



Social Impact Assessment

Wimpole BESS

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Social Impact Assessment

Wimpole BESS

0803124



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ACRONYMS AND ABBREVIATIONS

Acronym	Description
ABS	Australian Bureau of Statistics
ADII	Australian Digital Inclusion Index
AIHW	Australian Institute of Health and Welfare
AMPYR	AMPYR Australia Pty Ltd
BESS	Battery Energy Storage System
CALD	Cultural and Linguistical Diversity
Cardinia LGA	Shire of Cardinia Local Government Area
CEMP	Construction Environmental Management Plan
Council Plan	Draft Council Plan 2025–2029
CSEP	Community and Stakeholder Engagement Plan
DPHI	Department of Planning, Housing and Infrastructure, New South Wales
Draft Guidelines	Draft Community Engagement and Social Value Guidelines for Renewable Energy and Transmission Projects (September 2025)
ERM	Environmental Resources Management Australia Pty Ltd
FTE	Full-Time Equivalent
HV	High Voltage
IRSAD	Index of Relative Socio-economic Advantage and Disadvantage
LGA	Local Government Area
NEM	National Electricity Market
NSW SIA Guideline	New South Wales Social Impact Assessment Guideline for State Significant Projects, July 2025
Planning Scheme	Cardina Planning Scheme
RAI	Rental Affordability Index
SAL	Suburbs and Localities
SEIFA	Socio-Economic Indexes for Areas

Acronym	Description
SIA	Social Impact Assessment
TAFE	Technical and Further Education
Technical Supplement	Technical Supplement Social Impact Assessment Guidelines for State Significant Projects, July 2025
the Project	Wimpole BESS
WGPA	West Gippsland Progress Association

EXECUTIVE SUMMARY

Environmental Resources Management Australia Pty Ltd (ERM) has been appointed by AMPYR Australia Pty Ltd (AMPYR) to undertake a Social Impact Assessment (SIA) for the proposed Wimpole Battery Energy Storage System (BESS) ('the Project').

The Project is located approximately located approximately 3.5 km north of the town of Bunyip, and approximately 82 km west of Melbourne, within the Shire of Cardinia Local Government Area. The Project comprises a 750 megawatt / 3,000 megawatt hours standalone BESS.

The Victorian Government is in the process of establishing a new approach to manage how proponents of renewable energy projects gain access to the State's transmission network – the Victorian Access Regime. Accordingly, this SIA has been developed to address the relevant aspects of the new Draft Community Engagement and Social Value Guidelines for Renewable Energy and Transmission Projects (September 2025) (the 'Draft Guidelines'), which has been prepared by the Victorian Government to support the new regime.

As per the Draft Guidelines, Victoria does not have statutory SIA Guidance, and therefore this SIA has been developed in accordance with the New South Wales Social Impact Assessment Guideline for State Significant Projects, July 2025, and provides the necessary information to support the development of a Social Value and Economic Benefits Program.

SOCIAL LOCALITY

The Social Locality for the Project is divided into a Primary and Secondary Social Locality. The Primary Social Locality includes the locations in which the most substantive potential social impacts are likely to occur and can be summarised as comprising the following three components:

- The **Project Area and immediate surrounding areas**, inclusive of properties and dwellings located within 2 km. The 2 km extent captures non-associated dwellings located to the east and west of the Project Area along Michell Road and Bunyip-Tonimbuk Road.
- The **surrounding towns** of Bunyip, Garfield, and Longwarry, which may provide goods and services or host accommodation or Drive-in Drive-out workers, to support the Construction Phase of the Project.
- The **likely transportation and haulage routes**, comprising part of the heavy vehicle route from the Port of Melbourne to the Project Area, and potential light vehicle routes to/from the Project Area from the surrounding towns (i.e. Bunyip, Garfield, Longwarry).

The Secondary Social Locality comprises the surrounding towns of Drouin, Warragul, Tynong, Nar Nar Goon, and Pakenham.

IMPACT ASSESSMENT AND MANAGEMENT

A total of **nine social impacts** were identified through a consideration of the characteristics of the Project and issues raised by stakeholders during the engagement process. The significance of each impact was assessed based on its likelihood to occur, and the magnitude of the impact occurring (degree of change expected), inclusive of impacted receptor vulnerability.

The impact significance ratings derived in the assessment were then subsequently re-assessed after the application of mitigation and/or enhancement strategies have been applied to provide

a residual impact significance rating for each impact. **The assessment did not identify any negative social impacts with a residual impact significance of 'Very High'.**

Table E-1 provides an overview of the potential social impacts identified and assessed, including their post-mitigation/enhancement residual impact significance rating.

TABLE E-1 SUMMARY OF POTENTIAL SOCIAL IMPACTS

Potential Impact Descriptor	Project Phase	Residual Impact Significance
Social Impact #1: Reduced Community Cohesion (Negative)	Construction	Low
	Operation	Low
Social Impact #2: Reduced Trust and Confidence in Community Engagement (Negative)	Construction	Low
	Operation	Low
Social Impact #3: Creation of Direct Employment Opportunities (Positive)	Construction	High
	Operation	Medium
Social Impact #4: Increased Economic Benefits (Positive)	Construction	High
	Operation	Medium
Social Impact #5: Potential Impact on Social Infrastructure and Services (Negative)	Construction	Low
	Operation	Negligible
Social Impact #6: Perceived Land Use Incompatibility (Negative)	Construction	Low
	Operation	Negligible
Social Impact #7: Potential Impact on Social Amenity (Negative)	Construction	Medium
	Operation	Low
Social Impact #8: Potential Impact on Community Health and Safety Concerns (Negative)	Construction	Medium
	Operation	Medium
Social Impact #9: Potential Impact on Cultural Heritage (Negative)	Construction	Medium
	Operation	Negligible

SOCIAL IMPACT MANAGEMENT

A suite of management measures/actions for the Project has been developed through an understanding of the baseline social environment, community and stakeholder engagement outcomes, and an assessment of potential social impacts. The purpose of these management measures/actions is to minimise, mitigate, or manage potential negative impacts and to enhance potential positive impacts and opportunities.

In addition, a monitoring protocol has been provided in order to ensure the ongoing effectiveness of the management measures/actions. The management measures/actions identified in this SIA comprise:

- Community and Stakeholder Engagement Plan
- Community Reference Group

- Complaints Management System
- Worker Code of Conduct
- Project Inductions
- Community Benefit Agreement / Social Value and Economic Benefit Initiatives
- Local Employment Plan
- Traditional Owner / Aboriginal Group Employment Targets
- Workforce Upskilling and Training Opportunities
- Local Content Initiatives
- "Job Readiness" Assistance
- Engagement with Accommodation Providers
- Coordination with Other Proponents
- Construction Environmental Management Plan
- Operational Environmental Management Plan

SOCIAL VALUE AND ECONOMIC BENEFITS PLAN INITIATIVES

In order to support the development and implementation of a Community Benefit Agreement / Social Value and Economic Benefits Plan by AMPYR, a number of community benefit initiatives for furthered consideration have been identified in **Table E-2**. These initiatives are to benefit the communities within the Primary Social Locality (i.e. Bunip, Garfield, and Longwarry) in first instance, may look to be extended to the communities within the Secondary Social Locality.

TABLE E-2 SOCIAL VALUE AND ECONOMIC BENEFITS PROGRAM INITIATIVES

Initiative Descriptor	Draft Guidelines Alignment	Community Needs, Concerns and/or Aspirations	Targeted Beneficiaries
#1 Good Neighbour Policy	<ul style="list-style-type: none"> • Long-term Social Value • Caring for Country, biodiversity and climate 	<ul style="list-style-type: none"> • Protection of local waterways (including Cannibal Creek and Tea Tree Creek) • Preserving critical species within the region • Environmental stewardship 	<ul style="list-style-type: none"> • Host Landowners • Immediate Neighbours
#2 Community Grants/ Sponsorships	<ul style="list-style-type: none"> • Long-term Social Value • Developing community capacity building (local strengths, assets, capabilities, and resources) 	<ul style="list-style-type: none"> • Support for hosting community events • Assistance with infrastructure improvements 	<ul style="list-style-type: none"> • Host Landowners • Immediate Neighbours • Surrounding Community
#3 Renewable Energy Upgrades	<ul style="list-style-type: none"> • Long-term Social Value • Developing community capacity building (local strengths, assets, capabilities, and resources) 	<ul style="list-style-type: none"> • Assistance with infrastructure improvements 	<ul style="list-style-type: none"> • Host Landowners • Immediate Neighbours • Surrounding Community

Initiative Descriptor	Draft Guidelines Alignment	Community Needs, Concerns and/or Aspirations	Targeted Beneficiaries
#4 Educational Partnerships	<ul style="list-style-type: none"> • Long-term Social Value • Long-term Economic Benefit • Community Capacity Development 	<ul style="list-style-type: none"> • Vocational training pathway is the dominant educational pathway • Diversifying the regional economy • Workforce capacity development 	<ul style="list-style-type: none"> • Immediate Neighbours • Surrounding Community Members • Traditional Owners / Aboriginal Groups • Business and Industry
#5 Upskilling/ Worker Transition	<ul style="list-style-type: none"> • Long-term Social Value • Long-term Economic Benefit • Community Capacity Development 	<ul style="list-style-type: none"> • Vocational training pathway is the dominant educational pathway • Diversifying the regional economy • Workforce capacity development • Increase employment opportunities for local community members 	<ul style="list-style-type: none"> • Immediate Neighbours • Surrounding Community Members • Traditional Owners / Aboriginal Groups • Business and Industry
#6 Small Businesses to Participate in Renewable Energy Procurement Processes	<ul style="list-style-type: none"> • Long-term Economic Benefit 	<ul style="list-style-type: none"> • Providing an economic stimulus for local businesses • Assistance for local businesses become "tender ready". 	<ul style="list-style-type: none"> • Immediate Neighbours • Traditional Owners / Aboriginal Groups • Business and Industry

1. INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) has been appointed by AMPYR Australia Pty Ltd (AMPYR) to undertake a Social Impact Assessment (SIA) for the proposed Wimpole Battery Energy Storage System (BESS) ('the Project'), located approximately 3.5 km north of the town of Bunyip, and approximately 82 km west of Melbourne, within the Shire of Cardinia Local Government Area (LGA) (Cardinia LGA).

This SIA identifies, predicts, evaluates and develops responses to the potential social impacts of the Project. A key outcome of the SIA is the development of management measures/actions to enhance potential positive impacts and minimise, mitigate, or manage potential negative impacts, along with ongoing monitoring and reporting requirements. In addition, the SIA provides the necessary information to support the development of a Social Value and Economic Benefits Program.

1.1 PROJECT PROPONENT

AMPYR is part of AMPYR Global Energy Holdings Pty Ltd, the global renewable energy platform of AGP Sustainable Real Assets. AMPYR develop and operate renewable energy assets across Europe, Asia, North America and Australia, and have a global pipeline of 12 gigawatts (GW) of renewable energy assets. In Australia, AMPYR develops, constructs, owns and operates renewable energy and battery storage assets, with a target of 3 GW of battery storage assets by 2030.

The relevant Proponent details are:

- AMPYR Australia Pty Ltd ACN 630 312 015
- Address: Level 17, 167 Macquarie Street, Sydney, NSW, 2000

1.2 PURPOSE AND OBJECTIVE

The SIA has been prepared to support AMPYR in identifying the potential social impacts of the Project, demonstrating industry good practice, and informing future decision-making in relation to stakeholder engagement and the development of a Social Value and Economic Benefits Program.

The Victorian Government is in the process of establishing a new approach to manage how proponents of renewable energy projects gain access to the State's transmission network – the Victorian Access Regime. Accordingly, this SIA has been developed to address the relevant aspects of the new Draft Community Engagement and Social Value Guidelines for Renewable Energy and Transmission Projects (September 2025) (the 'Draft Guidelines'), which has been prepared by the Victorian Government to support the new regime.

As per the Draft Guidelines, Victoria does not have statutory SIA Guidance, and therefore this SIA has been developed in accordance with the New South Wales Social Impact Assessment Guideline for State Significant Projects, July 2025 (NSW SIA Guideline) (Department of Planning, Housing and Infrastructure [DPHI], 2025a), and Technical Supplement Social Impact Assessment Guidelines for State Significant Projects, July 2025 (Technical Supplement) (DPHI, 2025b).

Specifically, this SIA will:

- Establish a baseline of the key aspects necessary to assess relevant Project impacts;
- Assess the known and potential impacts of the Project (positive and negative); direct and indirect) on the communities surrounding the Social Locality; and
- Identify relevant and effective impact avoidance, mitigation and management options, and explore benefit enhancement measures.

1.3 AUTHORSHIP

This SIA Report was overseen and reviewed by Louis Penny, Principal Consultant at ERM. Louis has over 16 years' experience in Town Planning and Social Performance, inclusive of preparing numerous SIAs, socio-economic baselines, social management plans, Human Rights Impact Assessments, and development of benefit sharing initiatives. Louis holds a Bachelor of Regional and Town Planning from the University of Queensland and is a Full Member of the Planning Institute of Australia.

The SIA Report was completed in good faith in accordance with the relevant ethical frameworks, and to the knowledge of both authors does not contain any false or misleading information.

1.4 QUALIFICATIONS

The SIA was undertaken based on the Project Description presented in **Section 2**. Changes to the Project Description may result in changes to the predicted social impacts, including their significance. If this occurs, the proposed management measures should be reviewed and amended to suit the new conditions.

ERM relied on information provided by AMPYR for the purpose of the social baseline and impact assessment, including the Concept Design Layout. Furthermore, while ERM did not undertake stakeholder engagement activities for the Project, the outcomes of SIA-Specific Stakeholder Engagement undertaken by AMPYR in November and December 2025 were relied upon. The outcomes relevant to this SIA are captured in **Section 7**.

Additionally, this SIA was undertaken prior to the preparation of technical assessments for the Project. Once these technical assessments have been completed, the level of social impact significance for identified impacts should be reviewed and updated, as necessary.

2. PROJECT DESCRIPTION

The Project is located within North Bunyip, situated north of the town of Bunyip, and west of Melbourne, within the Cardinia LGA.

As depicted in **Figure 2-1**, the Project is to be developed within a Project Area of approximately 35 hectares (ha), located adjacent to the Princes Highway in North Bunyip, formally described as Lot 3 on PS315155 (represented by the yellow boundary in **Figure 2-1**). The Project Area is bounded by agricultural land on western and eastern sides, the Princes Freeway to the south, and Cannibal Creek to the north. The Project Area was selected by AMPYR as it is considered a 'strong' point in the National Electricity Market (NEM), providing networks safety.

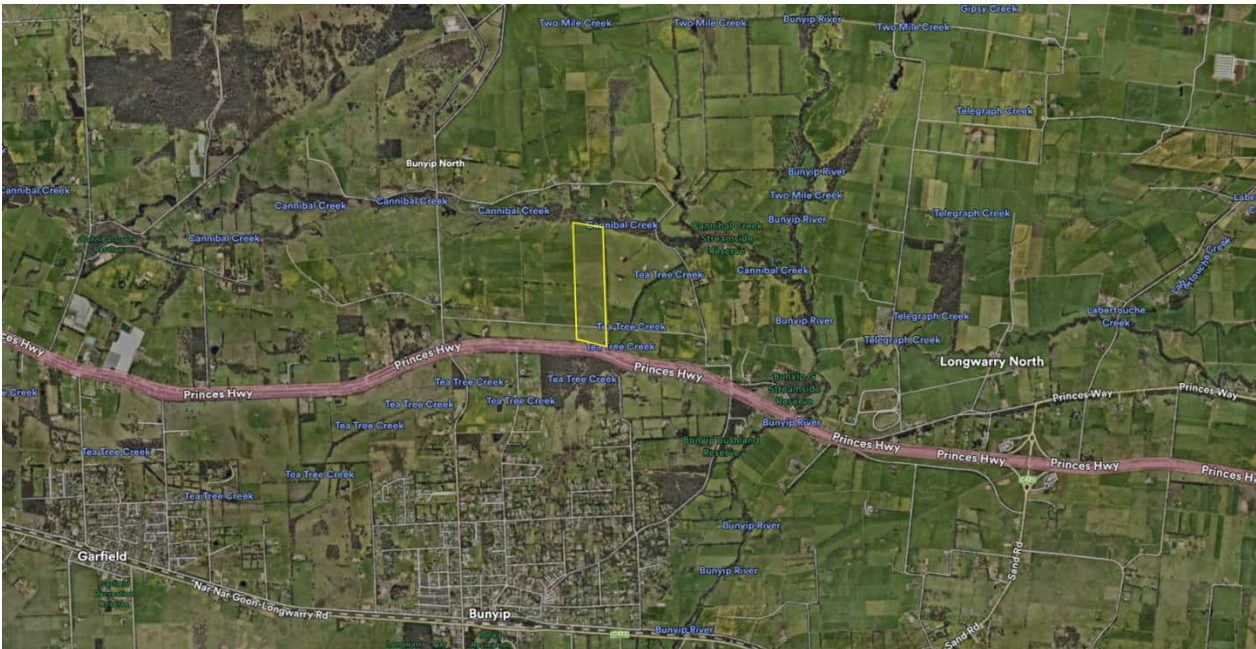


FIGURE 2-1 PROJECT LOCATION

The Project involves the development of a standalone BESS with a capacity of 750 megawatts (MW) / 3,000 megawatt hours (MWh). The energy capacity is enough to power 900,000 households for four hours. The Project will connect to the NEM, and store excess renewable energy (e.g. excess wind, utility, and rooftop solar energy). It will then discharge during peak times to reduce reliance on ageing coal assets within regional Victoria.

The Project will be developed across two stages, and will involve the following infrastructure:

- x96 Sungrow Powertitan 2.0 Block BESS containers (x48 per stage), Direct Current-Direct Current converters and auxiliary transformers;
- 4 m gravel paths separating each section of batteries;
- Underground cabling to connect the batteries to a High Voltage (HV) Switchyard;
- Operational and Maintenance Compound;
- Office and associated car parking; and
- Firewater tanks.

Additionally, suitable allowances have been made in the Project layout for:

- AUSNET Terminal Substation (4 ha in size) adjacent to the AUSNET Transmission Line (that runs along the southern portion of the Project Area). An underground 220 kilovolt (kV) cable connection will run between the HV Switchyard and the AUSNET Terminal Substation.
- A sedimentation/retention pond to capture site and firewater runoff; and
- A harmonic/reactive plant.

A Concept Design Layout for the Project is provided in **Figure 2-2**.

2.1 CONSTRUCTION PHASE

Construction of the Project is anticipated to commence in early 2027, with construction works taking in the order of 36 months (12-18 months per stage) to complete. During the Construction Phase, it is anticipated that the Project will generate 100 Full-Time Equivalent (FTE) jobs per stage.

While workers may be employed from the nearby towns and/or cities, AMPYR is currently in discussions with relevant stakeholders regarding accommodation options for the non-local Construction Phase workforce. Options within Bunyip, Garfield, and Longwarry, are to be considered in first instance, however options within the wider region, such as Tynong, Nar Nar Goon, Pakenham, Drouin, and Warragul, will also be considered.

Construction activities likely to be undertaken for the purposes of the Project include:

- **Site mobilisation and preparation** – includes undertaking initial earthworks, clearing vegetation for the purpose of establishing all infrastructure, and the erection of temporary site facilities.
- **Civil works** – establishment of hardstand areas, creation of stormwater management systems, and trenching to support underground cabling.
- **Installation of BESS and HV Switchyard** – arrival of components to the Project Area and subsequent installation.
- **Testing and commissioning** – conducting various tests to verify installation.
- **Rehabilitation** – removal of temporary site facilities, and rehabilitation of areas that have been disturbed during construction.

Construction activities for the Project will typically be limited to standard construction hours (i.e. 7 am to 6 pm), however there may be temporary periods of work outside of these hours to accommodate specific construction activities.

2.2 OPERATION PHASE

The operational life of the Project is 20 years, following which time the Project may be decommissioned or refurbished, dependent upon regulatory requirements and market conditions.

During operations, the Project will be operated and monitored remotely on a 24/7 basis. A permanent workforce will be required to undertake routine maintenance and administrative services throughout the lifespan of the Project. It is therefore expected that up to 10 FTE direct and indirect jobs will be created during the Operation Phase.

Additionally, there may be the potential for specialist contractors to be engaged to conduct on-site activities such as civil works maintenance, weed and pest control, and general environmental activities expected of a rural landowner.

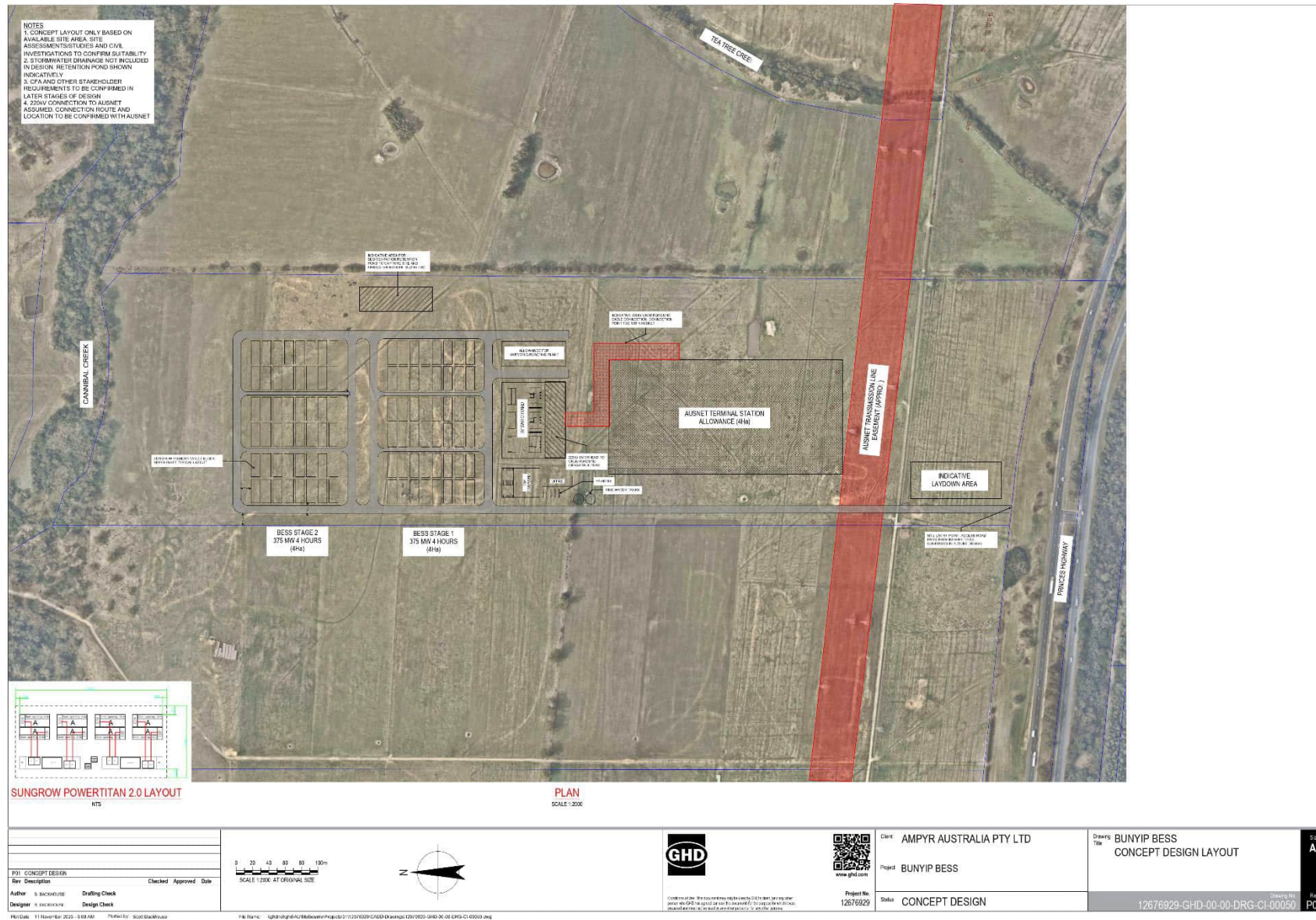


FIGURE 2-2 CONCEPT DESIGN LAYOUT



3. LEGISLATIVE REQUIREMENTS

This section provides an overview of the legislative drivers and requirements relating to the Project the as relevant to the preparation and development of this SIA.

