	Community	Community perception of injustice due to unequal distribution of negative Project impacts on local communities compared to broader benefits experienced by Victoria.	Construction and Operation	Broader community and proximal townships	Medium (Moderate, Possible)	Further refinement of a Community Benefits Strategy to support community initiatives in collaboration with the local community (in development).
All	Livelihood	Property devaluation due to proximity to the Project	Operation	Adjacent or proximal landholders	Low (Minimal, Unlikely)	Further refinement of neighbour benefit schemes (in development). If appropriate, discussion of property purchase on a case-by-case basis.
All	Culture	Absence of an engagement process to demonstrate and obtain Free Prior and Informed Consent (FPIC) of the Wadawurrung people could result in potential damage to connection to Country and a lack of acceptance of the Project	Construction and Operation	Traditional Owners	Medium (Possible, Moderate)	Inclusion of Indigenous groups and Registered Aboriginal Parties in decision-making processes. Active community engagement with Indigenous groups providing clear information of next steps of project development. The approach to this engagement to be guided by the Project's Stakeholder Engagement Plan (in development) with the flexibility to respond to Traditional Owners preferences for engagement methods. Delivery of a comprehensive Aboriginal Cultural Heritage Assessment.
All	Decision making systems	Inability to gain a social license to operate from Local Government (Corangamite Shire Council) leading to increased negative community perceptions and potential erosion of community support for renewable energy projects	Planning, Construction and Operation	Local Government Broader community	Medium (Possible, Moderate)	Active engagement throughout the lifecycle of the project, guided by a Stakeholder Engagement Plan (in development), providing clear information of next steps of project development, especially with Council. Consideration of cumulative impacts in designing Project mitigation strategies.

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
						Collaboration with other proponents, re their approach to minimising impact and maximising opportunities for the LGA.
All	Decision Making systems	Community disengagement or confusion due to consultation fatigue associated with planning and development of multiple concurrent projects leading to reduced social acceptance of project	Planning, Construction and Operation	Broader community	High (Likely, Moderate)	Active community engagement throughout the lifecycle of the project, guided by a Stakeholder Engagement Plan (in development), providing clear information of next steps of project development and when key milestones have been met. Invite opportunities for involvement in deeper decision making regarding the Project (Involve and Collaborate). Establish and maintain a stakeholder register and complaints register to track and plan targeted engagement activities.
All	Decision making systems	Community feeling disempowered due to perceived inability to participate in, or input into planning and decision-making in the Project and local and regional outcomes, may bring about reduced social acceptance of the project	Planning	Local Government Broader community Landholders	Medium (Possible, Minor)	Open, transparent, and accessible communication of Project information.
Positive Impacts						
All	Livelihood	Increased employment opportunities for local and regional community members.	Construction and Operation	Broader community	High (Likely/ Moderate)	Develop local employment and procurement plan.

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
All	Livelihood/ Way of Life	Opportunity to train and upskill local people as part of a regional approach to building local capacity and opportunity	Operation	Broader community Barwon Southwest and Grampians Central West Regions Service providers Registered Training Organisations	Medium (Possible, Minor)	Develop local employment and procurement plan. Proactive support for the establishment of programs that encourage and incentivise reskilling and upskilling of local workers to remain in the region.
All	Livelihood/ Way of life	Opportunity to address socio-economic vulnerability, disparity and improved social capital, through employment, training, and targeted community benefit funds in areas of community need	Construction and Operation	Places and groups experiencing disadvantage in the local area and region	Medium (Possible, Minor)	Develop local employment and procurement plan. Collaborate with relevant local and regional service providers to target social outcomes, training and employment opportunities for young people, women, Indigenous people and people with disabilities.
All	Culture Livelihood	Opportunities to engage Wadawurrung people in employment, training and business opportunities aligned to connection to Country and other socio-economic priorities.	Construction and Operation	Traditional owners Local Aboriginal community and businesses	High (Possible, Major)	Collaborate with Traditional Owners to target social procurement and training, employment and community cultural development opportunities for Indigenous people.
All	Livelihood	Contribution of the Project to a region-wide strength in renewable energy development and supply chains	Construction and Operation	Broader community	Medium (Possible, Moderate)	Coordinate efforts and liaise with key state and regional stakeholders to coordinate provision of services or suppliers.