3.1 VICTORIAN ACCESS REGIME

The Victorian Government is in the process of establishing a new approach to manage how proponents of renewable energy projects gain access to the State's transmission network – the Victorian Access Regime. This new approach seeks to encourage and facilitate development in defined areas of Victoria, known as Renewable Energy Zones, and give developers more confidence they can supply energy into the market (VicGrid, 2025a).

Each Renewable Energy Zone established by the Victorian Government is to have defined access limits. These limits will establish a 'maximum cap' on the availability within the transmission network to support new renewable energy projects within the zone. As such, projects will be required to apply to VicGrid to access the transmission network. Projects located outside of an established Renewable Energy Zone will need undertake a Grid Impact Assessment, wherein the developer/proponent will need to demonstrate that the project is unlikely to disrupt generation supplied by projects in zones (VicGrid, 2025a).

A core component of the Victorian Access Regime is the increase in transparency related to the means by which grid access can be secured by developers/proponents. Access is to be governed by a process that sets expectations related to stakeholder engagement and the delivery of meaningful social value and economic benefits to landholders, local communities and Traditional Owners/First Nations communities.

At the point of preparing this SIA, draft documentation related to the Victorian Access Regime was made available for public feedback, with a stated publication date of late 2025 (VicGrid, 2025a).

3.2 COMMUNITY ENGAGEMENT AND SOCIAL VALUE GUIDELINES

As part of the Victorian Access Regime, the Victorian Government has released the new Draft Guidelines. The Draft Guidelines set minimum expectations for developers/proponents with respect to stakeholder engagement and delivery of social value and economic benefits.

With respect to stakeholder engagement, the Draft Guidelines specify a need for the developer/proponent to facilitate early (i.e. pre-permitting) engagement, and subsequently maintain ongoing, meaningful dialogue throughout the project lifecycle with project-related stakeholders. The Draft Guidelines emphasise early, ongoing and meaningful engagement with:

- **Communities** – identification and engagement with all affected communities (including diverse groups, local councils, marine users for offshore wind, and civic organisations).
- **Host Landholders** – maintain open communication and negotiate fair agreements on hosting infrastructure, access, and compensation. Time is to be allowed for independent advice to be sought.
- **Neighbours and Nearby Landholders** – sharing clear information on potential impacts and consult on mitigation measures.

- **Traditional Owners** – requirement to engage early, respectfully, and in a culturally safe way. Developers/Proponents are to uphold legal rights, support self-determination, and pay for time, knowledge, and expertise of Traditional Owner representatives.

Under the provisions of the Draft Guideline, developers/proponents are required to deliver long-term social value and economic benefits tailored to local priorities, such as community infrastructure, renewable energy initiatives, benefit funds, environmental restoration, and capacity building, with budgets aligned to technology and context. These benefits are to be provided in addition to, not in place of, statutory compensation, mandatory fee or rates payments.

To this end, developers/proponents are to demonstrate how they are meeting the following expectations in the design and delivery of social value and economic benefits:

- Design initiatives that deliver strategic or long-term social value and economic benefits for the community.
- Develop community capacity by identifying opportunities that build on local strengths, assets, capabilities and resources.
- Align benefits with the needs, priorities and strategies already identified by local communities, government, industry and research.
- Collaborate with industry and community to achieve collective impact, including coordinating on resourcing, initiatives, information sharing and engagement, and leveraging shared networks.
- Provide transparent information to the community about the project's social value and economic benefit commitments, including by publishing a Social Value and Economic Benefits Plan.

Both the stakeholder engagement conducted, and the development of social value and economic benefits for the Project are to be informed by a SIA conducted. Whilst the Draft Guideline provides an overview of the information required to be submitted in a SIA, the Victorian Government does not have a specific guideline informing how a SIA is to be undertaken. Accordingly, the Draft Guidelines reference both the NSW SIA Guideline and the Queensland SIA Guideline to ensure best practice in identifying, assessing, and managing social impacts.

Compliance with the Draft Guidelines is to be monitored by VicGrid, which has authority to enforce commitments and apply penalties or revoke approvals where requirements are not met, ensuring accountability and trust in the transition to renewable energy.

4. SIA METHODOLOGY

This SIA has been prepared in accordance with the NSW SIA Guideline with a view to minimise social impacts and enhance benefits, in-line with international industry good practice. Additionally, this SIA has been prepared to respond to the Victorian Access Regime Draft Guidelines and support the future development of a Social Value and Economic Benefits Plan by AMPYR.

The SIA was completed sequentially, through five tasks, as depicted in **Figure 4-1**, and described in the following sections.

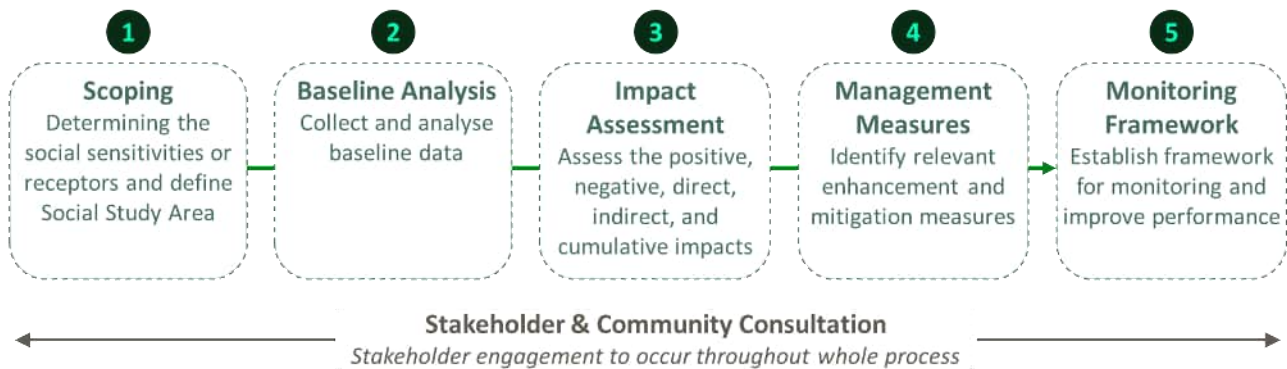


FIGURE 4-1 SIA PROCESS

4.1 TASK #1: SCOPING

Task #1 establishes the scope of the SIA, ensuring it is appropriately scaled and consistent with the NSW SIA Guideline. The scoping process helps to confirm the impacts that are likely to occur and should be considered further in the SIA, as well as identify the impacts that are not likely to occur and should not be considered further in the SIA (or are scoped out).

The first step of this task is to agree on the Project Description (refer to **Section 2**) and define the Social Locality, as this will provide the appropriate grounding and content from which the direct and indirect potential impacts of the Project can be readily identified.

As per the requirements of the NSW SIA Guideline (DPHI, 2025a) and Technical Supplement (DPHI, 2025b), the scoping undertaken for this SIA aimed to:

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

4.2 TASK #2: BASELINE ANALYSIS

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

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

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

In considering the above, the social baseline identifies and describes: the different social groups who may be affected by the Project; all the built and natural features that local people value and why they value them; the historical, current and expected social trends, including as a result of this Project and other projects in the area; the various social elements of value, and interpretations of them¹.

The scope and content of the social baseline has been tailored to the Project context and the level of assessment of social impacts using meaningful indicators and information, including stakeholder engagement activities relevant to the SIA (refer to **Section 7**). The data used in the baseline analysis and presented in this SIA is based on a review of available data from a range of primary and secondary sources. This includes, but is not limited to:

- The Australian Bureau of Statistics (ABS);
- Victorian Government Department data;
- Community and Stakeholder engagement outcomes – community insights, including issues and concerns, gathered through the stakeholder consultation process;
- Local and State Government planning, policy, and strategy documentation; and
- Plans, policies and other documents provided by AMPYR.

4.3 TASK #3: IMPACT ASSESSMENT

The primary and secondary data collected and compiled for the social baseline, including community voices, is then assessed with the rigorous impact significance methodology, as described in the Technical Supplement (DPHI, 2025b). In this approach, impact significance is understood as the likelihood of an impact occurring combined with the magnitude of impacts,

¹ Social elements of value to people are defined in the NSW SIA Guideline as people's: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems (DPHI, 2025a).

both positive and negative, and prior to the application of any mitigation or management measures.

The **likelihood** refers to the probability of a social impact occurring as a result of the Project, while the magnitude is considered as a combination of the following characteristics rated from very low to very high:

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

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

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

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

The likelihood of an impact occurring along with its magnitude of impact as assessed above combine to yield a rating of social impact significance, as described in **Table 4-1**.

TABLE 4-1 ADAPTED TECHNICAL SUPPLEMENT SOCIAL IMPACT SIGNIFICANCE MATRIX

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

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

Positive		Low	Medium	High	Very High
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4.4 TASK #4: MANAGEMENT MEASURES

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

The following factors (DPHI, 2025) were considered in the development of mitigation measures:

- Ensuring a clear connection between the mitigation measure and the negative social impact being mitigated;
- Whether there is an applicable standard that defines what is acceptable;
- Whether the Project is the sole or primary cause of the negative social impact, and the scale of its relative contribution to the overall or cumulative impact;
- Whether the mitigation measure requires action by another party separate to the proponent;
- Whether the mitigation measure itself is likely to cause secondary social impacts;
- Whether the mitigation measure is reasonable or practicable;
- Whether and in what ways the mitigation measure is acceptable to affected people;
- Whether the mitigation measure will address all reasonably foreseeable scenarios; and
- Whether the mitigation approach is prescribed in a government policy, or if alternative formalised arrangements are required.

Social impact significance, as outlined in **Table 4-1**, is used to determine the level of management required with a proportional focus on impacts with a higher impact significance (i.e. medium, high and very high). The impact assessment and impact significance ratings derived in the assessment are revised after the application of management and mitigation strategies have been applied to provide a residual impact significance rating for each impact.

These management and mitigation strategies are arranged according to Project phase (e.g. Construction and Operation) and into in the following categories: stakeholder and community; employment and procurement; local disruptions during construction; accommodation and worker influx; land use and landscape, and cumulative impacts.

In addition to the management measures identified, opportunities to be further explored by AMPYR and Project stakeholders in relation to the future development of a Community Benefit Agreement / Social Value and Economic Benefits Plan by AMPYR, have been identified (refer to **Section 10**).

4.5 TASK #5: MONITORING FRAMEWORK

The accuracy of the impact assessment, progress towards implementation, and the effectiveness of management measures recommended, needs to be verified via ongoing monitoring. Accordingly, a monitoring framework is proposed (refer to **Section 9**) which includes a program for monitoring the predicted social impacts against actual impacts and describes the:

- Activities to be undertaken to monitor the effectiveness of the management measure;
- Indicator(s) that will be used to monitor change; and
- Frequency of monitoring.

5. SCOPING

This section details the Social Locality for the Project. Establishing a Social Locality as the first task of the SIA helps ensure that the assessment is appropriately scaled to the nature of the anticipated impacts as well as consistent with respective regulatory requirements.

5.1 APPROACH TO IDENTIFYING THE SOCIAL LOCALITY

Determining the Social Study Locality for the Project involves understanding the nature of the Project, the characteristics of the surrounding communities, and how potential positive and/or negative impacts will be experienced by stakeholders and/or receptors.

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

- The Concept Design Layout, including the battery modules and ancillary infrastructure such as the internal access tracks, the electrical reticulation, laydown areas, the HV Switchyard and the operations and maintenance compound. The current concept design for the Project has been informed by existing land use/s, so as to minimise the potential impact.
- The location of Project components within the Project Area relative to surrounding sensitive land uses. This includes consideration of the:
 - Tenure;
 - Proximity to neighbouring dwellings;
 - Nature and character of towns and communities;
 - Environmental values; and
 - Key topographical features.
- Construction, Operation and Decommissioning Phase activities, such as:
 - Land clearing;
 - Maintenance of Project Area access tracks;
 - Workforce requirements, including skills required and associated accommodation arrangements;
 - Goods and services required by the Project; and
 - Haulage and light vehicle routes that will be utilised by the Project.

When considering these aspects, it was determined that the Project's Social Locality should comprise both a Primary and Secondary Social Locality. The Primary Social Locality is to include the locations in which the most substantive social impacts are likely to occur. This includes the Project Area, transport routes where amenity impacts may be experienced, and the communities of Bunyip, Garfield, and Longwarry that may provide workers, goods and services, and/or accommodation opportunities for the Project.

The Secondary Social Locality comprises the towns of Pakenham Nar Nar Goon, Tynong, Drouin and Warragul, which are unlikely to experience substantive negative impact, and may provide workers and/or goods and services for the Project. A description of the Social Locality is provided in **Section 5.2**.

5.2 DESCRIPTION OF THE SOCIAL LOCALITY

The Social Locality for the Project comprises a Primary Social Locality (refer to **Section 5.2.1**) and a Secondary Social Locality (refer to **Section 5.2.2**), depicted in **Figure 5-1**.

5.2.1 PRIMARY SOCIAL LOCALITY

The Project Area is located in North Bunyip, approximately 85 km west of Melbourne, and approximately 27 km east of Warragul, in Victoria. The Project Area is entirely contained within the Cardinia LGA.

The Project Area comprises a single allotment of 35 ha, bounded by agricultural land on western and eastern sides, the Princes Freeway to the south, and Cannibal Creek to the north. The land use of the Project Area is generally homogenous with those in the surrounding area, comprising rural and agricultural related uses. Further south, across the Princes Freeway is the Bunyip Native Sanctuary and the town of Bunyip. There are five non-associated dwellings identified up within an approximate 2 km radius of the Project Area. These dwellings are principally situated along Michell Road and Bunyip-Tonimbuk Road.

It is anticipated that goods and services to support the Construction Phase of the Project will be sourced in large part, where possible, from Melbourne. The proposed transport and haulage routes to/from the Project Area will make use of the Princes Highway, however it is expected that light vehicle travel may occur on adjacent local roads within the communities of Bunyip, North Bunyip, Garfield, Longwarry, or elsewhere within the Cardinia LGA.

While the current strategy for accommodation of the non-local workforce has not been finalised, AMPYR are considering potential options within the immediate surrounds of the Project Area, being those locations in the Social Locality (as well as the greater Melbourne area). Approximate travel distances and times to/from the Project Area are summarised in **Table 5-1**.

TABLE 5-1 APPROXIMATE TRAVEL DISTANCES

Location	Travel Distance	Travel Time
Bunyip North	0.0 km	N/A
Bunyip	5.9 km	8 minutes
Longwarry	8.5 km	9 minutes
Longwarry North	5.2 km	6 minutes
Garfield	10.4 km	12 minutes

Accordingly, the Primary Social Locality is depicted in **Figure 5-1**, and can be summarised as comprising the following three components:

- The **Project Area and immediate surrounding areas**, inclusive of properties and dwellings located within 2 km. The 2 km extent captures non-associated dwellings located to the east and west of the Project Area along Michell Road and Bunyip-Tonimbuk Road.
- The **surrounding towns** of Bunyip, Garfield, and Longwarry, which may provide goods and services or host accommodation or Drive-in Drive-out workers, to support the Construction Phase of the Project.

- The **likely transportation and haulage routes**, comprising part of the heavy vehicle route from the Port of Melbourne to the Project Area, and potential light vehicle routes to/from the Project Area from the surrounding towns (i.e. Bunyip, Garfield, Longwarry).

5.2.2 SECONDARY SOCIAL LOCALITY

The Secondary Social Locality has been selected to encompass towns that are likely to provide goods and services or accommodate Drive-in-Drive-out workers during the Construction Phase of the Project. These towns include Drouin, Warragul, Tynong, Nar Nar Goon, and Pakenham. Their proximity and established infrastructure make them suitable for supporting workforce needs and supply requirements. Approximate travel distances and times to/from the Project Area are summarised in **Table 5-2**.

TABLE 5-2 APPROXIMATE TRAVEL DISTANCES – SECONDARY SOCIAL LOCALITY

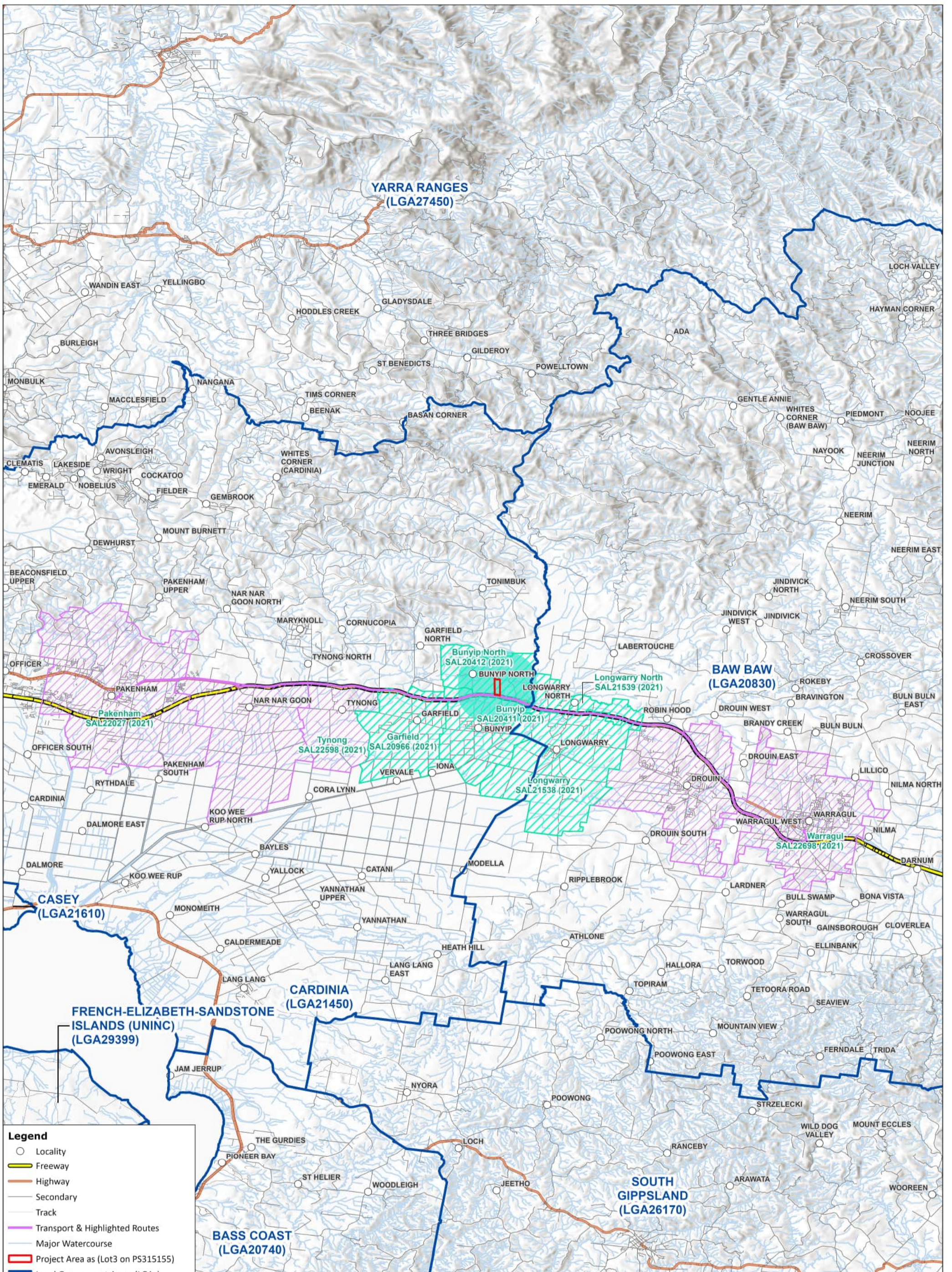
Location	Travel Distance	Travel Time
Tynong	15.2 km	14 minutes
Nar Nar Goon	20.3 km	17 minutes
Drouin	15.7 km	15 minutes
Warragul	23.7 km	17 minutes
Pakenham	26.6 km	23 minutes

As stated in **Section 5.2.1**, it is anticipated that goods and services to support the Construction Phase of the Project will be sourced in large part from Melbourne. Dependent upon Project requirements however, there is the possibility that the larger surrounding towns of the Secondary Social Locality (i.e. Pakenham, Drouin and Warragul) may also provide a means to support the Project with respect to goods and services, as well as accommodation opportunities. Accordingly, the proposed transport and haulage routes to/from the Project Area and other potential routes associated with workforce travel from these locations has also been considered in the Secondary Social Locality.

5.2.3 EXCLUSIONS FROM THE SOCIAL LOCALITY

The Social Locality does not include the following:

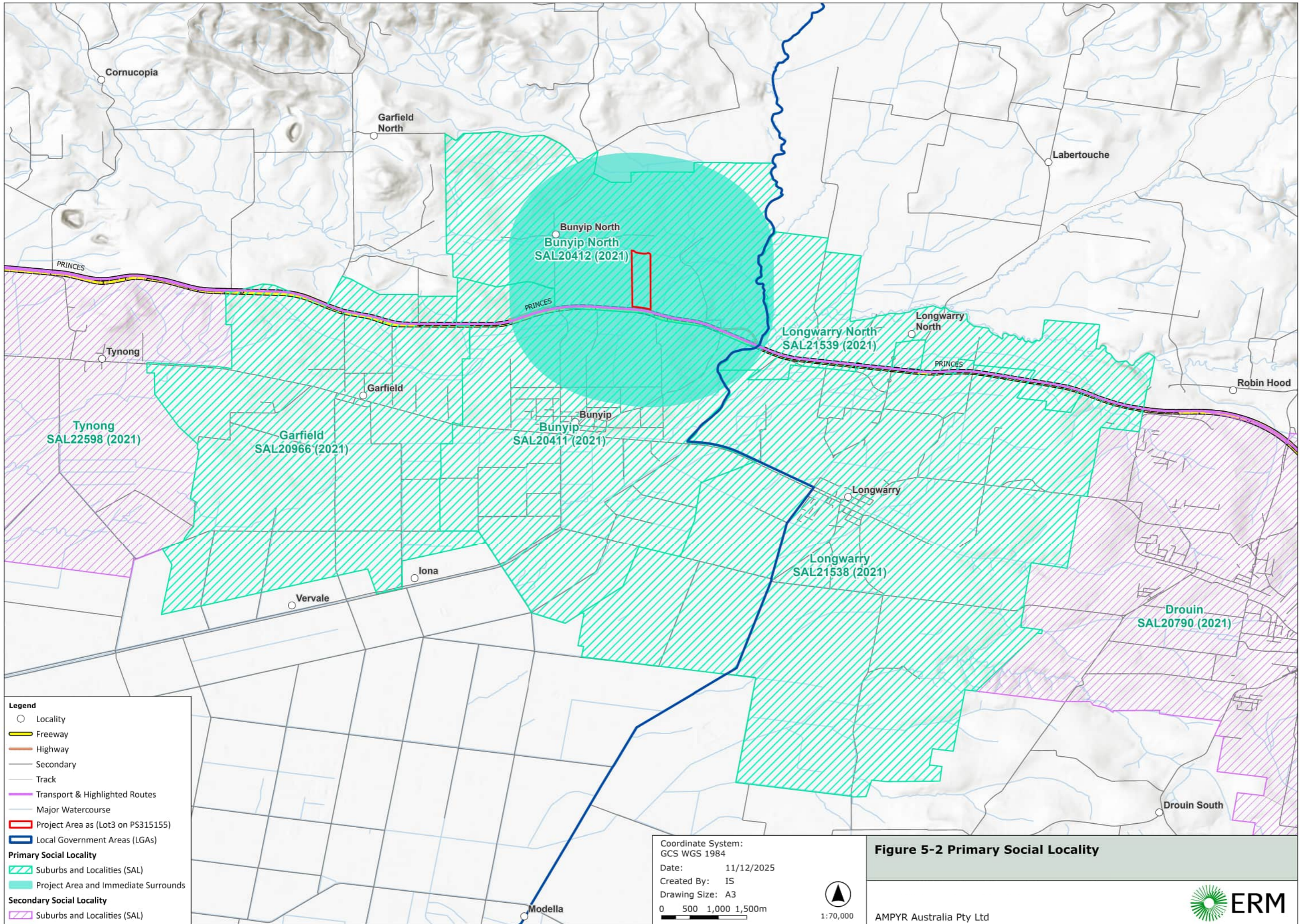
- The complete extent of haulage route/s from the Port of Melbourne where within the confines of the port (i.e. port berth and storage areas) and where State/National highways (i.e. Princes Highway) are to be used by the Project, apart from the sections directly adjacent to the Project Area. The rationale for this exclusion is as follows:
 - Large parts of the haulage routes identified for potential use by the Project have already been designed and constructed to accommodate large-scale industrial vehicles (i.e. B-Doubles).
 - Sections of haulage routes to be included in the Social Locality have been limited to those which are relevant to localised community impacts (e.g. landscape and visual) may be experienced, or are likely to be used for non-material transport related purposes (e.g. worker movements, local school bus routes, etc.).



Coordinate System:
GCS WGS 1984
Date: 11/12/2025
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0 2 4 6km
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Figure 5-1 Social Locality
AMPYR Australia Pty Ltd





Legend

- Locality
- ▬ Freeway
- ▬ Highway
- ▬ Secondary
- ▬ Track
- ▬ Transport & Highlighted Routes
- ▬ Major Watercourse
- ▭ Project Area as (Lot3 on PS315155)
- ▭ Local Government Areas (LGAs)

Primary Social Locality

- ▨ Suburbs and Localities (SAL)
- ▭ Project Area and Immediate Surrounds

Secondary Social Locality

- ▨ Suburbs and Localities (SAL)

Coordinate System:
GCS WGS 1984

Date: 11/12/2025

Created By: IS

Drawing Size: A3

0 500 1,000 1,500m

1:70,000

Figure 5-2 Primary Social Locality

AMPYR Australia Pty Ltd

5.3 STAKEHOLDER IDENTIFICATION

Based on the Project's Social Locality (refer to **Section 5.2**), the key stakeholder groups identified as potentially affected by and/or interested in the Project are outlined in **Table 5-3**. Those stakeholders who are likely to be affected by the Project are identified as receptors. Specific vulnerable groups within these key stakeholder groups have been identified in the social baseline (refer to **Section 6**).

TABLE 5-3 KEY STAKEHOLDERS

Stakeholder Group	Stakeholder	Receptor (Y/N)
Host Landowner	There is one Host Landowner for the Project. The Host Landowner has been engaged and an Option to Purchase the land was secured in November 2025.	Yes
Immediate Neighbours	Neighbouring landowners within 2 km of the Project Area. There are five non-associated dwellings identified up within an approximate 2 km radius of the Project Area. These dwellings are principally situated along Michell Road and Bunyip-Tonimbuk Road.	Yes
Surrounding Community Members	Community members who live within localities surrounding the Project: <ul style="list-style-type: none"> • Bunyip • Garfield • Longwarry • Pakenham • Nar Nar Goon • Tynong • Douin • Warragul 	Yes
Traditional Owners / First Nations Groups	The Bunurong Land Council Aboriginal Corporation.	Yes
Local Community Groups	Community groups located within the Social Locality, including but not limited to: <ul style="list-style-type: none"> • Bunyip-Garfield Probus Club • Bunyip Historical Society • Bunyip Football Club • Bunyip Landcare Group • Longwarry & District Lions Club • Garfield Sporting and Social Club • Moy An Neighbourhood House • Garfield Community Association • West Gippsland Progress Association 	Yes
Business and Industry	Local and regional businesses within the Social Locality, including, but not limited to: <ul style="list-style-type: none"> • West Gippsland Progress Association (WGPA) • Warragal Business Group Inc. • Garfield Hotel • ProLodge • The Robin Hood Inn • Drouin Motel • The Royal Hotel Drouin • El-Paso Caravan Park • Drouin Caravan Park • Mercure Pakenham • Pakenham Caravan Park 	Yes

Stakeholder Group	Stakeholder	Receptor (Y/N)
	<ul style="list-style-type: none"> • The Valley Motel • Serenity Home 11 by Hiverooms • Orchard Cottage • Comfort Inn & Suites • Edinburgh Motor Inn • Warragul Gardens Holiday Park • Mercure Warragul • Warragul Views Motor Inn 	
Infrastructure Owners / Operators	Owners/Operators of surrounding infrastructure, including : <ul style="list-style-type: none"> • AUSNET • VicGrid • Port of Melbourne 	Yes
Emergency Services	Local branches of emergency services that are located within the Social Locality, including but not limited to: <ul style="list-style-type: none"> • Bunyip CFA Fire Station • Bunyip Police Station • High St Medical Centre • West Gippsland Hospital • Nar Nar Good Fire Brigade 	Yes
Educational Organisations	Educational Organisations, including but not limited to: <ul style="list-style-type: none"> • Sparrow Early Learning Centre (Bunyip) • Bunyip Kindergarten • Columba Catholic Primary School (Bunyip) • Bunyip Primary School • Longwarry Kindergarten • Longwarry Primary School • Garfield Kindergarten • Garfield Primary School • STEM Zone (Drouin) • TAFE Gippsland - Warragul Campus • Community College Gippsland - Warragul Campus 	No
Local Council	Cardinia Shire Council representatives and executives, including but not limited to: <ul style="list-style-type: none"> • Chief Executive Officer, Peter Banazic • Mayor, Councillor (Cr) Jack Kowarzik • Councillors: <ul style="list-style-type: none"> ◦ Cr. Alanna Pomeroy ◦ Cr Collin Ross ◦ Cr Liz Roberts ◦ Cr Samantha-Jane Potter ◦ Cr David Nickelle ◦ Cr Case Thomsen ◦ Cr Trudi Paton 	No
State / Federal Government	Federal/State Departments, including but not limited to: <ul style="list-style-type: none"> • Department of Climate Change, Energy, the Environment and Water (Cth) • Department of Transport and Planning • Department of Energy, Environment and Climate Action • Department of Families, Fairness and Housing Members of Parliament: <ul style="list-style-type: none"> • Jason Wood MP, Federal Member for La Trobe • Russell Kennedy MP, State Member for Bass 	No

Stakeholder Group	Stakeholder	Receptor (Y/N)
Local, State and National Media	Various media entities distributed within the Social Locality, including but not limited to: <ul style="list-style-type: none"> • Bunyip & District Community News • The Bunyip Press • Mirage News • Latrobe Valley Express • Gippsland Times • ABC Gippsland • WIN News Gippsland • Commercial TV 7/9/10 	No

5.4 VULNERABILITY

Vulnerability refers to an individual or groups capacity to adapt to, or cope with changes in their environment and is influenced by a range of different socio-economic factors. Some individuals or groups may be more vulnerable than others due to certain existing socio-economic characteristics including (but not limited to) age, livelihood, language proficiency and health status. Regional towns throughout Victoria are often prone to social, cultural, environmental and economic changes over time.

On this basis, the following stakeholders have been identified to be potentially vulnerable within the Social Locality:

- Youth;
- Elderly;
- Traditional Owners / First Nations peoples; and
- Communities with a higher level of cultural and linguistical diversity (CALD).

Vulnerability is explored further in **Section 6.12** of the Social Baseline.

6. SOCIAL BASELINE

This section provides an overview of the social baseline for the Project's Social Locality (refer to **Section 5.2**). In line with the SIA Guideline, the social baseline describes the Social Locality without the Project and aims to present a clear overview of the current conditions, providing a reference point against which the impacts of the Project can be assessed and measured in **Section 8**.

While the social baseline has been principally informed by publicly available information (as described in **Section 4.2**) the outcomes of the community and stakeholder engagement undertaken (refer to **Section 7**) has helped to validate the information contained therein, and inform the development of the following sections of this report.

6.1 ABS DATASETS

While not all data in this SIA has been sourced from the ABS, 2016 and 2021 Census data has been used to provide a basis for key components of the Social Baseline.

To this end, the ABS Suburbs and Localities (SAL) data for Bunyip North, Bunyip, Longwarry, Longwarry North, Garfield, Tynong, Nar Nar Goon, Pakenham, Drouin and Warragul has been used. Additionally, LGA level data for the Cardinia LGA and State level data for Victoria are used to provide an understanding of the broader and comparative social context within which the Project is located. **Table 6-1** outlines the ABS datasets used in the Social Baseline.

TABLE 6-1 SUMMARY OF RELEVANT ABS DATASETS

Location	Area (sq kms)	ABS Data Reference
Primary Social Locality		
Bunyip North SAL	16.8	SAL20412 (2021)
		SSC20410 (2016)
Bunyip SAL	24.2	SAL20411 (2021)
		SSC20409 (2016)
Longwarry SAL	49.1	SAL21538 (2021)
		SSC21528(2016)
Longwarry North SAL	9.6	SAL21539 (2021)
		SSC21529 (2016)
Garfield SAL	26.4	SAL20966 (2021)
		SSC20959 (2016)
Secondary Social Locality		
Tynong SAL	21.3	SAL22598 (2021)
		SSC22585 (2016)
Nar Nar Goon SAL	52.0	SAL21878 (2021)
		SSC21866 (2016)

Location	Area (sq kms)	ABS Data Reference
Pakenham SAL	85.4	SAL22027 (2021)
		SSC22015 (2016)
Drouin SAL	52.4	SAL20790 (2021)
		SSC20784 (2016)
Warragul SAL	55.3	SAL22698 (2021)
		SSC22685 (2016)
Social Context		
Cardinia LGA	1,282.6	LGA21450
Victoria STE	227,496	Area Code 2

6.2 POLICY AND STRATEGIC CONTEXT

This section provides the policy and strategic context relevant to the Project and the Social Locality.

6.2.1 RENEWABLE ENERGY ACTION PLAN

Victoria's Renewable Energy Action Plan (Department of Environment, Land, Water and Planning, 2017) sets out a clear pathway to transition from a carbon-intensive energy system to one that is renewable, affordable and reliable. The plan leverages large-scale renewable energy technologies while prioritising grid stability to ensure security of supply. It forms part of Victoria's broader commitment to achieving net zero emissions by 2050, aligning with legislated renewable energy targets under the *Renewable Energy (Jobs and Investment) Act 2017*.

The plan brings together a suite of initiatives designed to accelerate investment and innovation in renewable energy. These actions aim to drive long-term growth in the sector while complementing existing infrastructure and enhancing network resilience. By focusing on system security, weighting will be given to projects and technologies that strengthen overall energy reliability, ensuring that the transition does not compromise supply stability.

Collaboration is central to the success of the Renewable Energy Action Plan. The Victorian Government emphasises engagement with stakeholders across industry, communities and investors to transform how energy is generated, stored and consumed. This cooperative approach ensures that the benefits of renewable energy, such as job creation, regional development and reduced emissions, are shared widely across the state.

Victoria is actively working with leading Australian and international businesses to attract investment and establish the state as a hub for renewable energy innovation. By learning from past experiences and capitalising on current opportunities, the plan positions Victoria to lead the nation in clean energy transformation, delivering environmental, economic and social benefits for decades to come (Department of Environment, Land, Water and Planning, 2017).

6.2.2 2025 VICTORIAN TRANSMISSION PLAN

As part of the Victorian Governments new approach to the planning and development of transmission infrastructure in Victoria, VicGrid is required to prepare and publish a Victorian Transmission Plan at regular intervals in order to provide greater level of transparency and certainty for communities and industry about locations and timeframes for new transmission infrastructure development.

The 2025 Victorian Transmission Plan (VicGrid, 2025b) establishes size proposed Renewable Energy Zones within Victoria. These Renewable Energy Zones have been sized and located to accommodate Victoria's requirements for renewable energy generation from 2025 to 2040.

The Project is not located within a Renewable Energy Zone, however, is located directly adjacent to AUSNET's existing 220 kV transmission line which connects to/from the Gippsland Renewable Energy Zone.

6.2.3 PLAN MELBOURNE (2017-2050)

Plan Melbourne (2017-2050) is a State-level planning document outlining the strategic framework for the Melbourne region to 2050. The document encourages the redevelopment of underutilised land, particularly urban renewal areas, with close proximity to employment, various services and public transport infrastructure.

Specifically, Plan Melbourne (2017-2050):

- Seeks to respond to the challenges of population growth, driving economic prosperity and liveability.
- Defines what kind of city Melbourne will be and identifies the infrastructure, services and major projects which need to be put in place to underpin the city's growth.
- Is the State Government's blueprint for Melbourne's future prosperity, liveability and sustainability.
- Addresses Melbourne's infrastructure, housing, employment and environmental challenges with an integrated approach to planning, based broadly on principles of transit-oriented development that includes land use, transport and social and community infrastructure.

Whilst the areas within the Primary Social Locality are not specifically mentioned within Plan Melbourne (2017-2050), Pakenham, within the Secondary Social Locality, is considered a Major Activity Centre and has been earmarked for future industrial investment and growth.

6.2.4 CARDINIA PLANNING SCHEME

The Cardina Planning Scheme (Planning Scheme) contains the various policies and provisions that control land use and development within the Cardina LGA. The intent of the Planning Scheme is to provide a framework within which decisions about land use can be made in the context of Government and community expectations, and policy decisions.

The Planning Scheme provides a Planning Policy Framework which seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development policies and practices. The Planning Policy Framework informs the preparation and implementation of local planning policy objectives and the introduction of zone and overlay controls, and seeks to integrate relevant environmental, cultural, social and economic factors

in the interest of net community benefit and sustainable development. The clauses of the Planning Policy Framework of most relevant to the Project are outlined in **Table 6-2**.

TABLE 6-2 RELEVANT PLANNING POLICY CLAUSES

Clause	Objective
12.01-1S Protection of biodiversity	<ul style="list-style-type: none"> To protect and enhance Victoria's biodiversity.
Clause 13.03-1S Floodplain Management	<ul style="list-style-type: none"> To assist the protection of: <ul style="list-style-type: none"> Life, property and community infrastructure from flood hazard The natural flood carrying capacity of rivers, streams and floodways The flood storage function of floodplains and waterways Floodplain areas of environmental significance or of importance to river, wetland or coastal health
13.05-1S Noise Management	<ul style="list-style-type: none"> To assist the management of noise effects on sensitive land uses.
Clause 14.02-1S Catchment Planning and Management	<ul style="list-style-type: none"> To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
Clause 17.01-2S Innovation and Research Clause 17.03-2S Sustainable Industry	<ul style="list-style-type: none"> To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.
19.01-1S Energy supply 19.01-2S Renewable energy 19.03-2S Infrastructure design and provision	<ul style="list-style-type: none"> To facilitate appropriate development of energy supply infrastructure. To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met. To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

In Planning Scheme also establishes zoning within the Cardina LGA, with the Project located within the 'Green Wedge Zone', and bordering the 'Public Conservation and Resource' zone (Cannibal Creek) and the 'Principal Road Network' zone (Princes Highway). The relevant aspects of the 'Green Wedge Zone' are:

- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

6.2.5 COUNCIL PLAN 2025-2029

Cardinia Shire is one of Victoria's fastest-growing municipalities, with three new households joining the community each day and a projected population increase of almost 40,000 over the next decade (Cardinia Shire Council, 2025a). This growth will place increasing demand on community infrastructure and services. The municipality's vision is that the Cardinia LGA will be developed in a planned manner to enable present and future generations to live healthy and productive lives and to enjoy the richness of the Shire's diverse and distinctive characteristics.

The Draft Council Plan 2025–2029 (Council Plan) is Cardinia Shire Council's principal strategic document (Cardinia Shire Council, 2025a) guiding activities and decision-making over the four-year Council term. It sets out how the organisation will respond to community needs and address the opportunities and challenges facing Cardinia LGA. The Council Plan reflects community priorities and provides a roadmap for delivering the long-term Community Vision 2040, which describes aspirations for the Shire's future.

The Council Plan is structured around five strategic objectives:

1. **Thriving Communities** - The programs, facilities and places that we support are safe, inclusive, and enhance participation, wellbeing and resilience.
2. **Vibrant Places** - We value our well-designed towns and infrastructure that fosters belonging and connections.
3. **Adaptive Environments** - We care for our natural environment and support recovery from challenges.
4. **Prosperous Economies** - We encourage urban and rural business and local employment to grow.
5. **Responsible Leaders** - We demonstrate responsible leadership and financial stewardship.

6.3 DEMOGRAPHIC PROFILE

Table 6-3 draws on the ABS datasets listed in **Table 6-1** to provide a current demographic overview of the Social Locality.

Analysis of the data presented in **Table 6-3** identifies:

- The Pakenham SAL had the lowest median age in the Primary Social Locality in both 2016 (34) and 2021 (34). The main driver of the lower median age is the larger proportion of SAL residents under 14 years of age (23.3%), which is higher than both the Cardinia LGA (23.6%) and Victoria STE (18.0%).
- The communities within the Primary Social Locality with the highest percentage of the population over the age of 65 are the Longwarry North SAL (32.4%), Bunyip North SAL (20.1%), Garfield SAL (17.8%) and Bunyip SAL (17.1%), each of which are either consistent with, or exceed the percentages for the Cardinia LGA (12.6%) and Victoria (18.8%).
- The Bunyip and Longwarry SAL's both experienced a population growth between 2016 and 2021, being an increase of 26.87% and 21.56%, respectively.
- The Longwarry North SAL had a substantive population sex difference in 2021, with a population difference between of 19%, favouring males.

- The Bunyip North SAL experienced a population decrease of 15.2% between 2016 and 2021. The median age of the population within the SAL also increased from 45 to 47, which is higher than both the Cardinia LGA (34) and Victoria STE (38).
- The Aboriginal and/or Torres Strait Islander populations are relatively consistent throughout SALs in 2021 (0.8% to 2.6%), with the exception of the Longwarry North SAL with 2.6%. All but the Garfield SAL, exceeded both the Cardinia LGA (1%) and Victoria STE (1%) population percentages. The Bunyip North SAL, on the other hand, recorded no Aboriginal and/or Torres Strait Islanders in 2016 and 2021.
- The percentage of households where a non-English language is used experienced an increase between 2016 and 2021, with the exception of Bunyip SAL, wherein the number of households decreased by 5.7 percentage points (from 9.4% to 3.7%). The average percentage of households where a non-English language is used across the SALs is lower than the Cardinia LGA (19.8%) and Victoria STE (30.2%) percentages.

TABLE 6-3 KEY DEMOGRAPHIC INDICATORS

ABS Statistical Area	Census Year	Population	Population Change (%)	Median Age	Population Sex		Aboriginal and/or Torres Strait Islander Pop. (%)	Pop. Over 65 Years of Age (%)	Pop. Under 14 Years of Age (%)	Households where a non-English language is used (%)
					Male (%)	Female (%)				
Primary Social Locality										
Bunyip North SAL	2021	95	↓ 15.18	47	51.1	48.9	-	20.1	16.8	8.4
	2016	112		45	55.5	44.5	-	17.0	27.7	0.0
Bunyip SAL	2021	3,131	↑ 26.87	38	49.4	50.6	1.0	17.1	22.9	3.7
	2016	2,468		40	48.3	51.7	1.1	17.1	21.7	9.4
Longwarry SAL	2021	2,436	↑ 21.56	34	49.1	50.9	1.8	13.9	23.3	5.9
	2016	2,004		34	47.8	52.2	1.1	13.2	23.1	5.3
Longwarry North SAL	2021	230	↑ 6.98	55	59.5	40.5	2.6	32.4	10.1	8.3
	2016	215		48	54.7	45.3	1.9	22.6	13.8	3.4
Garfield SAL	2021	2,114	↑ 18.38	39	49.4	50.6	0.8	17.8	20.7	4.5
	2016	1,786		39	50.0	50.0	0.9	15.5	22.03	5.2
Secondary Social Locality										
Tynong SAL	2021	523	↑ 14.69	41	49.4	50.6	1.3	12.3	17.9	4.7
	2016	456		41	49.4	50.6	1.3	12.3	17.9	4.7
Nar Nar Goon SAL	2021	1,023	↑ 1.09	41	50.2	49.8	1.7	14.8	18.4	6.2
	2016	1,012		42	49.7	50.3	1.0	13.8	17.5	5.0
Pakenham SAL	2021	54,118	↑ 16.58	33	48.8	51.2	1.2	11.9	24.1	24.5
	2016	46,421		32	48.4	51.6	0.9	11.1	25.2	17.9

ABS Statistical Area	Census Year	Population	Population Change (%)	Median Age	Population Sex		Aboriginal and/or Torres Strait Islander Pop. (%)	Pop. Over 65 Years of Age (%)	Pop. Under 14 Years of Age (%)	Households where a non-English language is used (%)
					Male (%)	Female (%)				
Drouin SAL	2021	15,287	↑ 23.78	39	47.7	52.3	1.8	21.6	20.5	7.1
	2016	12,349		40	47.8	52.2	1.6	21.0	20.4	6.5
Warragul SAL	2021	19,856	↑ 26.01	40	47.6	52.4	1.1	21.6	18.3	8.4
	2016	15,757		42	47.5	52.5	0.9	21.1	18.4	7.3
Social Context										
Cardinia LGA	2021	118,194	↑ 25.57	34	49.3	50.7	1.0	12.6	23.6	19.8
	2016	94,128		34	49.2	50.8	0.8	11.9	23.0	13.9
Victoria STE	2021	6,503,491	↑ 9.73	38	49.2	50.8	1.0	18.8	18.0	30.2
	2016	5,926,624		37	49.1	50.9	0.8	15.6	18.3	27.8

Note1. Further information relating to youth and the elderly, linguistic diversity, and First Nations is provided in **Section 6.12**.

Source: Australian Bureau of Statistics [ABS], 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

Population projections relevant to the Cardinia LGA were investigated in order to understand how the population is expected to change over the coming years – an aspect of particular importance given that the Construction Phase of the Project is not due to start until 2027. Populations typically increase and decrease based on a range of factors, including employment opportunities, income, housing availability, and accessibility to services. Based on current estimates, the Cardinia LGA is expected to grow to approximately 200,000 people by 2041 (Cardinia Shire Council, 2025b).

6.4 ECONOMIC PROFILE

The key economic indicators as within the Social Locality are outlined within the economic profile. These include data relevant to the labour force (refer to **Section 6.4.1**), education (refer to **Section 6.4.2**), income (refer to **Section 6.4.3**), and local business characteristics (refer to **Section 6.4.4**).