Project Component	Impact Category	Social and Economic Impact Description	Project Phase	Affected Stakeholders	Preliminary Impact Ranking	Potential mitigation/ project refinements
All	Livelihood	Increased local and regional economic activity due to Project investment	Construction and Operation	Broader community Barwon Southwest and Grampians Central West Regions	High (Likely/ Moderate)	Coordinate efforts and liaise with key stakeholders to coordinate provision of services or suppliers. Develop a local participation plan.
All	Community Livelihood	Improved social outcomes for local communities through community investment initiatives	Project establishment, Construction and Operation	Local Aboriginal community Community and Special Interest Groups Broader community Local businesses and service providers Local Government	High (Almost certain/ Moderate)	Active involvement with the community to provide opportunities to improve social outcomes. Further refinement of community benefit sharing scheme (in development).
All	Livelihood Way of Life	Improved financial resilience/ stability to landowners for hosting Project infrastructure	Operation	Host landowners	High (Almost certain, moderate)	Open, transparent, and accessible communication of Project information. Further refinement of participatory local benefits scheme or neighbour benefit programs including financial compensation (in development).
All	Accessibility Surroundings	Improved access tracks in and around the Project will assist in emergency services response to fire and interrupt bushfire spread.	Construction and Operation	Host landholders Emergency services Broader community	Medium (Possible, Moderate)	Communicate enhanced capability to local emergency services and broader community.

5.0 Conclusion

This Preliminary Social and Economic Baseline Report has included the compilation of a social and economic baseline profile for the Project, and preliminary impact prediction.

In summary, the region hosts a number of natural assets, with wetland, waterways and grassland areas that are of high recreational value to the community and of cultural significance to the Traditional Owners.

The proximal localities to the Project are experiencing an ageing population, with low current and predicted population growth, and lower access to, and engagement with, tertiary education. The localities also experience lower population mobility, higher levels of volunteerism, lower crime rates and a high proportion of the population employed in agriculture, forestry and fishing, when compared to the State of Victoria.

Housing supply and availability remains an issue in the localities proximal to the Project, with rental vacancy rates lower than the State of Victoria and an increasingly competitive home buyer to housing availability ratio.

Key potential impacts of the Project include increasing pressure on existing housing stock, health care and community services; and social amenity disruption due to increased noise, increased traffic and visual changes to the natural landscape.

Potential positive impacts arising from the Project include increased employment and training opportunities for the proximal localities and the wider region; economic benefits to local communities; and contribution of the Project to strengthening the region's role in providing renewable energy to the State of Victoria.

Future engagement regarding the Project should consider the two Council's divergent positions on the role of wind farms in the local government areas, and the concerns of some Wadawurrung peoples that wind farms are considered a high threat to the health of Country (Wadawurrung Traditional Owners Aboriginal Corporation, 2020)

The second phase of the SEIA will focus on a full assessment of the social and economic impacts of the project. This will be informed by the engagement of relevant stakeholders, guided by the comprehensive Stakeholder Engagement Plan (SEP).