6.4.1 LABOUR FORCE

In 2021, the total labour force within the Social Locality was approximately 48,156 workers, an increase of 9,373 workers from 2016. **Table 6-4** provides an overview of the employment status of residents within the Social Locality, with the following identified:

- Within the Social Locality, the Pakenham SAL and Warragul SAL had the largest number of persons employed within the labour force in 2021, with 26,788 and 9,613 people employed, respectively.
- The percentage of those unemployed within the Social Locality varies between the SALs, with the highest percentage of unemployment in 2021 observed in the Longwarry North SAL (6.7%) and the lowest percentage in the Bunyip North SAL (no unemployment).
- Compared to 2016, the percentage of unemployed persons within the SALs trended downward, with the exception of the Longwarry North, Garfield, and Nar Nar Goon SALs, that reported increases (0.9%, 1%, and 0.8% respectively). Despite this however, only the Pakenham SAL and Longwarry North SAL exceeded the 2021 unemployment rate in the Victoria STE.

TABLE 6-4 LABOUR FORCE STATUS

ABS Statistical Area	Census Year	Total Labour Force (#)	Unemployed (#)	Unemployed (%)
Primary Social Locality				
Bunyip North SAL	2021	45	0	0.0
	2016	52	0	0.0
Bunyip SAL	2021	1,529	41	2.8
	2016	1,156	40	3.5
Longwarry SAL	2021	1,157	57	4.7
	2016	911	63	6.9
Longwarry North SAL	2021	89	6	6.7
	2016	105	5	4.8

ABS Statistical Area	Census Year	Total Labour Force (#)	Unemployed (#)	Unemployed (%)
Garfield SAL	2021	1,069	43	4.4
	2016	855	29	3.4
Secondary Social Locality				
Tynong SAL	2021	275	10	3.2
	2016	220	15	6.8
Nar Nar Goon SAL	2021	569	24	4.2
	2016	581	20	3.4
Pakenham SAL	2021	26,788	1,425	5.3
	2016	22,274	1,531	6.9
Drouin SAL	2021	7,022	288	4.1
	2016	5,319	323	6.1
Warragul SAL	2021	9,613	389	4.0
	2016	7,310	415	5.7
Social Context				
Cardinia LGA	2021	61,310	2628	4.3
	2016	47,551	2601	5.5
Victoria STE	2021	3,330,560	167,667	5.0
	2016	2,929,593	193,465	6.6

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

Table 6-5 characterises the economic profile of the Social Locality through the key occupations of employment. The three top occupations that are likely to have transferable skills to work on the Project are Technicians and Trades, Machinery Operators and Drivers, and Labourers.

As identified in **Table 6-4**, in 2021 the Cardinia LGA had an approximate workforce of 61,310 workers. Of these workers, 21,110 had relevant occupations and skill sets to the Project. This translates to 34.4% of the labour force with relevant occupations, comprising Technicians and Trades (10,124 workers), Machinery Operators and Drivers (4,821 workers), and Labourers (6,165 workers).

Of the communities and towns identified in the Social Locality, as potential sources of local labour for the Project, the following was identified:

- The Bunyip SAL increased its total workforce by 32.3% between 2016 and 2021. In 2021, 38.7% of the Bunyip SAL labour force had occupations Technicians and Trades Workers (323), Machinery Operators and Drivers (111) and Labourers (158).

- The Bunyip North and the Longwarry North SALs have the smallest available workforce relevant to the Project. In 2021 their combined workforce was 134, of which 40.3% (54 workers) were employed in these three occupations.
- Whilst they have small labour forces, both the Bunyip North and the Longwarry North SALs also experienced a decrease in workforce numbers between 2016 and 2021 being 13.5% and 15.2%, respectively. This decline was felt most prominently by Labourers in the Bunyip North SAL, and by Technicians and Trades Workers in the Longwarry North SAL.
- In the Secondary Social Locality, the Nar Nar Goon SAL experienced a decline in the labour force between 2016 and 2021 by 2.1%. This decline was experienced by Technicians and Trades Workers with a loss of nine workers. Despite this decline however, in 2021, 40.4% of the Nar Nar Goon SAL labour force remains employed as Technicians and Trade Workers (105), Machinery Operators and Drivers (58), and Labourers (67)

TABLE 6-5 RELEVANT OCCUPATIONS

ABS Statistical Area	Census Year	Technicians and Trades Workers (#)	Machinery Operators and Drivers (#)	Labourers (#)
Primary Social Locality				
Bunyip North SAL	2021	9	3	3
	2016	11	4	10
Bunyip SAL	2021	323	111	158
	2016	235	103	106
Longwarry SAL	2021	227	102	157
	2016	156	84	144
Longwarry North SAL	2021	12	9	14
	2016	19	6	14
Garfield SAL	2021	218	71	116
	2016	173	73	78
Secondary Social Locality				
Tynong SAL	2021	60	25	32
	2016	37	28	24
Nar Nar Goon SAL	2021	105	58	67
	2016	114	57	58
Pakenham SAL	2021	4,176	2,548	3,053
	2016	3,598	1,974	2,526
Drouin SAL	2021	1,163	527	878
	2016	887	430	706
Warragul SAL	2021	1,314	518	1,171
	2016	1,107	366	847

ABS Statistical Area	Census Year	Technicians and Trades Workers (#)	Machinery Operators and Drivers (#)	Labourers (#)
Social Context				
Cardinia LGA	2021	10,124	4,821	6,165
	2016	8,196	3,708	4,813
Victoria STE	2021	399,460	187,939	277,292
	2016	358,749	159,193	247,428

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

Table 6-6 provides a categorisation of the top five industries of employment within the Social Locality, which comprises:

- Manufacturing;
- Construction;
- Health Care and Social Assistance;
- Transport, Postal and Warehouse; and
- Retail Trade.

Based on the data provided **Table 6-5**, the following was identified as relevant to the industries of employment within the Social Locality:

- Within the Cardinia LGA, the top industry of employment in 2016 was Construction, and in 2021 was Health Care and Social Assistance. These industries employed 6,077 and 7,882 people, respectively.
- In 2021, all the SALs and the Cardinia LGA averaged approximately 16.0% of employment in the manufacturing industry.
- The second highest average across the SALs and the Cardinia LGA was Health Care and Social Assistance, averaging 1,327 employees in 2021.

TABLE 6-6 RELEVANT INDUSTRIES

ABS Statistical Area	Census Year	Manufacturing (#)	Construction (#)	Health Care and Social Assistance (#)	Transport, Postal and Warehouse (#)	Retail Trade (#)
Primary Social Locality						
Bunyip North SAL	2021	0	12	5	0	3
	2016	7	11	11	3	3
Bunyip SAL	2021	98	273	180	75	129
	2016	91	202	118	66	101

ABS Statistical Area	Census Year	Manufacturing (#)	Construction (#)	Health Care and Social Assistance (#)	Transport, Postal and Warehouse (#)	Retail Trade (#)
Longwarry SAL	2021	94	168	124	56	100
	2016	77	117	81	47	87
Longwarry North SAL	2021	14	7	11	3	8
	2016	8	14	16	3	11
Garfield SAL	2021	61	203	104	42	108
	2016	64	153	84	42	72
Secondary Social Locality						
Tynong SAL	2021	18	53	20	11	28
	2016	12	35	18	15	17
Nar Nar Goon SAL	2021	51	87	41	36	38
	2016	59	80	33	34	62
Pakenham SAL	2021	2,672	3,046	3,670	1,490	2,739
	2016	2,305	2,541	2,503	1,211	2,607
Drouin SAL	2021	534	940	1,049	272	669
	2016	444	640	632	208	454
Warragul SAL	2021	590	1,143	1,511	282	794
	2016	473	748	896	221	674
Social Context						
Cardinia LGA	2021	5,496	8,092	7,882	2,845	5,807
	2016	4,601	6,077	4,966	2,280	4,933
Victoria STE	2021	220,823	297,981	445,906	147,258	297,471
	2016	212,723	228,149	341,999	130,069	279,636

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

6.4.2 EDUCATION

Table 6-7 provides an overview of the education indicators for the Social Locality, with the following identified:

- The Longwarry SAL saw the largest increase in vocational training within the Primary Social Locality, increasing 9.0 percentage points between 2016 and 2021. This increase stands as an outlier amongst the SAL, which may signify a shift in demographics, employment market changes, and/or governmental changes to education policy or programs.
- All locations within the Primary Social Locality, except for the Bunyip North SAL, score above the Victoria STE (25.8%) for vocational training, but lower for university-related

educational attainment. This indicates that the vocational training pathway remains the dominant educational pathway in the Primary Social Locality.

- While still lower than vocational training, university related educational attainment, on the whole, is showing a gradual increasing across most locations in the Primary Social Locality, aligning with state-level trends.
- The Bunyip North SAL (33.6%) and the Pakenham SAL (15.0%) are substantially higher than the Cardinia LGA (14.6%) and Victoria (14.9%) with respect to Year 12 (or equivalent) educational attainment.
- The educational profile of the Primary Social Locality indicates a capacity to support the families of the workforce and/or suggest opportunities to source workers locally given the strong base in vocational training.

TABLE 6-7 KEY EDUCATION INDICATORS

ABS Statistical Area	Census Year	Educational Attainment Year 12 or Equiv. (%)	Educational Attainment, Vocational Training (%)	Educational Attainment, University (%)
Primary Social Locality				
Bunyip North SAL	2021	33.6	0.0	0.0
	2016	33.3	0.0	0.0
Bunyip SAL	2021	12.6	25.8	13.2
	2016	11.4	24.2	10.4
Longwarry SAL	2021	11.4	31.8	9.9
	2016	11.6	22.8	8.2
Longwarry North SAL	2021	11.4	26.1	9.9
	2016	13.0	22.8	11.4
Garfield SAL	2021	13.5	24.6	14.0
	2016	13.0	23.4	11.0
Secondary Social Locality				
Tynong SAL	2021	13.6	22.3	14.9
	2016	13.0	23.4	11.0
Nar Nar Goon SAL	2021	13.1	27.0	9.7
	2016	10.9	25.4	10.9
Pakenham SAL	2021	15.0	20.6	17.9
	2016	11.7	24.3	7.9
Drouin SAL	2021	12.2	24.1	14.2
	2021	12.2	20.3	20.3
Warragul SAL	2021	12.2	20.3	20.3
	2016	12.1	19.8	16.8

ABS Statistical Area	Census Year	Educational Attainment Year 12 or Equiv. (%)	Educational Attainment, Vocational Training (%)	Educational Attainment, University (%)
Social Context				
Cardinia LGA	2021	14.6	21.1	19.1
	2016	14.3	22.2	13.8
Victoria STE	2021	14.9	25.8	29.2
	2016	15.9	14.4	24.3

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

6.4.3 INCOME

Table 6-8 provides an overview of the key income indicators within the Social Locality. Based on the data presented, the following was identified as relevant to the Social Locality:

- The Cardinia LGA witnessed a modest increase in median weekly household income (25.18%) between 2016 and 2021. In 2021, only the Bunyip SAL and the Tynong SAL in the Social Locality had higher median weekly household incomes than the Cardinia LGA and the Victoria STE.
- The median weekly household income has increased across the majority of the Social Locality between 2016 and 2021, with the largest increase seen in the Tynong SAL (42.98%). The smallest change was observed in the Nar Nar Goon (8.26%), while the Longwarry North SAL saw a decline (-19.5%)
- In 2021, the Longwarry North SAL had the lowest median total personal income of \$546 (decrease of 3.7% from 2016). The Bunyip SAL had the highest median personal income of \$779, which was an increase of 28.3% from 2016.
- Between 2016 and 2021, the Longwarry North and the Nar Nar Goon SALs experienced increases in the percentage of low-income families, with the Longwarry North SAL increasing by 36.8% and the Nar Nar Goon SAL increasing by 2.3%.
- Outside of the Longwarry North SAL, there was a decrease in the percentage of low-income families in the Primary Social Locality. This decrease is evident in the Bunyip SAL which saw a 4.7% decrease between 2016 and 2021.

TABLE 6-8 INCOME INDICATORS

ABS Statistical Area	Census Year	Median Total Personal Income (\$)	Median Weekly Household Income (\$)	Change in Median Weekly Household Income 2016-2021 (%)	Low Income Families (%) ¹
Primary Social Locality					
Bunyip North SAL ²	2021	-	1,624	↓ 9.37	-
	2016	-	1,792		-

ABS Statistical Area	Census Year	Median Total Personal Income (\$)	Median Weekly Household Income (\$)	Change in Median Weekly Household Income 2016-2021 (%)	Low Income Families (%) ¹
Bunyip SAL	2021	779	1,927	↑ 31.26	14.7
	2016	607	1,468		19.4
Longwarry SAL	2021	733	1,464	↑ 19.11	15.5
	2016	564	1,229		21.4
Longwarry North SAL	2021	526	883	-19.5	36.8
	2016	546	1,097		4.5
Garfield SAL	2021	743	1,677	↑ 21.34	14.0
	2016	620	1,382		21.0
Secondary Social Locality					
Tynong SAL	2021	776	1,976	↑ 42.98	14.9
	2016	620	1,382		17.6
Nar Nar Goon SAL	2021	776	1,664	↑ 8.26	17.7
	2016	671	1,537		15.4
Pakenham SAL	2021	783	1,664	↑ 21.11	14.0
	2016	660	1,374		17.1
Drouin SAL	2021	693	1,432	↑ 23.98	19.4
	2016	558	1,155		23.5
Warragul SAL	2021	754	1,563	↑ 31.01	18.0
	2016	594	1,193		23.5
Social Context					
Cardinia LGA	2021	831	1,874	↑ 25.18	12.4
	2016	680	1,497		15.7
Victoria STE	2021	803	1,759	↑ 23.96	16.4
	2016	644	1,419		20.3

Note1. Defined by the ABS as a weekly household income of less than \$650 gross.

Note2. Some data unavailable for SAL.

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

6.4.4 LOCAL BUSINESS CHARACTERISTICS

Data relating to the 'Counts of Australian Businesses' was used to provide insight in the characteristics of local businesses within the Social Locality for the period between June 2020 and June 2024. While this data is not available at SAL or SUA level, it is available for the Cardinia LGA and is presented in **Table 6-9**.

Table 6-9 identifies the following business characteristics:

- The Cardinia LGA hosts a total of 7,788 businesses, the majority of which employ between one and four employees.
- The top industry is Construction, employing a total of 2,890 workers, with Transport, Postal and Warehousing a close second, employing 1,904 workers.

Counts are heavily influenced by entry and exits within Australia's small business sector, and the scope of business counts is limited to businesses actively remitting in a Goods and Services Tax role only.

TABLE 6-9 LOCAL BUSINESS CHARACTERISTICS IN THE CARDINIA LGA

Industry		Business Type		
		Total	Non-Employing ¹	Small Business ²
Industry #1	Construction	2,890	1,615	1,247
Industry #2	Transport, Postal and Warehousing	1,904	1,588	309
Industry #3	Professional, Scientific and Technical Services	950	563	377
Total businesses in the Cardinia LGA				7,788

Note1. Non-employing businesses are sole traders/partnerships

Note2. Businesses that have fewer than 20 employees

Source: ABS, 2024

6.5 COMMUNITY CHARACTERISTICS

This section provides a profile of the communities within the Social Locality. The analysis draws on current data and local knowledge from desktop research and stakeholder engagement to identify community strengths, vulnerabilities, and diversity.

6.5.1 COMMUNITY HISTORY

A snapshot of each local community's history is provided in the following sections.

Bunyip North

Bunyip North developed as a rural locality north of the railway and Princes Highway, taking its name from its proximity to Bunyip. Unlike Bunyip proper, it never evolved into a formal township, although remnants of the early township of Buneep, later spelled Bunyip, were centred in and around the locality before European settlement spread southward (Odd Australian History, n.d.).

Bunyip

Bunyip originated in the 1840s as the Buneep Run, named after the Aboriginal word for a mythical water spirit (Odd Australian History, n.d.). The town relocated several times to follow shifting major roads, initially near a ford across the Bunyip River, until the arrival of the Gippsland railway in 1877 fixed its current site (Odd Australian History, n.d.). Community infrastructure followed: a school opened in 1880, Anglican and Methodist churches in the 1880s and 1890s, a Mechanics' Institute in 1906, and a police station in 1903 (Odd Australian History, n.d.). The drainage of the Koo Wee Rup Swamp in the 1890s transformed the area into rich dairying land (Odd Australian History, n.d.).

Longwarry

The Longwarry area began as pastoral leases in the 1850s, known as the Longwarry, Heifer Creek or Musk Creek runs (Victorian Places, n.d.a). As the timber industry expanded in the 1870s, sleepers were cut and tramways built into the forests. A siding named Fraser's Siding evolved into Longwarry railway station in 1886, firmly establishing the township (Victorian Places, n.d.a). Bushfires in 1926 and 1939 devastated surrounding mills; as forests receded, dairying became predominant, with a cooperative formed in 1921 (Victorian Places, n.d.a). The post office opened in 1881, and the railway connection anchored the town socially and economically (Victorian Places, n.d.a).

Longwarry North

Part of the original Longwarry pastoral run established in 1855, Longwarry North was first leased under licensing acts in 1849 to 1851 (Victorian Places, n.d.a). The district was gradually subdivided under Victorian land selection acts in the 1860s, requiring settlers to improve the land before taking up leaseholds. Small communities formed as settlers built dwellings and fences, cultivating beef properties alongside early timber extraction (Victorian Places, n.d.a).

Garfield

Originally known as Cannibal Creek, the locality was settled in the mid-1860s with coach services to Gippsland crossing the creek (Victorian Places, n.d.b). The opening of a timber railway siding in 1877 marked its transformation into a timber and brickworks centre for the region (Victorian Places, n.d.b). The town was renamed Garfield in 1887 to honour US President James A. Garfield (Victorian Places, n.d.b). Development accelerated after the draining of the Koo Wee Rup Swamp in the 1890s, ushering in dairying, market gardening and orchards (Victorian Places, n.d.b). The first primary school opened in 1886, renamed Garfield Primary School in 1888; a picture theatre and electricity arrived in the 1920s (Victorian Places, n.d.b).

Tynong

Tynong developed as a rural settlement following the extension of the Gippsland railway in 1877, which provided a station and boosted closer settlement (Victorian Places, n.d.c). Early industries included timber cutting and quarrying, with Tynong granite later used in Melbourne's Shrine of Remembrance (Victorian Places, n.d.c). Farming became dominant after the drainage of the Koo Wee Rup Swamp in the 1890s, supporting dairying and market gardening (Victorian Places, n.d.c).

Nar Nar Goon

Nar Nar Goon originated as a pastoral district in the mid-19th century, its name derived from an Aboriginal phrase meaning “water” or “swamp” (Victorian Places, n.d.d). The railway’s arrival in 1877 transformed it into a service centre for timber and farming communities (Victorian Places, n.d.d). By the early 20th century, dairying and crop production were well established, supported by local schools and churches (Victorian Places, n.d.d).

Pakenham

Pakenham began as a pastoral run in the 1840s and grew into a township after the Gippsland railway opened in 1877 (Victorian Places, n.d.e). The town became a hub for agriculture, particularly dairying and potato growing, following the drainage of the Koo Wee Rup Swamp (Victorian Places, n.d.e). Today, Pakenham is the largest urban centre in Cardinia LGA, combining residential growth with retail and community facilities (Victorian Places, n.d.e).

Drouin

Drouin emerged in the 1870s as a timber and farming settlement, its growth accelerated by the railway connection in 1878 (Victorian Places, n.d.f). The town became a centre for dairying and butter production, with a cooperative factory established in the early 20th century (Victorian Places, n.d.f). Post-war years saw expansion in housing and services, making Drouin a key town in West Gippsland (Victorian Places, n.d.f).

Warragul

Warragul developed as a major Gippsland township after the railway reached the area in 1878 (Victorian Places, n.d.g). Its fertile soils supported dairying, horticulture and later manufacturing (Victorian Places, n.d.g). Warragul grew rapidly in the 20th century, becoming a regional centre for education, health and commerce (Victorian Places, n.d.g).

6.5.2 COMMUNITY CULTURE AND VALUES

Within the Cardinia LGA, urban and rural communities both uphold a strong sense of identity, resilience, and neighbourliness. Urban areas such as Pakenham and Garfield are evolving into vibrant hubs with growing infrastructure and social connectivity, while rural settlements like Bunyip, Tynong, Longwarry, and Longwarry North maintain a distinct agrarian identity and preference for low-density living.

These communities value self-reliance and collective support, fostered through shared facilities, volunteer networks, and local events. The Council Plan (Cardina Shire Council, 2025a) reflects these priorities by promoting thriving communities, vibrant places, and adaptive environments, ensuring growth is balanced with the preservation of rural character and scenic landscapes.

6.5.2.1 FESTIVALS AND EVENTS

There are a number of festivals and events occurring within the Social Locality. These festivals and events are identified in **Table 6-10**, and are generally reflective of the core community values, with events such as local arts and craft shows, livestock exhibitions occurring within the rural localities, and live music and entertainment dominating the more urbanised areas.

In addition to the formalised festivals and events outlined in **Table 6-10**, the Social Locality also hosts several informal and one-off events throughout the year. These typically involve local markets, workshops and cultural activities organised by Cardinia Shire Council and/or Local Community Groups.

TABLE 6-10 SIGNIFICANT FESTIVALS AND EVENTS

Location	Event/Festival	Description	Indicative Date
Bunyip	Bunyip Rodeo	Traditional rodeo featuring local competitors and community entertainment	20 Feb 2026
	Bunyip Country Music Festival	Live performances by country music artists and line-dancing events.	October (Annually)
Garfield	Country Stampede	Live country music revival, celebrating hits and classics in a lively outdoor setting.	December
Pakenham	Pakenham Agricultural & Horticultural Show	Annual county show with livestock, produce, crafts, competitions and family entertainment.	October (Annually)
	Fusion Festival	Multicultural festival with performances, global food stalls, kids' activities, and a documentary/Q&A.	June (Annually)
	Yakkerboo Festival	Themed street carnival with live music, carnival rides, food trucks, fireworks; celebrating 50 years in 2026	Annually
Various	100 Mile Dinner	Culinary event showcasing locally sourced produce and regional wines.	Annually
	Victorian Seniors Festival	Month-long celebration with 30+ workshops, performances, wellness days, exhibitions	October (Annually)

6.5.3 ABORIGINAL CULTURAL HERITAGE

The Social Locality is steeped in both Aboriginal Cultural Heritage. Prior to European settlement the area was home to members of the greater Kulin Nations. Across the Cardinia LGA, the Bunurong, Boonwurrung, and Wurundjeri peoples are recognised as Traditional Owners, represented by the Bunurong Land Council Aboriginal Corporation and the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

6.6 LAND USE AND CHARACTER

Land use and character provide essential context for understanding how communities interact with their environment and how proposed developments may influence local identity, amenity, and land-based livelihoods.

The Cardinia LGA is located on the south-east fringe of Melbourne, and spans approximately 128,260 ha, stretching from the foothills of the Dandenong ranges in the north to Western Port Bay in the south. The LGA has substantial rural and agricultural land, which are favoured by residents, however, is also undergoing an urban transition, with new development areas evident in and around the larger population centres of Pakenham and Officer. Given this growth, the Cardina LGA is considered to be the 'front' of Melbourne's south east growth

corridor and is one of Victoria's fastest growing municipalities (Compelling Economics Pty Ltd, 2025).

The Project Area is approximately 35 ha in size and comprises a single freehold land parcel, with the topography reflecting a gently undulating flat landscape. The Project Area is bounded by agricultural land on western and eastern sides, the Princes Freeway to the south, and Cannibal Creek to the north.

The land use of the Project Area is generally homogenous with those in the surrounding area, comprising rural and agricultural related uses. Under the Planning Scheme, the Project Area is zoned 'Green Wedge', which is consistent with the neighbouring allotments, with the exception of the area to the north of the Project Area which is zoned 'Public Conservation and Resource' (catering from Cannibal Creek) and the land to the south of the allotment which is zoned 'Principal Road Network' (catering for the Princes Highway).

The Project Area has historically undergone large-scale land clearing activities in order to enable agricultural activities to occur. As such, the Project Area includes unsealed access tracks, dams/watering holes, scattered vegetation, and limited farm-related infrastructure. In addition, prominent high-voltage electricity infrastructure traverses the southern portion of the Project Area.

6.7 HOUSING PROFILE

Access to good quality, affordable housing is fundamental to the wellbeing of the community (Australian Institute of Health and Welfare [AIHW], 2025a) and housing costs are often a major component of total living costs (ABS, 2022).

Section 6.7.1 provides an overview of the key housing indicators, with trends across the property market within the Social Locality outlined in **Section 6.7.2**. An understanding of the extent of short-term accommodation is available within the Social Locality is provided in **Section 6.7.3**.

6.7.1 KEY HOUSING INDICATORS

Key housing and accommodation indicators across the Project's Social Locality are summarised in **Table 6-11**, with the data indicating:

- The average household size across the Social Locality in 2021 was 2.65, which is lower than the Cardina LGA (2.8), but higher than the Victoria STE (2.5). Larger household sizes, such as those in the Bunyip North, Bunyip, Garfield, Tynong, Pakenham SALs (2.8), suggest family-oriented communities, while smaller sizes, like the Longwarry North SAL (2.2), point to a higher proportion of single-person households.
- Dwelling occupancy rates are high across the Social Locality, but unoccupied dwellings also increased in some locations between 2016 and 2021. For example, the Longwarry North SAL saw the percentage of unoccupied dwellings rise from 5.1% in 2016 to 8.6% in 2021. Similarly, the percentage of unoccupied dwellings in the Tynong SAL increased from 4.5% in 2016 to 8.7% in 2021. This trend may indicate potential economic and population shift; however, it may also reflect rural properties with multiple dwellings.
- Housing tenure patterns varied across the Social Locality, however most SALs revealed a higher percentage of mortgaged properties. This trend was particularly prominent in the Bunyip and Longwarry SALs, with 52.1% and 50.7% of residents holding mortgages in

2021 – which is consistent with the Cardina LGA (50.1%). Conversely, the Longwarry North SAL only had 26.2% of residents with mortgages in 2021, with most owning their home outright (44.0%). The Pakenham SAL had the highest percentage of renters, with 30.8%. These percentages indicate the potential for varying levels of housing security across within the Social Locality.

- Housing stress is evident in most locations within the Social Locality. In 2021, mortgage stress (where repayments >30% of household income) was highest in the Longwarry North SAL at 73.3%. The other SALs reported mortgage stress relatively consistent with the Cardinia LGA average of 31.4%, and slightly above the Victoria STE average (30.9%), with the exception of the Bunyip (25.6%) and Longwarry SALs (38.6%). The Tynong SAL differed from the other SALs with no residents identified as experiencing housing stress.
- Rental stress (where rent >30% of household income) was less common within the Social Locality, with the highest rates experienced in the Nar Nar Goon (19.4%), Longwarry North (18.2%), and Pakenham SALs (16.7%). The other were below the Cardina LGA average of 15.1%.
- Household composition is predominantly family-based within the Social Locality, with all SALs (with the exception of the Longwarry North SAL) comprising over 69.9% family households. It is noted however, that single-person households were the most prevalent in the Longwarry North SAL (35.3%), which may indicate ageing populations or different lifestyle preferences.

TABLE 6-11 KEY HOUSING AND ACCOMMODATION INDICATORS

ABS Statistical Area	Census Year	Average number of people per household (#)	Dwelling Count Occupied / Unoccupied % (#)	Housing Tenure Owned Outright / Mortgage / Rented % (#)	Monthly Repayments >30% Household Income Weekly Rent / Mortgage % (#)	Household Composition Families / Single / Group % (#)
Primary Social Locality						
Bunyip North SAL ¹	2021	2.8	- / 0.0 (86 / 0)	-	-	-
	2016	2.5	- / - (103 / 3)	- / - (15 / 5)	-	-
Bunyip SAL ¹	2021	2.8	93.9 / 6.2 (1,018 / 67)	33 / 52.1 / 11.5 (336 / 530 / 117)	25.6 / 13.0 (30 / 69)	79.3 / 19.2 / 1.5 (806 / 195 / 15)
	2016	2.8	91/9 (793 / 78)	33.9 / 48.6 / 12.8 (271 / 388 / 102)	4.3 / 10.0 (- / -)	79 / 19.3 / 1.8 (627 / 153, 14)
Longwarry SAL ¹	2021	2.6	93.9 / 6.6 (698 / 49)	23.8 / 50.7 / 21.2 (166 / 354 / 148)	38.6 / 13.9 (68 / 61)	69.9 / 27.4 / 2.7 (491 / 192 / 19)
	2016	2.6	94.6 / 5.4 (695 / 40)	28.2 / 48.2 / 21.3 (197 / 337 / 149)	8.2 / 14.1 (- / -)	75.4 / 21.9 / 2.7 (524 / 152 / 19)
Longwarry North SAL ¹	2021	2.2	90.3 / 8.6 (84 / 8)	44 / 26.2 / 17.9 (37 / 22 / 15)	73.3 / 18.2 (11 / 4)	64.7 / 35.3 / 0.0 (55 / 30 / 0)
	2016	2.4	94.9 / 5.1 (75 / 4)	44.7 / 27.6 / 27.6 (34 / 21 / 21)	4.1 / 8.2 (- / -)	73.1 / 26.9 / 0.0 (57 / 21 / 0)
Garfield SAL ¹	2021	2.8	93.9 / 6.9 (706 / 52)	34.8 / 49.4 / 11.2 (246 / 349 / 79)	30.4 / 12.9 (24 / 45)	79.1 / 20.2 / 0.7 (555 / 142 / 5)
	2016	2.9	91.1 / 8.9 (574 / 56)	36.2 / 48.3 / 11.5 (208 / 278 / 66)	3.7 / 9.5 (- / -)	78.4 / 19.9 / 1.7 (456 / 116 / 10)

ABS Statistical Area	Census Year	Average number of people per household (#)	Dwelling Count Occupied / Unoccupied % (#)	Housing Tenure Owned Outright / Mortgage / Rented % (#)	Monthly Repayments >30% Household Income Weekly Rent / Mortgage % (#)	Household Composition Families / Single / Group % (#)
Secondary Social Locality						
Tynong SAL ¹	2021	2.8	92.3 / 8.7 (169 / 16)	32.5 / 46.2 / 14.2 (55 / 78 / 24)	0.0 / 10.3 (0 / 8)	76.4 / 21.8 / 1.7 (133 / 38 / 3)
	2016	2.8	95.5 / 4.5 (149 / 7)	34.9 / 48.3 / 12.8 (52 / 72 / 19)	4.8 / 6.2 (- / -)	69.3 / 23.5 / 7.2 (106 / 36 / 11)
Nar Nar Goon SAL ¹	2021	2.7	95.1 / 4.9 (352 / 18)	34.9 / 38.1 / 21.6 (123 / 134 / 76)	34.2 / 19.4 (26 / 26)	76.1 / 21.3 / 2.6 (268 / 75 / 9)
	2016	2.8	92.9 / 7.1 (351 / 27)	35.1 / 38.5 / 21.3 (122 / 134 / 74)	6.3 / 7.6 (- / -)	79.4 / 17.4 / 3.2 (273 / 60 / 11)
Pakenham SAL ¹	2021	2.8	95.1 / 4.9 (18,448 / 955)	18.7 / 46.3 / 30.8 (3,445 / 8,536 / 5,679)	32.6 / 16.7 (1,849 / 1,425)	75.6 / 21.6 / 2.8 (13,952 / 3,985 / 515)
	2016	2.8	93.2 / 6.8 (15,525 / 1,137)	18.7 / 46.3 / 30.7 (2,898 / 7,196 / 4,766)	11.5 / 10.8 (- / -)	77 / 20.4 / 2.6 (11,965 / 3,167 / 409)
Drouin SAL ¹	2021	2.5	93.8 / 6.1 (5,730 / 374)	35.5 / 40.3 / 21.4 (2,035 / 2,312 / 1,225)	36.0 / 12.7 (441 / 293)	72.6 / 25.4 / 2.1 (4,164, 1,456, 118)
	2016	2.5	91.9 / 8.1 (4,438 / 391)	34.6 / 37.1 / 25.3 (1,537 / 1,650 / 1,126)	10.4 / 7.3 (- / -)	71.9 / 25.6 / 2.5 (3,190 / 1,136 / 112)
Warragul SAL ¹	2021	2.5	93.9 / 6.2 (7,499 / 496)	37.3 / 37.4 / 22.5 (2,794 / 2,805 / 1,685)	32.8 / 10.7 (552 / 299)	71 / 26.7 / 2.3 (5,327 / 2,000 / 173)
	2016	2.4	90.5 / 9.5 (5,897 / 620)	38 / 34.7 / 23.3 (2,238 / 2,043 / 1,372)	8.6 / 5.4 (- / -)	70.1 / 27.5 / 2.4 (4,130 / 1,623 / 139)

ABS Statistical Area	Census Year	Average number of people per household (#)	Dwelling Count Occupied / Unoccupied % (#)	Housing Tenure Owned Outright / Mortgage / Rented % (#)	Monthly Repayments >30% Household Income Weekly Rent / Mortgage % (#)	Household Composition Families / Single / Group % (#)
Social Context						
Cardinia LGA ¹	2021	2.8	94.9 / 5.1 (39,607 / 2,122)	23.4 / 50.1 / 23 (9,283 / 19,841 / 9,107)	31.4 / 15.1 (2,859 / 2,988)	78.4 / 19.3 / 2.2 (31,061 / 7,656 / 886)
	2016	2.8	92.8 / 7.2 (31,007 / 2,418)	24.4 / 49.1 / 22.8 (7,570 / 15,208 / 7,081)	8.1 / 10.7 (- / -)	79.1 / 18.6 / 2.3 (24,530 / 5,770 / 706)
Victoria STE ¹	2021	2.5	88.9 / 11.1 (2,390,232 / 298,029)	32.2 / 36.1 / 28.5 (768,730 / 862,658 / 681,419)	30.9 / 15.5 (210,437 / 133,287)	70.1 / 25.9 / 4 (1,676,129 / 619,549 / 94,559)
	2016	2.6	88.3 / 11.7 (2,112,699 / 278,629)	32.3 / 35.3 / 28.7 (682,685 / 746,502 / 607,354)	10.4 / 7.5 (- / -)	70.8 / 24.7 / 4.5 (1,495,290 / 521,828 / 95,588)

Note1. Some data unavailable.

Note2. To protect confidentiality some data values may be adjusted, suppressed or unavailable, and totals may not match or add up to 100%.

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

6.7.2 HOUSING AND ACCOMMODATION TRENDS

The housing market is complex and changes in property values are due to many factors and considerations. Cardinia Shire Council's Social and Affordable Housing Strategy and Action Plan 2018/25 (Cardinia Shire Council, 2019) has identified that the Cardinia LGA is facing housing availability, affordability, and accessibility challenges, including:

- Very low levels of dedicated social and affordable housing exist for lower income residents to access relative to demand;
- Homelessness, which is considered a hidden and significant issue that impacts disproportionately on women, single people, sole parent families, younger and older residents, people with mental illness and people with a disability; and
- The lack of housing options delivered by the private sector (e.g. lack of smaller dwellings for rent or purchase by single and couple households, and a lack of appropriate housing for people with special needs).

In order to address these issues, Cardinia Shire Council (2018) has committed to:

1. Increase the supply of affordable, social and community housing, for very low and low-income households and people with specialised needs.
2. Increase the supply of affordable private rental for very low and low-income households.
3. Increase the diversity of dwelling types to respond to population demographics and needs.

6.7.2.2 HOUSING MARKET

Table 6-12 and **Table 6-13** provide an overview of the housing market and the unit and apartment market in the Social Locality.

The data shows that Longwarry has the greatest market share and availability of housing within the Primary Social Locality, whilst Bunyip and Garfield have a relatively higher value market share but lower buyer demand. Bunyip and Garfield have experienced the highest turnover within the Primary Social Locality with 44 houses sold within the last 12 months, closely followed by Garfield with 25 sold. Bunyip has experienced the uplift in housing prices, with 23% growth experienced in the past 12 months.

Similarly, Bunyip and Garfield the largest market share of units and apartments within the Primary Social Locality. Garfield had very few unit or apartment sales in the past year, whilst the Longwarry experienced high turnover of units or apartments, with eight sold in the past 12 months.

TABLE 6-12 HOUSING MARKET INSIGHTS – HOUSES

Location (Postcode)	Median Housing Price (\$)	Median Housing Price Growth in Past 12 Months (%)	House Availability Previous Month (#)	Housing Sales in Past 12 Months (#)	Median Time on Market (days)	Rental Yield (%)
Primary Social Locality						
North Bunyip Bunyip (3815)	872,500	↑ 23	20	44	56	3.8

Location (Postcode)	Median Housing Price (\$)	Median Housing Price Growth in Past 12 Months (%)	House Availability Previous Month (#)	Housing Sales in Past 12 Months (#)	Median Time on Market (days)	Rental Yield (%)
Longwarry Longwarry North (3816)	572,500	↓ 1.1	18	44	44	4.5
Garfield (3814)	771,000	↑ 5.3	14	25	56	3.8
Secondary Social Locality						
Tynong (3813)	800,000	↓ 11.1	4	13	67	3.8
Nar Nar Goon (3812) ¹	-	-	-	-	-	-
Pakenham (3810)	687,000	↑ 5.7	225	1056	21	4
Drouin (3818)	645,000	↑ 4.0	137	377	55	4.4
Warragul (3820)	650,000	↓ 0.8	216	456	49	4.3

Note1. Some data unavailable for location.

Source: REA Group Ltd, 2025

TABLE 6-13 HOUSING MARKET INSIGHTS – UNITS AND APARTMENTS

Location (Postcode)	Median Unit and Apartment Price (\$)	Median Unit and Apartment Price Growth in Past 12 Months (%)	Unit and Apartment Availability Previous Month (#)	Unit and Apartment Sales in Past 12 Months (#)	Median Time on Market (days)	Rental Yield (%)
Primary Social Locality						
North Bunyip Bunyip (3815) ¹	-	-	6	6	74	4.6
Longwarry Longwarry North (3816) ¹	-	-	9	8	68	4.6
Garfield (3814) ¹	-	-	7	2	77	4.6
Secondary Social Locality						
Tynong (3813) ¹	-	-	0	0	-	4.7
Nar Nar Goon (3812) ¹	-	-	1	6	29	4.7

Location (Postcode)	Median Unit and Apartment Price (\$)	Median Unit and Apartment Price Growth in Past 12 Months (%)	Unit and Apartment Availability Previous Month (#)	Unit and Apartment Sales in Past 12 Months (#)	Median Time on Market (days)	Rental Yield (%)
Pakenham (3810)	502,000	3.5	47	122	31	4.6
Drouin (3818)	460,000	2.1	28	49	63	4.7
Warragul (3820)	430,000	-4.4	19	45	45	4.8

Note1. Some data unavailable for location.

Source: REA Group Ltd, 2025

6.7.2.3 RENTAL MARKET

There are two primary components of the private rental housing market that can indicate both existing pressures and socio-economic vulnerability: rental availability and affordability. These aspects are explored in the following section.

Rental Availability

Table 6-14 and **Table 6-15** provide an overview of the housing market and the unit and apartment market in the Social Locality. The data shows a high number of leases within Pakenham with 1,640 houses leased in the past 12 months, and a relatively low duration of time on the market comparatively (24 days). Within the Primary Social Locality, there appears to be a high level of renter interest and a subsequent high number of leases within the past 12 months (61) and relatively low rental housing availability (six).

Similar trends are reflected within the rental data for units and apartments. In particular, within Pakenham and Drouin, a combined total of 56 units and apartments have been leased in the past 12 months. Both locations have also experienced a strong renter interest (combined total of 1,022).

TABLE 6-14 RENTAL MARKET INSIGHTS – HOUSES

Location (Postcode)	Median Rental Price per week (\$)	Median Rental Price Growth in Past 12 Months (%)	Rental Availability Previous Month (#)	Rentals Leased in Past 12 Months (#)	Median Time on Market (days)	Renter Interest (#)
Primary Social Locality						
North Bunyip Bunyip (3815)	552	16.3	1	18	19	26
Longwarry Longwarry North (3816)	520	8.3	1	23	22	33

Location (Postcode)	Median Rental Price per week (\$)	Median Rental Price Growth in Past 12 Months (%)	Rental Availability Previous Month (#)	Rentals Leased in Past 12 Months (#)	Median Time on Market (days)	Renter Interest (#)
Garfield (3814)	530	-6.2	4	19	20	103
Secondary Social Locality						
Tynong (3813) ¹	-	-	0	9	22	0
Nar Nar Goon (3812) ¹	-	-	-	-	-	-
Pakenham (3810)	540	0	243	1640	24	1752
Drouin (3818)	525	2.9	52	317	26	683
Warragul (3820)	550	4.8	93	586	26	806

Note1. Some data unavailable for location

Source: REA Group Ltd, 2025

TABLE 6-15 RENTAL MARKET INSIGHTS – UNITS AND APARTMENTS

Location (Postcode)	Median Unit and Apartment Price (\$)	Median Unit and Apartment Price Growth in Past 12 Months (%)	Unit and Apartment Availability Previous Month (#)	Unit and Apartment Sales in Past 12 Months (#)	Median Time on Market (days)	Renter Interest (#)
Primary Social Locality						
North Bunyip Bunyip (3815) ¹	-	-	2	3	23	62
Longwarry Longwarry North (3816)	450	-1.1	2	10	19	118
Garfield (3814) ¹	-	-	0	4	25	103
Secondary Social Locality						
Tynong (3813) ¹	-	-	0	1	-	0
Nar Nar Goon (3812) ¹	-	-	0	0	14	0
Pakenham (3810)	465	1.1	43	230	23	805
Drouin (3818)	430	2.4	13	103	20	255

Location (Postcode)	Median Unit and Apartment Price (\$)	Median Unit and Apartment Price Growth in Past 12 Months (%)	Unit and Apartment Availability Previous Month (#)	Unit and Apartment Sales in Past 12 Months (#)	Median Time on Market (days)	Renter Interest (#)
Warragul (3820)	390	9.9	6	104	22	217

Note1. Some data unavailable for location

Source: REA Group Ltd, 2025

Table 6-16 provides insights into historical and current vacancy data across the Social Locality using the SQM Residential Vacancy Rates (SQM Research, 2025). The SQM Residential Vacancy Rate draws on a combination of ABS data (refer to **Table 6-11**) and online data from monitoring major property listing sites to provide a time-series analysis on a monthly and postcode scale.

As indicated in **Table 6-16**, between January 2005 and October 2025, the vacancy rate across the Social Locality has declined. Suburbs and localities within Postcodes 3815, 3810 and 3818 saw their highest vacancy rates within 2005-2009 ranging between 5-9%, falling to between 0.8-1.8% in October 2025. These reductions suggest increased housing demand or reduced availability, potentially linked to population stability or limited new housing supply.

TABLE 6-16 RESIDENTIAL VACANCY RATES

Location (Postcode)	Highest Number of Vacancies (no.)	Highest Vacancy Rate (%)	Current Number of Vacancies (no.)	Current Vacancy Rate (%)
Primary Social Locality				
North Bunyip Bunyip (3815)	6 (October 2009)	7	1	0.8
Longwarry Longwarry North (3816) ¹	-	-	-	-
Garfield (3814)	7.3 (September 2008)	5.8 (September 2008)	1	1
Secondary Social Locality				
Tynong (3813)	15 (February 2018)	5	1	2.4 (October 2025)
Nar Nar Goon (3812)	9 (April 2025)	8 (April 2025)	6 (October 2025)	5.3 (October 2025)
Pakenham (3810)	240 (2009)	7 (2009)	114 (October 2025)	1.8 (October 2025)
Drouin (3818)	9 (June 2005)	9	23	1.7

Location (Postcode)	Highest Number of Vacancies (no.)	Highest Vacancy Rate (%)	Current Number of Vacancies (no.)	Current Vacancy Rate (%)
Warragul (3820)	-	-	-	-

Note1. Some data unavailable for location

Source: SQM Research, 2025

Rental Affordability

Rental affordability is a key portion of the housing market that is likely to respond to worker influx prompted by large projects and is a key component for sustaining the economic vitality of communities and the wellbeing of individuals (Lawrie et al., 2011).

The extent of households experiencing rental stress in the Social Locality has previously been considered in **Section 6.7.1**.

SGS Economics & Planning in partnership with National Shelter, Beyond Bank, and Brotherhood of St Laurence have published the Rental Affordability Index (RAI) since 2015 (SGS Economics & Planning, 2024). The RAI index is calculated via considering a household’s income against its qualifying income, with the results identified through the affordability categories shown in **Figure 6-1**.

Index score	Share of income spent on rent	Relative unaffordability
<50	60% or more	Extremely unaffordable rents
51-80	38-60%	Severely unaffordable rents
81-100	30-38%	Unaffordable rents
101-120	25-30%	Moderately unaffordable rents
121-150	20-25%	Acceptable rents
151-200	15% or less	Affordable rents
>200		Very Affordable rents

Source: SGS Economics & Planning, 2024

FIGURE 6-1 RENTAL AFFORDABILITY INDEX AND SEVERITY OF RENTAL UNAFFORDABILITY

The findings identify that in Quarter 2, 2025, North Bunyip and Bunyip (postcode 3815), Longwarry and Longwarry North (postcode 3816), Garfield (postcode 3814), Tynong (postcode 3813) and Nar Nar Goon (postcode 3812) had a null RAI Score, meaning the extent of rental affordability in the area is unknown. However, Pakenham (postcode 3810), Drouin (postcode 3818) and Warragul (postcode 3820), was scored as follows:

Pakenham (postcode 3810):

- Dual income couple with children: RAI Score of 236 – Very Affordable Rents
- Minimum wage couple: RAI Score of 128 – Acceptable Rents
- Single pensioner: RAI Score of null – Unknown
- Pensioner couple: RAI Score of 83 – Unaffordable Rents
- Single income couple with children: RAI Score of 121 – Acceptable Rents
- Single working parent: RAI Score of 141 – Acceptable Rents
- Single person on benefits: RAI Score of null – Unknown
- Student sharehouse: RAI Score of 115 – Moderately Unaffordable Rents

Drouin (postcode 3818):

- Dual income couple with children: RAI Score of 248 – Very Affordable Rents
- Minimum wage couple: RAI Score of 136 – Acceptable Rents
- Single pensioner: RAI Score of null – Unknown
- Pensioner couple: RAI Score of 88 – Unaffordable Rents
- Single income couple with children: RAI Score of 127 – Acceptable Rents
- Single working parent: RAI Score of 149 – Acceptable Rents
- Single person on benefits: RAI Score of null – Unknown
- Student sharehouse: RAI Score of 121 – Acceptable Rents

Warragul (postcode 3820):

- Dual income couple with children: RAI Score of 256 – Very Affordable Rents
- Minimum wage couple: RAI Score of 140 – Acceptable Rents
- Single pensioner: RAI Score of null – Unknown
- Pensioner couple: RAI Score of 91 – Unaffordable Rents
- Single income couple with children: RAI Score of 131 – Acceptable Rents
- Single working parent: RAI Score of 154 – Acceptable Rents
- Single person on benefits: RAI Score of null – Unknown
- Student sharehouse: RAI Score of 125 – Acceptable Rents

These findings align with the ABS data as presented in **Table 6-11** to provide further nuance to the rental stress numbers as presented in **Section 6.7.1**.