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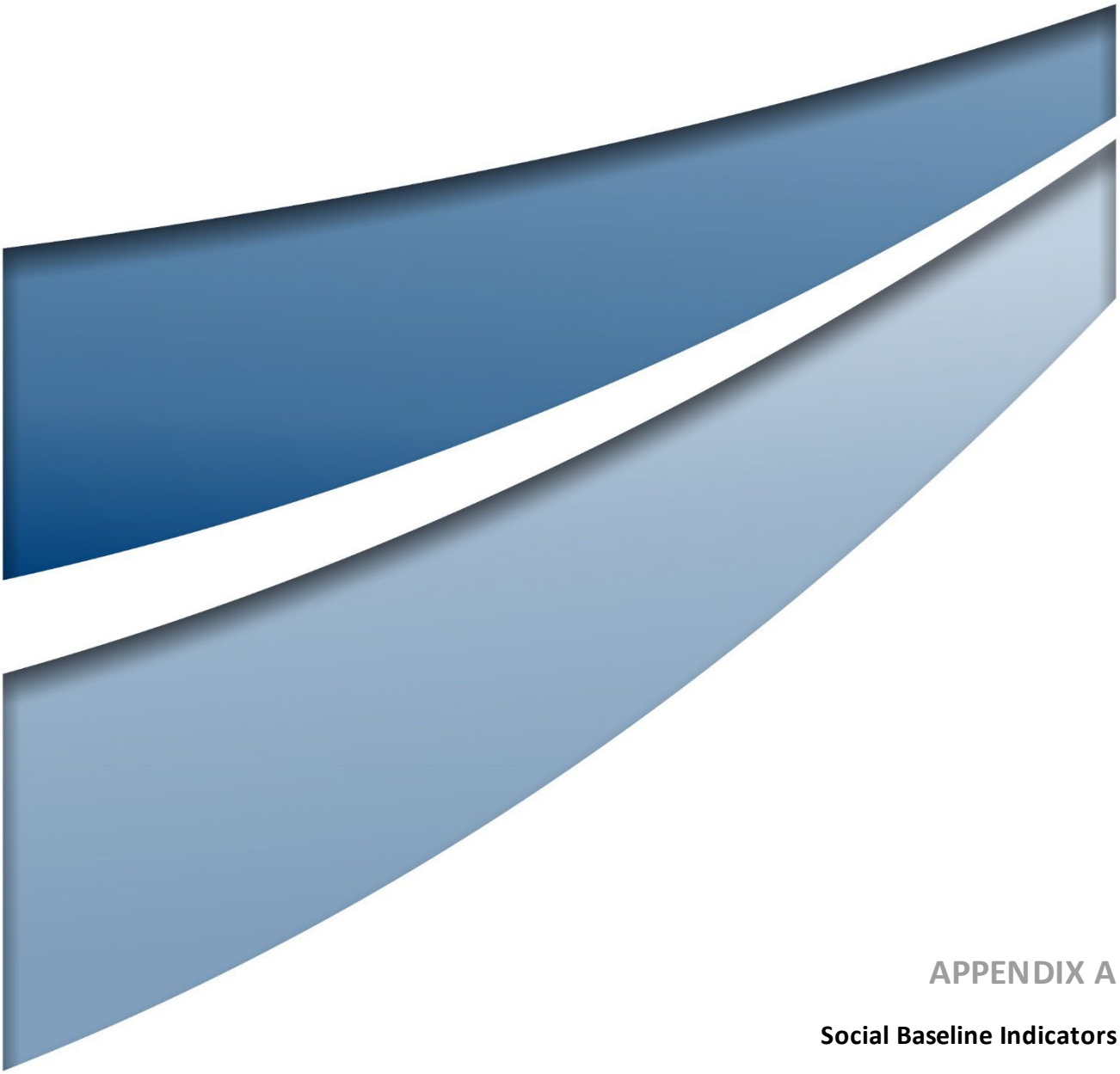

APPENDIX A

Social Baseline Indicators

Appendix A Social Baseline Indicators

Indicators	Barwon South West (Warrnambool and South West SA4)	Grampians Central West (Ballarat SA4)	Corangamite LGA	Golden Plains LGA	Victoria
Year	2021	2021	2021	2021	2021
Population Size	123,069	173, 937	16,115	24,985	6,503,491
Proportion Indigenous Population (%)	1.9%	1.7%	1.2%	1.4%	1.0%
Median Age	45	42	48	39	38
Year 10 highest year of schooling (%)	20%	19%	21%	22%	13%
Year 12 highest year of schooling (%)	38%	46%	33%	40%	60%
Bachelor degree (%)	7%	8%	6%	7%	12%
Certificate (%)	19%	18%	18%	22%	14%
Proportion of population with a different address 1 year ago (%)	11.2%	13.4%	9.8%	9.3%	14.2%
Proportion of population with a different address 5 year ago (%)	32.0%	36.6%	38.1%	30.2%	37.7%
Proportion of population aged 15+ who volunteer (%)	17.2%	13.5%	19.0%	12.7%	10.9%
Proportion of population born overseas (%)	8.8%	11.2%	7.4%	9.2%	30.0%
Proportion of single parent families (%)	10%	12%	9%	9%	11%
Proportion of family households (%)	67%	66%	67%	82%	70%
Proportion of group households (%)	3%	3%	3%	1%	4%
Proportion of lone person households (%)	31%	30%	30%	17%	26%
Proportion of the labour force employed full-time (%)	54.1%	53.0%	56.1%	56.0%	56.2%
Proportion of the labour force employed part-time (%)	35.1%	35.4%	33.5%	33.3%	32.3%

Indicators	Barwon South West (Warrnambool and South West SA4)	Grampians Central West (Ballarat SA4)	Corangamite LGA	Golden Plains LGA	Victoria
Proportion of the labour force who are unemployed (%)	3.1%	4.5%	2.6%	3.1%	5.0%
Median household income ($/week)	$1,335	$1,376	$1,263	$1,899	$1,759
Median mortgage repayment ($/month)	$1,300	$1,430	$1,083	$1,733	$1,859
Median rent ($/week)	$250	$290	$225	$338	$370
Proportion of occupied private dwellings that are fully owned (%)	42.9%	37.1%	46.0%	36.9%	32.2%
Proportion of occupied private dwellings that are being purchased/ owned by a mortgage (%)	30.9%	34.3%	29.0%	53.2%	36.1%
Proportion of occupied private dwellings that are being rented (%)	21.5%	25.4%	17.8%	7.2%	28.5%
Proportion of households in mortgage stress (%)[1]	11.0%	10.9%	11.1%	11.6%	15.5%
Proportion of households in rental stress (%)[2]	28.2%	32.2%	24.6%	28.5%	30.9%

Indicators	Corangamite-North SA2	Golden Plains North SA2	Skipton SAL	Linton SAL	Ararat SAL	Maryborough SAL
Year	2021	2021	2021	2021	2021	2021
Population Size	5,395	4,894	609	635	8,500	8,160
Proportion Indigenous Population (%)	1.2%	1.5%	1.3%	0.8%	2.0%	2.5%
Median Age	49	43	53	48	45	51
Year 10 highest year of schooling (%)	22%	25%	36%	25%	31%	23%
Year 12 highest year of schooling (%)	32%	35%	22%	28%	29%	31%
Bachelor degree (%)	6%	5%	5%	5%	5%	4%
Certificate (%)	17%	22%	17%	21%	17%	20%

[1] Mortgage stress is mortgage repayments equaling 30% or more of household income.
[2] Rental Stress is rental repayments equalling 30% or more of households income.

Indicators	Corangamite-North SA2	Golden Plains North SA2	Skipton SAL	Linton SAL	Ararat SAL	Maryborough SAL
Year	2021	2021	2021	2021	2021	2021
Proportion of population with a different address 1 year ago (%)	10.0%	8.0%	11.5%	10.7 %	12.2%	10.3%
Proportion of population with a different address 5 years ago (%)	27.5%	27.6%	30.0%	31.2%	32.2%	32.4%
Proportion of population aged 15+ who volunteer (%)	20.0%	13.4%	20.4%	12.6%	12.5%	12.6%
Proportion of population born overseas (%)	7.0%	9.3%	7.6%	16.1%	12.2%	8.8%
Proportion of family households (%)	64%	74%	54%	66%	63%	58%
Proportion of group households (%)	3%	2%	2%	1%	3%	3%
Proportion of lone person households (%)	33%	24%	45%	34%	34%	39%
Proportion of the labour force employed full-time (%)	56.4%	55.3%	54.0%	54.7%	55.1%	48.5%
Proportion of the labour force employed part-time (%)	33.7%	32.9%	33.5%	31.4%	33.3%	37.6%
Proportion of the labour force who are unemployed (%)	3.4%	3.8%	5.8%	4.7%	4.0%	6.2%
Median household income ($/week)	$1,183	$1,455	$894	$1148	$1,216	$876
Median mortgage repayment ($/month)	$1,000	$1,387	$867	$1181	$1,083	$1,000
Median rent ($/week)	$200	$250	$194	$300	$250	$240
Proportion of occupied private dwellings that are fully owned (%)	46.7%	43.0%	49.2%	43.4%	40.4%	43.4%
Proportion of occupied private dwellings that are being purchased/ owned by a mortgage (%)	28.5%	46.9%	31.6%	24.0%	29.3%	24.0%
Proportion of occupied private dwellings that are being rented (%)	17.3%	6.0%	12.1%	27.3%	26.3%	27.3%
Proportion of households in mortgage stress (%)	10.9%	12.2%	16.0%	2.0%	9.7%	11.4%
Proportion of households in rental stress (%)	21.9%	28.3%	22.6%	5.0%	31.2%	39.0%

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