6.7.3 SHORT-TERM ACCOMMODATION

Short-term accommodation such as hotels, motels, cabins and caravan parks are important in regional areas to provide accommodation for visitors and to support regional tourism and economic activity (Gurran et al, 2018). A review of the commercial and private short-term accommodation located within the local communities, towns and cities within the Social Locality was undertaken in order to provide an understanding of the accommodation currently offered, and the potential opportunities available to the Project.

The communities within the Social Locality are all located within a maximum driveable distance of 60 minutes based on access to/from the Project Area via the Princes Highway.

As per **Table 6-17**, the communities within the Primary Social Locality have limited supply and mix of accommodation, noting the low number of motels, hotels, guest houses, caravan parks (including cabins). As such, Pakenham and Warragul provide the largest number of accommodation options within reasonable proximity to the Project Area.

Based on the review undertaken the following commercial accommodation options were identified in the Social Locality:

- 12 hotels, motels, inns, lodges, and retreat centres; and
- 4 cabins, caravan/holiday parks, and accommodation villages.

Additional detail as to the accommodation options within the Social Locality is provided in Appendix A.

TABLE 6-17 COMMERCIAL ACCOMMODATION OPTIONS

Location	Establishments		Total Capacity (#)
	Hotels, Motels, Inns, Lodges, and Retreat Centres (#)	Cabins, Caravan/Holiday Parks, and Accommodation Villages (#)	
Primary Social Locality			
North Bunyip	0	0	0
Bunyip	1	0	14
Longwarry	0	0	0
Longwarry North	0	0	0
Garfield	0	0	0
Secondary Social Locality			
Tynong	0	0	0
Nar Nar Goon	0	0	0
Pakenham	4	1	262
Drouin	3	2	165
Warragul	4	1	435
Total	12	4	871

6.7.4 SOCIAL HOUSING

Social housing in Victoria comprises short and long-term rental housing that is owned and administered by the Victorian Government or not-for-profit agencies. Social housing is available for people on low incomes who need housing, particularly those within the community who are and/or have recently experienced homelessness, family violence, or have special needs (Housing Vic, 2025).

Social housing is comprised of two types of housing – public housing and community housing:

- **Public housing** – form of long-term rental social housing managed by the Victorian Government; and
- **Community housing** – secure, affordable, long-term rental housing managed by not-for-profit organisations for people on low incomes or with special needs.

The Victorian Housing Register is used by the Victorian Government to manage and allocate public housing properties to disadvantaged Victorians throughout the State. Applicants proceed through an application process and if they meet the relevant eligibility criteria, they will be made an offer of housing based on their circumstances and the preferred housing location/areas identified in the application (Housing Vic, 2025).

Table 6-18 denotes the Victorian Housing Register location preferences as at June 2025, based on new applications received. Based on the data presented, the highest number of new applicants for social housing (4,729) within the Social Locality are from the Berwick/Pakenham District. This district includes the towns of Bunyip, Garfield, and Pakenham. Of those, there appears to be a relatively even distribution between those seeking Priority Access and those who have registered their interest in accessing social housing more broadly.

TABLE 6-18 VICTORIAN HOUSING REGISTER LOCATION PREFERENCES AT JUNE 2025

Victorian Housing Register Waiting List Area	Priority Access ¹	Register of Interest ²	Total Applicants
Berwick/Pakenham District (includes Bunyip, Garfield, and Pakenham)	2,338	2,391	4,729
Longwarry	76	58	134
Drouin	372	314	686
Warragul	578	430	1,008
Total	3,364	3,193	6,557

Note1. Priority Access is for people who are homeless and receiving support; escaping or have escaped family violence; have a disability or significant support needs; or who need to move for health reasons.

Note2. Register of Interest is for people who do not meet the Priority Access criteria but are seeking to live in social housing.

Source: Homes Victoria, 2025

6.8 SOCIAL INFRASTRUCTURE

This section provides an overview of the social infrastructure present in the Social Locality, which contributes to the well-being of the local community. Social infrastructure includes community and recreational services (refer to **Section 6.8.1**), health and emergency services (refer to **Section 6.8.2**), and education services (refer to **Section 6.8.3**), and digital inclusion (refer to **Section 6.8.4**).

The local/regional centres that are likely to provide social infrastructure for the Project, and/or be impacted by the Project, are those within the Primary Social Locality – primarily the towns of Bunyip, Garfield and Longwarry. This is due to their size, proximity, and ease of connectivity to the Project and Project workforce.

Cardinia Shire Council conducts a Community Satisfaction Survey each year to gauge community sentiment regarding its assets, services and programs. In the 2025 survey, conducted by Metropolis Research Pty Ltd (2025), overall satisfaction with Cardinia Shire Council's performance rose slightly, increasing by one point to 6.6 out of 10, maintaining a "good" level of satisfaction. This score is 4% higher than the long-term average of 6.2 recorded since 2012, however, remains below the metropolitan Melbourne average (7.1), southeastern region Council average (7.2), and the growth area Council average (6.8) (Metropolis Research Pty Ltd, 2025).

6.8.1 COMMUNITY AND RECREATIONAL SERVICES

Table 6-19 identifies the community and recreational services available to residents of the Social Locality, including the various sporting, religious, cultural, and hospitality related services, as well as general amenities like parks, cafes and community halls. These services play a crucial role in supporting the well-being of residents and accommodating workforce needs during the Construction and Operation Phases of the Project.

Table 6-19, indicates the availability of community and recreational services within the Social Locality. Services are heavily concentrated in Pakenham and Warragul, which account for the majority of amenities, including the highest number of parks, sporting fields, fitness centres, libraries, and community groups. Outside of Pakenham and Warragul, Bunyip and Drouin offer a moderate level of service, including community and recreational services, parks, sporting fields, community halls, cafes, and sporting clubs.

TABLE 6-19 COMMUNITY AND RECREATIONAL SERVICES

Service	Location									
	Primary Social Locality					Secondary Social Locality				
	North Bunyip	Bunyip	Longwarry	Longwarry North	Garfield	Tynong	Nar Nar Goon	Pakenham	Drouin	Warragul
Parks	0	5	1	0	5	1	1	14	15	14
Sporting Fields	0	1	0	0	0	0	1	1	2	4
Swimming Pools	0	1	0	0	2	0	0	7	6	8

Service	Location									
	Primary Social Locality					Secondary Social Locality				
	North Bunyip	Bunyip	Longwarry	Longwarry North	Garfield	Tynong	Nar Nar Goon	Pakenham	Drouin	Warragul
Fitness Centres	0	3	0	0	0	0	0	0	4	13
Golf Courses	0	0	0	0	1	1	0	1	1	0
Shopping Centres	0	1	1	0	0	0	0	8	1	1
Libraries	0	0	0	0	0	0	0	4	2	2
Community Halls	0	2	0	0	2	0	0	5	0	2
Cafes / Pubs / Restaurants	0	2	3	0	3	1	1	15	4	7
Religious Buildings or Groups	0	2	4	0	1	3	1	18	11	19
Community Groups (e.g. Lions, Rotary, CWA, Men's Shed, etc.)	0	6	0	0	1	0	0	4	2	2
Youth Organisations (e.g. Scouts, PCYC, etc.)	0	8	0	0	0	0	0	5	2	2
Sporting Clubs	0	1	1	0	0	0	0	10	2	3
Chamber of Commerce (or similar)	0	0	0	0	0	0	0	0	0	0
Cultural Clubs or Groups	0	8	0	0	0	0	0	5	2	3
Total	0	40	10	0	15	6	4	97	54	80

As part of its Community Satisfaction Survey, Cardinia Shire Council reported the following satisfaction levels for community and recreational services (Metropolis Research Pty Ltd, 2025):

- **Libraries** ranked 16th of 39 services, with an average importance score of 9.0 out of 10. Satisfaction remained stable, rising one percent to 8.6, which is considered "excellent";
- **Sports ovals and local sporting facilities** ranked 9th, with an importance score of 9.1, above the overall average of 8.9. Satisfaction increased slightly to 8.0, maintaining an "excellent" rating;
- **Recreation and aquatic centres** ranked 15th, with an importance score of 9.0. Satisfaction held steady at 7.7, a "very good" level;
- **Community centres and neighbourhood houses** ranked 22nd, with an importance score of 8.9. Satisfaction dipped one percent to 8.2, still "excellent";

- **Services for children (birth to 5 years)** ranked 3rd, with an importance score of 9.3, well above average. Satisfaction rose three percent to 8.4, rated "excellent";
- **Services for youth** ranked 10th, with an importance score of 9.1. Satisfaction improved two percent to 7.8, moving from "very good" to "excellent";
- **Support services for seniors** ranked 6th, with an importance score of 9.2, above average. Satisfaction slipped one percent to 7.8, still "excellent";
- **Support services for people with disability** ranked 4th, with an importance score of 9.2. Satisfaction rose six percent to 7.8, improving from "very good" to "excellent";
- **Community and cultural activities** ranked 32nd, with an importance score of 8.6. Satisfaction fell two percent to 7.9, yet remained "excellent"; and
- **Parks and gardens** ranked 11th, with an importance score of 9.1. Satisfaction increased four percent to 7.7, rated "very good."

6.8.2 HEALTH AND EMERGENCY SERVICES

Public health and emergency services in the Social Locality have the potential to support the Project workforce, particularly during the Construction Phase. Accordingly, this section explores two components of community health – the existing long-term community health indicators within the Primary Social Locality, and the health and emergency services that are currently available within the Social Locality.

Table 6-20 reports the existing long-term health conditions across the Social Locality in 2021. This data is useful in establishing an understanding of the sensitivity of the communities within the Social Locality to Project-induced changes. The data denotes that all localities within the Social Locality, have higher prevalence of neurocognitive and respiratory conditions, when compared to the Victoria STE.

TABLE 6-20 EXISTING LONG-TERM HEALTH CONDITIONS

ABS Statistical Area	Neurocognitive ¹ (%)	Respiratory Conditions ² (%)
Primary Social Locality		
North Bunyip SAL ³	-	-
Bunyip SAL	10.5	10.3
Longwarry SAL	12.6	14.1
Longwarry North SAL	10.9	13.5
Garfield SAL	8.8	11.4
Secondary Social Locality		
Tynong SAL	8.2	11.1
Nar Nar Goon SAL	9.9	12.1
Pakenham SAL	10.9	11.5
Drouin SAL	13.9	13.1
Warragul SAL	12.3	12.8

ABS Statistical Area	Neurocognitive ¹ (%)	Respiratory Conditions ² (%)
Social Context		
Cardinia LGA	9.8	10.9
Victoria STE	5.5	9.9

Note1. Neurocognitive combines the following ABS categories: 'Mental health condition (including depression or anxiety)' and 'Dementia (including Alzheimer's)'

Note2. Respiratory combines the following ABS categories: 'Lung Conditions (including COPD or emphysema)' and 'Asthma'.

Note3. Data unavailable for SAL.

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

The ABS measure 'Core Activity Need for Assistance' identifies people who require help with basic daily activities such as self-care, mobility, or communication due to disability, long-term health conditions, or age. A higher proportion of people needing assistance indicates greater vulnerability and reliance on support services, which can increase pressure on local health, aged care, and community resources during the Project.

Table 6-21 indicates that there was an increase in the number of people needing assistance with core daily activities across the Social Locality between 2016 and 2021. The largest increases were experienced in the Garfield, Longwarry, and Warragul SALs, with increases of 56.9%, 53.8%, and 52.9%, respectively. In all locations, the percentage increase was larger than that of the Victoria STE (25.3%), indicating that the Social Locality may present a higher level of vulnerability, whereby residents may be more susceptible to pressures on health, aged care, and community services, particularly where service capacity is limited.

TABLE 6-21 CORE ACTIVITY NEED FOR ASSISTANCE

ABS Statistical Area	Census Year	Has need for assistance % (#)	Change in population needing assistance (%)	Does not have need for assistance (#)	Need for assistance not stated (#)
Primary Social Locality					
Bunyip North SAL	2021	3.2 (3)	-	78	12
	2016	2.7 (3)		103	7
Bunyip SAL	2021	4.7 (148)	↑ 49.5	2,785	193
	2016	4.0 (99)		2,176	190
Longwarry SAL	2021	6.6 (160)	↑ 53.8	2,069	202
	2016	5.2 (104)		1,738	167
Longwarry North SAL	2021	4.8 (11)	↑ 37.5	175	49
	2016	3.7 (8)		177	24
Garfield SAL	2021	4.3 (91)	↑ 56.9	1,887	133
	2016	3.3 (58)		1,588	141

ABS Statistical Area	Census Year	Has need for assistance % (#)	Change in population needing assistance (%)	Does not have need for assistance (#)	Need for assistance not stated (#)
Secondary Social Locality					
Tynong SAL	2021	4.6 (24)	↑ 20.0	444	53
	2016	4.4 (20)		396	41
Nar Nar Goon SAL	2021	3.9 (40)	↑ 33.3	915	65
	2016	3.0 (30)		919	64
Pakenham SAL	2021	5.6(3,015)	↑ 20.0	48,264	2,842
	2016	4.9 (2,254)		41,422	2,744
Drouin SAL	2021	7.5 (1,153)	↑ 33.7	13,379	752
	2016	6.6 (811)		10,575	960
Warragul SAL	2021	7.4 (1,468)	↑ 52.9	17,394	995
	2016	6.1 (960)		13,809	992
Social Context					
Cardinia LGA	2021	4.8 (5,730)	↑ 45.0	106229	6,237
	2016	4.2 (3,952)		84329	5,845
Victoria STE	2021	5.9 (382,073)	↑ 25.3	5,770,498	350,921
	2016	5.1 (304,937)		5,220,867	5,926,624

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

The relevant health and emergency services located within the Social Locality are outlined in **Table 6-22**. As indicated by **Table 6-22**, the Social Locality provides essential health and emergency services, including medical centres, mental health services, and a large hospital which includes an inpatient facility, emergency department, and an outpatient department. The majority of these health services are located within the Pakenham SAL, followed by the Warragul and Drouin SALs.

In the event of a medical emergency on-site, it is likely that Project workers would be treated at West Gippsland Hospital (located in the Warragul SAL), however outside the Project Locality in the neighbouring Berwick SAL also provides a hospital with a 24-hour emergency room (Casey Hospital), and therefore could provide medical assistance, if required.

The West Gippsland Hospital provides a 24-hour emergency department, acute medical and surgical, obstetric, residential aged care, and home and community-based services. Key hospital performance indicators for the West Gippsland Hospital within the Social Locality for 2023/24 are presented in **Table 6-23**.

TABLE 6-22 HEALTH AND EMERGENCY SERVICES

Service	ABS Statistical Area									
	Primary Social Locality					Secondary Social Locality				
	North Bunyip SAL	Bunyip SAL	Longwarry SAL	Longwarry North SAL	Garfield SAL	Tynong SAL	Nar Nar Goon SAL	Pakenham SAL	Drouin SAL	Warragul SAL
Police	0	0	0	0	0	0	0	1	1	1
Ambulance	0	1	0	0	0	0	0	1	0	1
State Emergency Service	0	0	0	0	0	0	0	1	0	0
Fire and Rescue	0	1	0	0	0	1	1	2	1	0
Rural Fire Service	0	0	0	0	0	0	0	0	0	1
24-hour Emergency Room	0	0	0	0	0	0	0	0	0	1
General Medical	0	1	0	0	0	0	0	2	1	0
Palliative Care	0	0	0	0	0	0	0	0	0	0
Mental Health	0	0	0	0	0	0	0	3	1	0
Maternity	0	0	0	0	0	0	0	3	0	0
Aged Care	0	0	0	0	0	0	0	2	1	1
Pathology	0	0	0	0	0	0	0	1	0	1
Dental	0	1	0	0	0	0	0	0	0	0
Disability Support	0	0	2	0	0	0	0	10	5	5
Total	0	4	2	0	0	1	1	26	10	11

TABLE 6-23 HOSPITAL PERFORMANCE INDICATORS FOR 2023/24

Performance Indicator	West Gippsland Hospital	
Percentage of patients who commenced treatment within the recommended time, emergency department waiting times (%)	Emergency	83
	Urgent	72
	Semi-urgent	79
	Non-urgent	94
Percentage of patients who depart the emergency department within four hours of arrival (%)	Emergency	44
	Urgent	45
	Semi-urgent	65
	Non-urgent	85

Performance Indicator		West Gippsland Hospital
Number of patients presenting to the emergency department (#)	Emergency	2,259
	Urgent	8,870
	Semi-urgent	9,601
	Non-urgent	1,838
Number of admissions to hospital (#)	Childbirth	855
	Emergency	6,957
	Non-Emergency	6,319
	Mental Health	0
	Palliative	45
	Rehabilitation	0
	Surgical (Emergency)	291
	Surgical (Non-Emergency)	3,186
	Total	18,674

Source: AIHW, 2025b

As part of its Community Satisfaction Survey, Cardinia Shire Council assessed resident perceptions of health and emergency services (Metropolis Research Pty Ltd, 2025). Emergency management and response ranked 19th out of 39 services and facilities, with an average importance score of 9.0 out of 10. Satisfaction with emergency management was reported at 7.5 out of 10 this year, which is considered a “very good” level of satisfaction.

In addition, Cardinia Shire Council’s Liveability Plan 2017-2029 (Cardinia Shire Council, 2021) identifies the top seven health and social priorities impacting the overall health and wellbeing of the municipality. These are:

1. Improving mental health and wellbeing;
2. Improving social cohesion;
3. Improving safety;
4. Reducing family violence;
5. Healthy eating and active living;
6. Financial wellbeing and resilience; and
7. Reducing harm from tobacco, alcohol, drugs and gambling.

6.8.3 EDUCATIONAL FACILITIES

Educational facilities located within the Primary Social Locality have the potential to service the needs of the Construction and Operation Phase workforces are outlined in **Table 6-24**, with additional detail as to these facilities provided in [Appendix B](#).

As observed in **Table 6-24**, while the Primary Social Locality only hosts limited educational facilities (i.e. pre-primary and primary education), the Secondary Social Locality, particularly in Warragul and Pakenham, provides a greater range and level for educational facilities, including Secondary Schools and Tertiary education services.

TABLE 6-24 EDUCATIONAL FACILITIES

Education Type	Location									
	Primary Social Locality					Secondary Social Locality				
	North Bunyip	Bunyip	Longwarry	Longwarry North	Garfield	Tynong	Nar Nar Goon	Pakenham	Drouin	Warragul
Pre-Primary	0	2	1	0	1	0	1	3	5	4
Primary	0	2	1	0	1	1	2	9	3	5
Secondary	0	0	0	0	0	1	0	4	1	4
Tertiary	0	0	0	0	0	0	0	0	1	2
Total	0	4	2	0	0	2	3	16	10	15

6.8.4 DIGITAL INCLUSION

The Australian Digital Inclusion Index (ADII) score measures how well people in Australia can access, afford, and use digital technologies effectively. Digital inclusion is an important consideration for developments in rural areas because limited access to affordable, reliable internet and low digital literacy can affect how communities receive information, engage in consultation, and access Project related opportunities. Low digital inclusion may create barriers to transparent communication, participation in planning processes, and uptake of employment or training programs linked to the Project.

Table 6-25 provides an overview of relevant ADII scores, comparative to Victoria and Australia, which indicates digital inclusion in the Cardinia LGA and Victoria is above the national average. While data for the First Nations communities in the Cardinia LGA is unavailable, the data for Victoria suggests that these communities have a lower ADII score, with a 1.5-point gap compared to the First Nations national average. At a national level, First Nations people score 63.4, which is 10.2 points below the overall national average. These gaps highlight limitations digital accessibility, which may impact community engagement and access to Project related information, especially for First Nations communities and regional residents.

TABLE 6-25 DIGITAL INCLUSION IN THE SOCIAL LOCALITY

Location	ADII Score (#) ¹	Digital Gap compared to National Average (#)	First Nations ADII Score (#)	Digital Gap compared to First Nations National Average (#)
Cardinia LGA ²	75.1	↑ 1	65.0	-
Victoria	74.1	↑ 0.5	63.4	↓ 1.6
National Average ²	73.6	-	63.4	↓ 10.2

Note1. ADII score range from 0-100. The higher the score, the greater the level of digital inclusion.

Note2. Some data is unavailable.

Source: Australian Digital Inclusion Index, 2025

6.9 ROOFTOP SOLAR AND BATTERY UPTAKE

Australia is experiencing growth in renewable energy uptake, led principally by rooftop solar systems. Residential rooftop solar systems comprise the majority of the installed capacity, accounting for around 75-80%, while commercial and industrial installations continue to grow steadily.

Across Australia, more than 3.7 million households now have solar PV systems (Clean Energy Council, 2024). Battery storage adoption has also increased by approximately 14.4% since 2021, with attachment rates rising to 28.4% of new solar installations by late 2024. During 2023–24, the commercial sector contributed approximately 23% of new solar capacity, driven by businesses seeking to reduce energy costs. Battery installations surged as well, with 74,600 units installed in 2024, an increase from approximately 46,000 in 2023 (Clean Energy Council, 2024).

Key drivers for rooftop solar and battery uptake include the reduction of technology costs, high retail electricity prices, and supportive government programs such as rebates, loans, and virtual power plant initiatives. Growing demand for blackout resilience and improving battery economics are also accelerating adoption. To manage high solar penetration, integration measures such as dynamic export limits, tariff reforms, and virtual power plant enrolment are being implemented (Clean Energy Council, 2025).

Table 6-26 provides an overview of solar and battery metrics at a State and National level in 2024, which indicates:

- Victoria has 5.3 GW of rooftop solar capacity, with 4.2 GW (80%) of residential and 1.1 GW (20%) of commercial/industrial.
- Battery storage uptake in Victoria includes 45,000 to 55,000 small BESS units and 225 MW to 275 MW of total capacity.
- In 2024, Victoria was forecast to add 582 MW of photovoltaic installations and 15,000 battery units.

TABLE 6-26 2024 SOLAR AND BATTERY INDICATORS

Indicator		Victoria	Australia
Current Installed Capacity	Rooftop Photovoltaic Capacity	5.3 GW	25.5 GW
	Residential Share	4.2 GW (80%)	-
	Commercial and Industrial	1.1 GW (20%)	-
Battery Storage Uptake	Small BESS Installed	45,000 to 55,000	900,000 to 950,000
	Battery Capacity	225 to 275 MW	-
Annual Installation Trends	2024 Photovoltaic Additions	582 MW (515 MW in 2023)	3.0 GW (3.1 GW in 2023)
	2024 Battery Additions	15,000 units	185,798 units

Source: Clean Energy Council, 2024; Australian Energy Market Operator, 2024

Table 6-27 provides an overview of small-scale solar installations by postcodes relevant to the Social Locality, which indicates:

- The Primary Social Locality has 26 solar installations with an output of 255.64 kW and 30 batteries with a capacity of 581.83 kWh.
- The Secondary Social Locality has 331 solar installations with an output of 2,673.5 kW and 274 batteries with a capacity of 5,012.33 kWh. The majority of these systems are located in Pakenham.
- In total, there are 357 solar installations with a total output of 2,929.14 kW and 304 batteries with a total capacity of 5,594.16 kWh.

TABLE 6-27 SMALL GENERATION UNIT (SGU) SOLAR AND BATTERY INSTALLATIONS BY POSTCODE, JULY TO OCTOBER 2025

Location (Postcode)	SGU Solar		SGU Battery	
	Installation Quantity (#)	Solar Panel Rated Power Output (kW)	Installation Quantity (#)	Battery Total Usable Capacity (kWh)
Primary Social Locality				
North Bunyip Bunyip (3815)	12	101.28	14	310.35
Longwarry Longwarry North (3816)	7	78.65	9	157.90
Garfield (3814)	7	75.71	7	113.58
Secondary Social Locality				
Tynong (3813) ¹	5	54.58	7	123.50
Nar Nar Goon (3812) ¹	32	208.04	6	109.04

Location (Postcode)	SGU Solar		SGU Battery	
	Installation Quantity (#)	Solar Panel Rated Power Output (kW)	Installation Quantity (#)	Battery Total Usable Capacity (kWh)
Pakenham (3810)	119	1,168.93	135	2,503.72
Drouin (3818)	66	622.16	71	1,321.27
Warragul (3820)	89	619.79	55	954.80
Total	337	2,929.14	304	5,594.16

Source: Clean Energy Regulator, 2025

6.10 TRAVEL AND ACCESS PROFILE

This section outlines the existing transport infrastructure and networks within the Social Locality, including road networks and public transport services, and how these are currently used by local/regional communities.

6.10.1 ROAD NETWORK

Access to the Project Area will primarily be via the Princes Highway (M1), located to the south of the Project Area and will connect to an internal access track. The Princes Highway is a major transport route spanning 159 km, linking Melbourne to Geelong in the west, and Morwell in the east. The Princes Highway is a key road and rail link between Melbourne, the Latrobe Valley and Gippsland.

The eastern section of the Princes Highway, known as Princes Freeway East, begins at Narre Warren as a six-lane dual-carriageway, narrowing to four lanes just west of Pakenham. Several highway-standard at-grade intersections exist, particularly between Nar Nar Goon and Longwarry, with speed limits of 100 km/h (62 mph). The only 110 km/h (68 mph) section of the highway runs from Longwarry to Morwell.

Adjacent to the Princes Highway is the C433 route, which connects most of the towns located within the Primary and Secondary Social Localities. This route comprises Wellwood Road, Longwarry–Drouin Road, Drouin Road, and Nar Nar Goon–Longwarry Road.

6.10.2 AIRPORTS AND AERODROMES

The Social Locality is serviced by the Tullamarine Airport, which located approximately an hour and half from the Project Area, and is owned and operated by Australia Pacific Airports (Melbourne) Pty Ltd.

6.10.3 PUBLIC TRANSPORT

The Social Locality is serviced by V/Line coach routes and PTV regional buses operated by Warragul Bus Lines. These services connect key towns including Pakenham, Nar Nar Goon, North Bunyip, Bunyip, Longwarry, Drouin, and Warragul, with scheduled stops along the Gippsland corridor. V/Line coaches typically run on weekdays, complementing the regular

V/Line train service between Pakenham and Warragul, which operates hourly and provides fast connections for commuters.

In addition, the West Gippsland Transit network offers regional bus routes linking Pakenham through Nar Nar Goon, Bunyip, Drouin, and Warragul, with services running Monday to Saturday and timed stops at major local points. These routes provide reliable public transport options for residents and visitors across the locality (V/Line, n.d.).

Operators such as Warragul Bus Lines and Simcock's Bus Services (Pakenham) have been transporting over 3,000 students daily to more than 18 schools in West Gippsland for over 70 years, highlighting their importance in connecting communities like Warragul, Drouin, Garfield, and Bunyip to educational institutions (Warragul Bus Lines, n.d; Simcocks' Bus Services, n.d). The broader Victorian School Bus Program, managed by the Department of Education, coordinates routes and bus stops to support families in rural and regional areas, ensuring equitable access to education (Transport Victoria, n.d.)

6.10.4 VEHICLE OWNERSHIP AND TRAVEL TO WORK

Table 6-28 summarises the number of motor vehicles per occupied private dwelling, and **Table 6-29** identifies the method of travel to work across the Primary Social Locality.

Based on the data, it can be observed that there is a high dependency on private vehicle use, with most people within the Primary Social Locality having two motor vehicles per private dwelling. Private motor vehicle ownership appears to correlate with the manner in which people within the Primary Social Locality Area travel to work – via private motor vehicle.

As per **Table 6-29**, most people travel to work via car (driver), followed by car (passenger), truck, or motorbike. The higher number of private vehicles is likely due to the rural/regional nature of the communities.

TABLE 6-28 NUMBER OF MOTOR VEHICLES PER PRIVATE DWELLING

ABS Statistical Area	Census Year	No motor vehicles	1 motor vehicle	2 motor vehicles	3 or more motor vehicles
Primary Social Locality					
North Bunyip SAL	2021	0	5	11	6
	2016	0	5	14	10
Bunyip SAL	2021	28	226	399	184
	2016	32	194	286	152
Longwarry SAL	2021	23	275	357	124
	2016	22	186	291	114
Longwarry North SAL	2021	3	30	22	16
	2016	0	16	18	19
Garfield SAL	2021	5	172	294	135
	2016	10	144	211	100

ABS Statistical Area	Census Year	No motor vehicles	1 motor vehicle	2 motor vehicles	3 or more motor vehicles
Secondary Social Locality					
Tynong SAL	2021	7	23	68	32
	2016	3	28	51	27
Nar Nar Goon SAL	2021	8	70	128	80
	2016	6	64	113	73
Pakenham SAL	2021	660	6,405	7,584	2,300
	2016	577	5,239	6,539	1,876
Drouin SAL	2021	181	1,933	2,325	778
	2016	166	1,504	1,752	558
Warragul SAL	2021	361	2,545	2,978	968
	2016	332	1,988	2,226	678
Social Context					
Cardinia LGA	2021	1,006	11,362	16,664	6,010
	2016	869	8,535	12,965	4,670
Victoria STE	2021	179,349	856,243	880,945	280,276
	2016	166,061	722,675	776,286	243,135

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

TABLE 6-29 METHOD OF TRAVEL TO WORK

ABS Statistical Area	Census Year	Bus/Train	Taxi/Share Service	Car (driver)	Car (passenger)	Truck	Motorbike	Bicycle	Other	Walked	Total
Primary Social Locality											
North Bunyip SAL	2021	0	0	23	0	4	0	0	0	0	27
	2016	0	0	35	0	0	0	0	0	0	35
Bunyip SAL	2021	14	0	893	50	21	0	0	0	18	996
	2016	22	0	753	44	27	0	0	0	21	867
Longwarry SAL	2021	16	0	730	44	16	0	0	3	7	820
	2016	15	0	591	29	20	7	0	0	0	662
North Longwarry SAL	2021	0	0	51	3	6	0	0	0	0	60
	2016	0	0	0	0	3	0	0	0	0	3
Garfield SAL	2021	8	0	637	23	35	3	0	4	20	730
	2016	23	0	537	20	21	0	0	3	3	607
Secondary Social Locality											
Tynong SAL	2021	3	0	151	4	8	0	0	0	3	169
	2016	8	0	637	23	35	3	0	4	20	730
Nar Nar Goon SAL	2021	3	0	297	19	21		0	6	10	356
	2016	14	0	373	25	14	4	0	0	16	442
Pakenham SAL	2021	538	48	15,654	1,082	190	59	49	106	221	17,747
	2016	914	23	14,938	933	169	73	44	83	188	17,165
Drouin SAL	2021	53	6	4,362	268	61	5	11	11	78	4,785
	2016	107	3	3,591	182	53	6	10	13	79	4,044

ABS Statistical Area	Census Year	Bus/Train	Taxi/Share Service	Car (driver)	Car (passenger)	Truck	Motorbike	Bicycle	Other	Walked	Total
Warragul SAL	2021	59	13	5,887	439	35	24	22	30	176	6,685
	2016	141	17	4,873	387	51	16	24	23	181	5,713
Social Context											
Cardinia LGA	2021	891	71	35,089	2191	591	135	76	220	607	39,711
	2016	1502	26	31,883	1837	533	132	79	198	585	36,175
Victoria STE	2021	69,881	6,461	1,578,210	110,123	16,403	7,654	22,267	13,746	72,373	1,856,118
	2016	186,511	4,882	1,691,496	110,502	16,720	9,878	33,963	14,313	87,794	2,002,259

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l.

6.11 CRIME

Communities can be vulnerable to crime-related impacts, particularly in rural and regional areas where limited policing resources and social disadvantage may influence crime patterns.

Table 6-30 provides the Victorian Police Service data on crime incidents over a year period to June 2025, and identifies the following:

- The majority of crime incidents within the Social Locality occurred within Pakenham (53%), followed by Warragul (26%), which is likely a result of the higher populations comparative to other locations.
- The majority of crime incidents within the Social Locality were property and deception offences, totalling 58%, followed by crimes against the person (21%).

TABLE 6-30 CRIME INCIDENTS, YEAR ENDING JUNE 2025

Location (Postcode)	Crimes against the person (#)	Property and deception offences (#)	Drug offences (#)	Public order and security offences (#)	Justice procedures offences (#)	Other Offences (#)	Total (#)
Bunyip North Bunyip (3815)	32	57	1	1	17	-	109
Longwarry Longwarry North (3816)	53	111	9	5	30	1	209
Garfield (3814)	10	52	1	3	8	-	74
Tynong (3813)	16	33	-	-	6	-	55
Nar Nar Goon (3812)	18	79	3	-	18	1	119
Pakenham (3810)	763	2,353	116	123	532	4	3,891
Drouin (3818)	229	505	33	38	169	2	976
Warragul (3820)	380	1,060	84	66	309	3	1,902
Total	1,501	4,250	247	236	1,089	11	7,335

Source: Crime Statistics Agency, 2025

6.12 VULNERABLE GROUPS

Vulnerability refers to an individual or groups capacity to adapt to, or cope with changes in their environment and is influenced by a range of different socio-economic factors. Some individuals or groups may be more vulnerable than others due to certain existing socio-economic characteristics including (but not limited to) age, livelihood, language proficiency and health status.

This section considers four groups across the Primary Social Locality with potential social vulnerabilities related to CALD (refer to **Section 6.12.1**), age (refer to **Section 6.12.2**), First Nations identification (refer to **Section 6.12.3**), and socio-economic disadvantage (refer to **Section 6.12.4**).

6.12.1 CULTURALLY AND LINGUISTICALLY DIVERSE

CALD is a broad term used to describe communities with diverse languages, ethnic backgrounds, nationalities, traditions, societal structures, and religions (Ethnic Communities Council of Victoria Inc., 2012), because of this CALD groups are often considered vulnerable people. As per the SIA Guideline special attention is required to ensure culturally appropriate and inclusive engagement.

In 2021, 71.5% of people in the Cardinia LGA were born in Australia, 6.5% higher than Victoria whole. The next highest was India (4.3%), followed by England (3.6%). Most persons within the Cardinia LGA have English ancestry, followed by Australia (35.3%) and Irish (8.7%).

Based on 2021 Census data, the majority of the population within the Primary Social Locality spoke English at home, followed by Punjabi (2.9%), and Sinhalese (1.8%) and Hindi (0.8%). Despite the small percentage of Punjabi speakers, this higher than Victorian and National average.

Of the 118,194 residents in the Cardinia LGA, 1,630 people stated their proficiency of spoken English to be "Not well or not at all" in 2021, which represents approximately 1.4% of the total population. In Victoria, there was a total of 233,912 people who stated their proficiency of spoken English to be "Not well or not at all", which represents 3.6% of the total population. Additionally, the percentage of households where a non-English language is used in 2021 (refer to **Table 6-3**) in the Cardinia LGA is 19.8%. Overall, the Primary Social Locality shows significantly lower percentages than those in the State, with the Victoria STE percentage at 30.2%.

Catholicism is the dominant religion in the Cardinia LGA with 17.7% of people identifying as Catholics. Despite this however, 43.8% of the Cardinia LGA's population recorded "no religion" in the 2021 Census, a 22.4% increase since 2016.

Based on the above considerations of the languages, ethnic backgrounds, nationalities, and religions of the Primary Social Locality, the likelihood of CALD groups being excluded from engagement activities for the Project due to language barriers is deemed to be low.

6.12.2 YOUTH AND ELDERLY

Youth and elderly populations are particularly vulnerable to the impacts of large development projects due to their specific mobility, health, safety, and social needs. During the Construction, Operation and Decommissioning Phases, the Project impacts that have potential to exacerbate the needs of youth and elderly groups are typically concentrated to the immediate surroundings of the Project Area.

As per **Table 6-3**, collectively, the Cardinia LGA saw a 0.6 percentage point decline in the population of persons aged 14 years and younger between 2016 (23.0%) and 2021 (23.6%). This decline is reflected within the SALs of Garfield and Pakenham, with a slight decline experienced in Nar Nar Goon SAL, and a substantive decline in the Longwarry North SAL, which saw a drop of 3.7 percentage points between 2016 and 2021. Conversely, however,

Bunyip SAL and Longwarry SAL experienced increases in the population under the age of 14 between the same period. The Bunyip SAL experienced a moderate increase of 1.2%, while the Longwarry SAL saw an increase of 0.2%.

Regarding populations over 65 years of age, **Table 6-3** indicates with the exception of the Bunyip SAL (no change at 17.1%) and Longwarry North SAL (decrease of 1.5 percentage points, from 22.6% to 21.1%), all other SALs experienced an increase in the percentage of persons aged over 65 years between 2016 and 2021, a trend that is similarly experienced within the Cardinia LGA as a whole, which rose from 11.9% to 12.6% (increase of 0.7 percentage points).

Several SALs, including the Bunyip and Longwarry SALs, depict a growing proportion of children under the age of 14 years, which suggests an influx of young families or higher birth rates in these localities. Conversely, SALs such as the Longwarry North SAL are experiencing aging trends, with an increase in the number of residents over the age of 65 years.

Accordingly, the Project will need to ensure that it supports/protects the well-being of youth and the aging population who may be more susceptible to environmental hazards.

6.12.3 FIRST NATIONS

First Nations populations and communities are culturally vulnerable to the Project impacts particularly given past practices and government policies that may have created detachment from traditional lands. **Table 6-31** provides ABS data on Aboriginal and/or Torres Strait Islander population statistics, additional to **Table 6-3**, and identifies the following:

- Across both the Cardinia LGA and the Victoria STE, the percentage of the population who identify as Aboriginal and/or Torres Strait Islander has increased. As of 2021, the Cardinia LGA has a lower percentage of total population who identifies as Aboriginal and/or Torres Strait Islander with 1.0% when compared to the State percentage of 1.0%.
- The amount of homelessness Aboriginal and/or Torres Strait Islanders has increased by 525% between 2016 and 2021.
- Across the SAL there has been an increase in the number of Aboriginal and/or Torres Strait Islanders, with Warragul, Pakenham, Nar Nar Goon, Garfield and Longwarry SALs recording a percentage change increase higher than the Cardinia LGA and State average between 2016 and 2021.
- Across the Primary and Secondary Social Locality, the majority of Aboriginal and/or Torres Strait Islanders live in together in one family. Only in Pakenham SAL was there more representation of multiple family household compositions than the State Average.
- The percentage of Aboriginal and/or Torres Strait Islanders across all locations within the Primary Social Locality in 2021 ranges from 0.8% in the Garfield SAL to 2.6% in the Longwarry North SAL, the latter of which is higher than the Cardinia LGA (1.0%) and Victoria (1.0%) as a whole.
- The median age of the Aboriginal and/or Torres Strait Islander communities across the Primary Social Locality skews relatively young (averaging 21 years). The median age of persons within the following SALs; Bunyip SAL (19 years), Longwarry SAL (20 years), and Garfield SAL (12 years), are lower than the Cardinia LGA (20 years) and the Victoria STE (24 years).

- The median weekly income for Indigenous households in the Cardinia LGA is higher than Victoria as a whole. Within the Social Locality, the Tynong SAL and Nar Nar Goon SAL have the highest median weekly household incomes of \$2,749 and \$2,250, respectively – both of which exceed both the Cardinia LGA (\$1,811) and Victoria STE (\$1,565). The lowest median weekly household income was identified in the Garfield SAL, which is \$1,749 – \$184 below Victoria as a whole.

TABLE 6-31 ABORIGINAL AND/OR TORRES STRAIT ISLANDER STATISTICS

ABS Statistical Area	Census Year	Total Population (#)	Total Population Change (%)	Median Age (#)	Median Weekly Household Income (\$)	In the Labour Force (#)	Unemployment Rate (%)	Household Composition One family / Multiple family / Other % (#)	Homelessness # (%)
Primary Social Locality									
Bunyip North SAL ¹	2021	-	-	-	-	-	-	-	-
	2016	-		-	-	-	-	-	-
Bunyip SAL ¹	2021	32	↑ 18.5	19	1,875	14	7.7	55.0 (11) / 0.0 (0)	-
	2016	27		17	2,125	-	-	-	-
Longwarry SAL ¹	2021	45	↑ 95.7	20	2,249	20	0.0	100.0 (14) / 0.0 (0)	-
	2016	23		30	1,125	-	-	-	-
Longwarry North SAL ¹	2021	6	↑ 50.0	21	1,625	-	-	-	-
	2016	4		39	-	-	-	-	-
Garfield SAL ¹	2021	17	↑ 88.9	12	1,749	8	0.0	50.0 (4) / 0.0 (0)	-
	2016	9		15	1,125	-	-	-	-
Secondary Social Locality									
Tynong SAL ¹	2021	7	↑ 75.0	20	2,749	0	0.0	0.0 (0) / 0.0 (0)	-
	2016	4		36	-	-	-	-	-
Nar Nar Goon SAL ¹	2021	17	↑ 70.0	8	2,250	4	0.0	3.5 (3) / 0.0 (0)	-
	2016	10		12	0	-	-	-	-

ABS Statistical Area	Census Year	Total Population (#)	Total Population Change (%)	Median Age (#)	Median Weekly Household Income (\$)	In the Labour Force (#)	Unemployment Rate (%)	Household Composition One family / Multiple family / Other % (#)	Homelessness # (%)
Pakenham SAL ¹	2021	637	↑ 52.7	19	1,663	228	10.5	82.8% (259) / 4.5% (14)	-
	2016	417		17	1,447	-	-	-	-
Drouin SAL ¹	2021	279	↑ 43.8	23	1,738	111	8.0	83.2% (114) / 2.9% (4)	-
	2016	194		17	1,180	-	-	-	-
Warragul SAL ¹	2021	226	↑ 66.2	23	1,354	81	12.3	78.3% (94) / 0% (0)	-
	2016	136		20	1,100	-	-	-	-
Social Context									
Cardinia LGA ¹	2021	1,145	↑ 46.6	20	1,811	452	7.9	80.6% (466) / 4.8% (28)	50 (41)
	2016	781		21	1,530	299	11.7	81.3% (317) / 5.1% (20)	8 (8)
Victoria STE	2021	65,646	↑ 37.4	24	1,565	26,084	9.5	92% (24727) / 4.3% (1147)	-
	2016	47,788		23	1,200	17,874	14.0	73.8% (17551) / 3.2% (761) /	-

Note1. To protect confidentiality in small populations, some data values may be adjusted, suppressed or unavailable, and totals may not match.

Source: ABS, 2021a; ABS, 2016a; ABS, 2021b; ABS, 2016b; ABS, 2021c; ABS, 2016c; ABS, 2021d; ABS, 2016d; ABS, 2021e; ABS, 2016e; ABS, 2021f; ABS, 2016f; ABS, 2021g; ABS, 2016g; ABS, 2021h; ABS, 2016h; ABS, 2021i; ABS, 2016i; ABS, 2021j; ABS, 2016j; ABS, 2021k; ABS, 2016k; ABS, 2021l; ABS, 2016l; ABS, 2025.

In March 2019, a formal Partnership Agreement on Closing the Gap was established between the Australian Government, State and Territory Governments, the Coalition of Aboriginal and Torres Strait Islander Peak Organisations, and the Australia Local Government Association. As part of this Partnership Agreement, the National Agreement on Closing the Gap was established (Department of the Prime Minister and Cabinet, n.d.).

The National Agreement on Closing the Gap contains 19 national socio-economic targets across 17 socio-economic outcomes areas that relate to aspects that have an impact on the life outcomes of Aboriginal and/or Torres Strait Islander peoples. Those targets available through ABS Census Data collection for 2016 and 2021 are outlined in **Table 6-32** to **Table 6-36**, and comprise:

- **Target 5:** By 2031, increase the proportion of Aboriginal and Torres Strait Islander people (age 20-24) attaining year 12 or equivalent qualification to 96 per cent.
- **Target 6:** By 2031, increase the proportion of Aboriginal and Torres Strait Islander people aged 25-34 years who have completed a tertiary qualification (Certificate III and above) to 70 per cent.
- **Target 7:** By 2031, increase the proportion of Aboriginal and Torres Strait Islander youth (15-24 years) who are in employment, education or training to 67 percent.
- **Target 8:** By 2031, increase the proportion of Aboriginal and Torres Strait Islander people aged 25-64 who are employed to 62 per cent.
- **Target 9A:** By 2031, increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing to 88 per cent.

TABLE 6-32 CLOSING THE GAP TARGET 5, CARDINIA LGA

Target Dataset	Census Year	
	2016	2021
Attained Year 12 or equivalent or Certificate III or above % (#)	58.7 (37)	75.0 (69)
Total applicable population aged 20-24 years (#)	63	92

Source: ABS, 2025

TABLE 6-33 CLOSING THE GAP TARGET 6, CARDINIA LGA

Target Dataset	Census Year	
	2016	2021
Completed tertiary qualification of Certificate III or above % (#)	58.4 (45)	59.9 (85)
Total applicable population aged 25-34 years (#)	77	142

Source: ABS, 2025

TABLE 6-34 CLOSING THE GAP TARGET 7, CARDINIA LGA

Target Dataset	Census Year	
	2016	2021
Fully engaged in employment, education or training % (#)	64.1 (82)	64.2 (122)
Total applicable population aged 15-24 years (#)	128	190

Source: ABS, 2025

TABLE 6-35 CLOSING THE GAP TARGET 8, CARDINA LGA

Target Dataset	Census Year	
	2016	2021
Employed % (#)	67.9 (203)	73.0 (306)
Total applicable population aged 25-64 years (#)	299	419

Source: ABS, 2025

TABLE 6-36 CLOSING THE GAP TARGET 9A, CARDINIA LGA

Target Dataset	Census Year	
	2016	2021
Living in a dwelling with no additional bedrooms required (appropriately sized) % (#)	91.4 (631)	89.3 (918)
Living in a dwelling requiring one additional bedroom % (#)	5.9 (41)	5.4 (56)
Living in a dwelling requiring two additional bedrooms % (#)	2.6 (18)	2.3 (24)
Living in a dwelling requiring three additional bedrooms % (#)	0.0 (0)	1.8 (18)
Living in a dwelling requiring four or more additional bedrooms % (#)	0.0 (0)	1.5 (15)
Total people living in applicable dwellings (#)	690	1,028

Source: ABS, 2025

6.12.4 SEIFA

Socio-Economic Indexes for Areas (SEIFA) is developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the Census, with SEIFA 2021 based on Census 2021 data (ABS, 2023).

The concept of relative socio-economic advantage and disadvantage used in SEIFA 2021 is consistent with previous censuses. The ABS broadly defines relative socio-economic advantage in terms of people's access to material and social resources, and their ability to participate in society. This is broadly defined in recognition of the many concepts that have emerged in the literature to describe advantage and disadvantage (ABS, 2023).

The latest SEIFA indicators 2021 across the Social Locality are reported in **Table 6-37**. Each ABS Statistical Area receives a SEIFA score, referred to as the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) score, indicating how relatively advantaged or disadvantaged that area is compared with other areas. A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. It is important to note that SEIFA IRSAD scores can't be compared over time because each set of scores is calculated using new ABS Census data and updated methods.

The SEIFA IRSAD scores in **Table 6-37** indicate that in 2021 the Garfield SAL is considered to be the most relatively disadvantaged compared to the other SALs, followed by the neighbouring SALs of Longwarry North and Longwarry. Conversely, the Bunyip North SAL is more relatively advantaged compared to the other SALs within the Social Locality. All of the SALs within the Social Locality are considered to be more relatively advantaged than that of the Cardinia LGA.

TABLE 6-37 SEIFA IRSAD SCORE

ABS Statistical Area	IRSAD Score
Primary Social Locality	
Bunyip SAL	1,072
Bunyip North SAL	1,078
Longwarry SAL	998
Longwarry North SAL	987
Garfield SAL	944
Secondary Social Locality	
Tynong SAL	956
Nar Nar Goon SAL	962
Pakenham SAL	958
Drouin SAL	951
Warragul SAL	980
Social Context	
Cardinia LGA	993

Note1. SEIFA is not provided for STE Statistical Areas.

Source: ABS, 2023

6.13 SURROUNDING PROJECTS

There are number of projects within the Social Locality that have the potential to cause cumulative impacts for stakeholders/receptors, primarily related to the Construction Phase of the Project. A summary of the available information of relevance to the consideration of potential cumulative impacts is provided in **Table 6-38**.

A review of the Victoria Department of Transport and Planning Renewable Energy Projects Victoria Map, as well as a search of local media, identified two projects within the Social Locality, and two Projects within the neighbouring Baw Baw Shire Council LGA:

1. Bunyip North Energy Storage Project
2. Longwarry BESS
3. Shady Creek Solar Farm
4. Delburn Wind Farm

Based on publicly available data, the projects yet to be constructed which known workforce estimates have the potential to require up to 186 FTE (refer to **Table 6-38**). Despite this however, construction workforce sizes are not always provided and might eventually be different from announced and/or expected workforce sizes. Some of the anticipated construction periods may not be available or a subject to change.

Additionally, it is currently unknown whether these developments will make use of an on-site temporary workforce accommodation camps/facilities.

TABLE 6-38 SUMMARY OF KEY SURROUNDING PROJECTS

Project	Developer	Scale	Proximity	Status	Construction Timeframe	Workforce	Potential Construction Phase Overlap ²	Link
Bunyip North Energy Storage	RES Group	400 MW	0 km (neighbouring allotment)	Proposed	2027-2029	Unknown	Yes	[1]
Longwarry BESS	ENHAR	5 MW	~5.3 km	Approved (not operational)	Unknown	Unknown	Yes	[2]
Shady Creek Solar Farm	Elgin Energy	60 MW	~35 km	Approved (not operational)	2025-2026	Unknown	Yes	[3]
Delburn Wind Farm	OSMI Australia	200 MW	~53 km	Approved (not operational)	2026-2027	Construction: 186 FTE Operation: 25 FTE	Yes	[4]

Source: RES Group, 2025; Enhar, 2025; Urbis, 2024; Delburn Wind Farm, 2025.

² The Project is proposed to commence construction in 2027, with operation anticipated from 2028.

7. COMMUNITY AND STAKEHOLDER ENGAGEMENT

This section summarises the community and stakeholder engagement activities and outcomes as relevant to the SIA that have been undertaken during ongoing community and stakeholder engagement for the Project, and during targeted engagement for the SIA.

Accordingly, this section provides an overview of the key themes, including potential Project benefits, issues and concerns raised throughout the community and stakeholder engagement activities conducted for the Project. Furthermore, the outcomes included in this section have informed the scoping of social issues and potential impacts to ensure that these concerns are adequately captured in the impact assessment contained in **Section 8**.

7.1 STAKEHOLDER ENGAGEMENT SUMMARY

ERM partnered with AMPYR to undertake targeted stakeholder engagement between October and December 2025. Engagement activities involved a mix of in-person and online interviews and discussions with a range of stakeholders and/or groups of stakeholders, which represented:

- Surrounding Community Members;
- Local Community Groups;
- Emergency Services;
- Business and Industry;
- Infrastructure Owners / Operators; and
- Local Government.

7.1.1 STAKEHOLDER INTERVIEWS

ERM and AMPYR conducted a series of key stakeholder interviews for the Project. In selecting those to engage, the aim was to ensure a mix of stakeholders from each stakeholder group, with a view to capturing a range of sentiments towards the Project (i.e. positive, neutral, and negative). ERM/AMPYR invited 16 stakeholders to participate in an interview. Eight stakeholders didn't respond after multiple invitations were issued and one stakeholder declined the invitation.

Each interview ran for approximately one hour. A semi-structured questionnaire was used to guide the conversation, enabling space for interviews to drill into the topics of interest and/or concern to the individual and/or group. Interview questions covered topics including stakeholder connection to the rural towns and locations within the Social Locality, short and long-term community needs, issues/concerns and general feedback on the Project, as well as their view on potential Project benefits and future engagement opportunities.

An overview of interviews conducted is provided in **Table 7-1**.

TABLE 7-1 STAKEHOLDER INTERVIEW OVERVIEW

Date	Stakeholder Group	Representatives
21 October 2025	Local Council	Cardinia Shire Council
27 November 2025	Local Community Groups	Bunyip Renewables Action Group

Date	Stakeholder Group	Representatives
27 November 2025	Local Community Groups	Geoff Lockwood
27 November 2025	Local Community Groups	Cardinia Green Landcare Group
5 December 2025	Emergency Services	Cardinia Municipal Emergency Response Co-Ordinator, Cardinia Police Service Area
9 December 2025	Local Community Groups	Bunyip Historical Society
15 December 2025	Local Community Groups	Garfield Community Association

The outcomes of these stakeholder interviews have been incorporated into **Table 7-2** (refer to **Section 7.2**).

7.1.2 INFORMATION STALL/BOOTH

AMPYR operated an information stall/booth at the Bunyip Christmas Carnival on 14 December 2025. The Information stall/booth was manned between 9am and 1pm by two AMPYR representatives, and included give-aways of local honey and lollies sourced from the Sherwood Park Orchard Bakery Café in Bunyip. Over the course of the day, approximately 50 community members stopped by the stall and engaged in discussions regarding the Project.

Additionally, AMPYR spoke with representatives from various Local Community Groups who were also operating an information stall/booth at the carnival. These groups included representatives from the Bunyip Men's Shed, Bunyip Football Club, and the Bunyip Community House.

The outcomes of the discussions had with stakeholders at the Bunyip Christmas Carnival have been incorporated into **Table 7-2** (refer to **Section 7.2**).

7.2 STAKEHOLDER ENGAGEMENT OUTCOMES

This section provides insights into the outcomes of engagement with stakeholders and receptors as relevant to the SIA. In-line with participatory research methods, the SIA recognises all stakeholders as potential knowledge holders who can provide valuable information about the local community, economy, infrastructure, and environment (Vanclay, 2003).

Accordingly, **Table 7-2** provides a summary of the key outcomes from the stakeholder engagement conducted by AMPYR and ERM organised into topics.

TABLE 7-2 STAKEHOLDER ENGAGEMENT OUTCOMES

Topic	Outcomes / Comments / Concerns	Where Addressed
Requests for Project Information	<ul style="list-style-type: none"> Stakeholders require detailed engineering and construction information well in advance to assess potential impacts and requirements. Community members showed strong interest in Project details, particularly maps illustrating the indicative design. There is a need for clarity on community benefit mechanisms and how funds will be distributed. The community expects regular updates on project timelines, workforce numbers, and local opportunities. 	Social Impact #2: Reduced Trust and Confidence in Community Engagement (refer to Section 8)

Topic	Outcomes / Comments / Concerns	Where Addressed
	<ul style="list-style-type: none"> • Requests for information should be addressed promptly, noting that some questions will be answered through expert reports. • Stakeholders also seek information on emergency management plans for the Operational Phase and security measures during construction and ongoing operations. 	
Community Values and Attitudes	<ul style="list-style-type: none"> • The local community around the Project Area is described as tight-knit, family-focused, and proud of its rural character. • People value the connected nature of the community, its proximity to Melbourne without losing its rural identity, and the natural environment, including waterways. • Garfield and Bunyip are seen as unique towns with cultural assets such as an active arts scene, and residents want to avoid becoming satellite suburbs amid rapid urban sprawl from Pakenham and Drouin. • There is general support for the project and recognition of the need for clean energy transition, with many viewing battery storage as a natural progression that should have occurred years ago. • The community is generally pro-renewable energy, with the Cardinia Shire LGA described as low-crime, stable, and predominantly agricultural. • Council emphasises its obligation to implement the Green Wedge Management Plan, reinforcing the importance of protecting rural character and agricultural land use. 	<p>Social Impact #1: Reduced Community Cohesion (refer to Section 8)</p> <p>Social Impact #2: Reduced Trust and Confidence in Community Engagement (refer to Section 8)</p>
Local Business Support / Opportunities	<ul style="list-style-type: none"> • The Project presents an opportunity to provide backup power to community buildings and businesses, which was noted as a potential benefit. • The prospect of local products used as “giveaways”, such as honey and lollies from the Orchard Café, received positive feedback from community members 	Social Impact #4: Increased Economic Benefits (refer to Section 8)
Workforce Accommodation	<ul style="list-style-type: none"> • Housing pressure from urban sprawl was noted by some stakeholders, however workforce accommodation for the Project is expected to be manageable given existing facilities in Pakenham and Melbourne. 	Social Impact #5: Potential Impact on Social Infrastructure and Services (refer to Section 8)
Risks and Safety	<ul style="list-style-type: none"> • Fire risk was identified as a critical concern, with participants noting the Project Area is prone to bushfires and has been impacted previously, including in 2019. • Community members described fire fears as “visceral” due to two major fires in recent decades, and highlighted the need for robust mitigation measures aligned with CFA guidelines. It was suggested that further input be sought from local fire experts. • Additional safety and security issues include the risk of theft of materials, particularly copper, during the Construction and Operation Phases, and the potential for protest activity, although this has been historically rare in the Cardinia Shire LGA. 	Social Impact #8: Potential Impact on Community Health and Safety Concerns (refer to Section 8)

Topic	Outcomes / Comments / Concerns	Where Addressed
Environmental Impacts	<ul style="list-style-type: none"> Stakeholders emphasised the importance of protecting local waterways, including Cannibal Creek and Tea Tree Creek, and preserving critical species such as the Dwarf Galaxis. Concerns were raised about managing runoff from the Project into nearby creeks to protect waterways and ecosystems. Discussions focused on water flows on and off the site, the role of on-site dams, and the need for robust measures to prevent contamination and remediate any incidents. Proposed setbacks to Cannibal Creek were noted as positive, and stakeholders stressed that safeguarding these ecosystems is a priority. Landcare representatives highlighted the historical significance of local waterways and the valuable role community groups play in environmental stewardship. 	Social Impact #7: Potential Impact on Social Amenity (refer to Section 8)
Visual Amenity	<ul style="list-style-type: none"> Concerns were raised about potential visual impacts of the Project, including views from the Princes Highway and by a nearby resident approximately 5 km west of the Project Area. Concerns were informed by previous visibility of a fire along Wimpole Road. Stakeholders noted the risk of cumulative visual impact, given that there will be two large battery projects in close proximity, which could create a perception of industrialisation in the area. 	Social Impact #7: Potential Impact on Social Amenity (refer to Section 8)
Impacts on Roads and Traffic Increase	<ul style="list-style-type: none"> Concerns were raised about increased traffic and road safety on the Princes Highway, particularly during peak periods when attractions like Gumbuya World draw significant volumes of vehicles, creating dangerous conditions and inconvenience for locals. 	Social Impact #8: Potential Impact on Community Health and Safety Concerns (refer to Section 8)
Land Use / Farm Operations	<ul style="list-style-type: none"> Concerns were raised about the Project occupying fertile agricultural land, however this was more in reference to broader regional trends rather than being specific to the Project. Stakeholders expressed frustration that land-use decisions may not be adequately planned or prioritised to protect productive farmland. Previous objections to similar projects in Baw Baw Shire LGA were linked to concerns about high-value agricultural land, which stakeholders note is not the case here. 	Social Impact #6: Perceived Land Use Incompatibility (refer to Section 8)
Land Access	<ul style="list-style-type: none"> Stakeholders mentioned that land access arrangements will need to be considered in more detail. 	Social Impact #6: Perceived Land Use Incompatibility (refer to Section 8)
Communication	<ul style="list-style-type: none"> Stakeholders interviewed emphasised transparency and the need to co-design community benefits. 	Social Impact #2: Reduced Trust and Confidence in Community Engagement (refer to Section 8) Social Value and Economic Benefits Program (refer to Section 10)

Topic	Outcomes / Comments / Concerns	Where Addressed
Local / Regional Investment	<ul style="list-style-type: none"> Stakeholders emphasised the importance of balancing tourism values with agricultural activities to maintain the region's economic diversity and rural character. 	Social Impact #4: Increased Economic Benefits (refer to Section 8)
Renewable Energy	<ul style="list-style-type: none"> The Project is widely perceived as contributing to cleaner energy, strengthening the local power supply, and supporting improved environmental outcomes. 	Social Impact #1: Reduced Community Cohesion (refer to Section 8)
Community Benefit and Sponsorship	<ul style="list-style-type: none"> The community expressed strong support for the renewable energy transition and welcomed local engagement efforts. There is interest in opportunities for sponsorships or partnerships with community events and infrastructure improvements, such as tree planting days, coffee stand sponsorships, and upgrades to recreational facilities. The Community Benefit Fund proposed by AMPYR was well-received, with applications already submitted, and stakeholders highlighted examples of potential initiatives, including signage and care for the swamp near the highway and renewable energy upgrades for the Bunyip Recreation Reserve. Supportive comments were made about the long-term benefits and appropriateness of the site selection. While CBFs are not legislated in Victoria, most locals are unfamiliar with them, suggesting a need for education and transparency about how CBAs work and how community feedback will be incorporated into benefit-sharing arrangements. 	Social Value and Economic Benefits (refer to Section 10)

7.3 COMMUNITY SENTIMENT

Through desktop research and on-ground validation through community and stakeholder engagement, it was observed that residents of Cardinia Shire are generally receptive to renewable energy developments, viewing such developments as part of a future necessity, in so far as they are undertaken in the appropriate manner.

As such, the overall community sentiment can be summarised as follows:

- Supportive of the renewable energy transition.
- Supportive of renewable energy projects that can demonstrate that they are appropriately located to minimise impact on agricultural lands, and manage areas of primary community concern (i.e. visual impact, runoff, and fire risk).
- Strong interest in community benefit initiatives that will provide opportunities for local community groups and businesses.

8. IMPACT ASSESSMENT

As outlined in **Section 4**, the impact assessment methodology follows the approach reflected in the NSW SIA Guideline (DPHI, 2025a), and with consideration of the Technical Supplement (DPHI, 2025b).

Impacts have been assessed based on the magnitude of the social impact (i.e. the degree of change caused by the impact), and the likelihood of an impact occurring. Positive and negative, direct and indirect, and cumulative impacts associated with the Construction and Operation Phases of the Project have been assessed.

In assessing the potential impacts, consideration has been given to:

- The characteristics of the Project, including the timing, duration and intensity of the activities (where known);
- The needs of the community as identified through the Social Baseline and/or stakeholder engagement process;
- Issues/concerns or prospective benefits raised by stakeholders during the engagement process; and
- Outcomes from technical studies undertaken by the Project.

The operational life of the Project is anticipated to be 30 years, after which time the Project may be decommissioned or re-powered, dependent on Development Permit condition requirements. Given the extensive timeframe involved, the Decommissioning Phase has not been specifically addressed in this SIA, however it is anticipated that the potential social impacts will be similar to those of the Construction Phase. It is therefore recommended that the impacts associated with decommissioning be assessed closer to the anticipated time of decommissioning, to ensure that the potential impacts (and management measures) are accurate and relevant.

Cumulative impacts have the potential to occur, in large part due to overlaps in construction and/or operational timeframes with surrounding projects. Given the static nature of the Project during the Operation Phase, and the size of workforce, it is anticipated that the potential for cumulative impacts to arise is limited. For this reason, the cumulative impact assessment primarily focused on the surrounding projects that have overlapping construction phases (refer to **Table 6-38**). However, the identified projects may not receive approval from the Assessment Manager, gain access to the grid, or may not come to fruition due to other circumstances.

8.1 SOCIAL IMPACT ASSESSMENT AND MANAGEMENT MEASURES

Several key social impacts were identified through the assessment process, which are presented in **Table 8-1**. These impacts were also reflected during community and stakeholder engagement, as well as understood based on experience with standalone BESS development in Victoria and Australia (refer to **Section 7** for additional information related to community and stakeholder engagement).

8.1.1 COMMUNITY REFERENCE GROUP

AMPYR will establish a Community Reference Group that will involve Immediate Neighbours and relevant Surrounding Community Members. The purpose of the Community Reference Group is twofold:

1. Provision of a forum to inform stakeholders about Project progress and engage regarding next steps, including discussion of topics that are relevant in the post receipt of the Development Approval (e.g. environmental management, traffic, risk management plans, noise impact, etc.).
2. To assist AMPYR with the development of social programs, initiatives, and/or measures to be implemented throughout the life of the Project.

8.1.2 COMMUNITY FUND

In December 2025, AMPYR launched the Wimpole Battery Community Fund. The fund is a new \$40,000 grants program designed to support community-led initiatives within the communities of the Primary Social Locality.

The Wimpole Battery Community Fund provides grants of up to \$5,000 for eligible community organisations (e.g. volunteer groups, schools, sporting clubs, First Nations organisations and local service providers). Funding has been made available across a range of priority areas including environmental projects, cultural initiatives, youth programs, education, health and wellbeing, arts, sport and small-scale infrastructure upgrades.

Round #1 applications for the Wimpole Battery Community Fund closed on 9 January 2026, however additional funding rounds are to be released as development of the Wimpole Battery progresses, so as to contribute to the region's wellbeing, resilience and sustainability.

TABLE 8-1 SOCIAL IMPACTS AND MANAGEMENT MEASURES

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<p>Social Impact #1: Reduced Community Cohesion</p> <ul style="list-style-type: none"> Reduced community cohesion, which can increase negative sentiment, may occur as a result of: <ul style="list-style-type: none"> Divergent opinions about the desirability of the Project; Non-local workers moving to the local area; and/or Local disruptions caused by the Construction Phase. The erosion of community cohesion can affect the social fabric and lead to negative mental health and well-being outcomes. This potential impact is mostly likely to occur in the Primary Social Locality, due to the close proximity of Bunyip, Garfield, and Longwarry to the Project Area. Based on the outcomes from the social baseline and stakeholder engagement (refer to Section 7.2) it is understood that the people within the Primary Social Locality (and more specifically Bunyip and Garfield) consider themselves tight-knit and family-focused communities. Community members are proud of the rural character of the local area and see this as a fundamental aspect of their identity. In particular, Garfield and Bunyip are seen as unique towns located close to Melbourne but also with a 'rural heart'. Some stakeholders are concerned that the Project (and the neighbouring Project) may act as a catalyst for other non-rural uses to continue to develop within the Primary Social Locality – an aspect that is already a concern for some residents (e.g. the development of East Pakenham and expansion of Drouin). If this was to occur, stakeholders are concerned that it may impact the rural character, therefore affecting the community's sense of identity. Issues with renewable energy developments have been identified within the neighbouring Baw Baw Shire LGA, however, discussions with stakeholders identified that the Project is perceived differently and the community is generally "pro renewable energy". Research indicates that disruptions to an individual's environment, such as those caused by new developments, can lead to a loss of place attachment and identity (Jozwik, 2024; Manzo, et al., 2023). The changes introduced by the Project may alter how individuals perceive and experience their locality, but these effects are subjective, and vary 	<ul style="list-style-type: none"> Health and Wellbeing Decision-making Systems Way of Life Community 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owner / Aboriginal Groups Local Community Groups Business and Industry Groups 	C	Moderate	Possible	Medium	<ul style="list-style-type: none"> Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. Community Reference Group to be established and implemented for the Construction Phase. Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders. Worker Code of Conduct to be developed and implemented, that establishes clear behavioural standards for non-local workers to help support community cohesion. Project Inductions to be undertaken by relevant Project workers, that includes an aspect on promoting understanding and respect for the local community. Community Benefit Agreement / Social Value and Economic Benefit Initiatives to be developed and implemented throughout the life of the Project. 	Moderate	Unlikely	Low
			O	Moderate	Possible	Medium		Minor	Unlikely	Low

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<p>according to personal attachment, sense of belonging, and resilience to change.</p> <ul style="list-style-type: none"> There is a potential for cumulative impact to occur given the close proximity of the neighbouring BESS development, as well as the other non-rural developments within the Cardina LGA. Rapid transformation within a short period can intensify existing social tensions and mental health challenges, especially among residents who feel that their community character and way of life are being reshaped without sufficient consultation or control. 										
<p>Social Impact #2: Reduced Trust and Confidence in Community Engagement</p> <ul style="list-style-type: none"> Meaningful engagement is critical for managing social impacts and building long-term, genuine relationships with stakeholders. Ineffective or insufficient engagement can leave stakeholders feeling unheard or unable to influence Project decision-making, which may negatively affect community mental and physical health and well-being. As outlined in Section 7.2, stakeholders showed strong interest in Project details and have requested that they be provided with detailed information to ensure they can appropriately consider if they have any concerns and/or questions. In addition, some stakeholders have requested that they be provided with regular updates as to the Project, including updates as to timelines, workforce numbers, and local business opportunities (refer to Section 7.2). Stakeholders also emphasised during engagement the importance of ensuring transparency (refer to Section 7.2). Without transparency there is the potential for distrust to manifest. The erosion of trust between local communities and the Project proponent has the potential to exacerbate impacts on community cohesion. Additionally, there is a risk of misinformation or negative sentiment developing. Trust may be built and reinforced by implementing measures to mitigate or manage Project impacts in collaboration with stakeholders and receptors, and by ensuring stakeholders continue to influence decisions that affect their lives. 	<ul style="list-style-type: none"> Health and Wellbeing Decision-making Systems Way of Life Community 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owner / Aboriginal Groups Local Community Groups Business and Industry Groups 	C	Moderate	Possible	Medium	<ul style="list-style-type: none"> Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. Community Reference Group to be established and implemented for the Construction Phase. Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders. 	Moderate	Unlikely	Low
			O	Moderate	Possible	Medium		Minor	Unlikely	Low

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<p>Social Impact #3: Creation of Direct Employment Opportunities</p> <ul style="list-style-type: none"> The Project will create direct employment opportunities. <ul style="list-style-type: none"> Construction Phase: 300 FTE Operation Phase: up to 10 FTEs, in addition to specialist contractors responsible for civil works maintenance, weed and pest control, and other environmental management tasks. Section 6.4.1 explores the labour force within the Social Locality, and there appears to be workers in relevant occupations who may be able to support the Project – particularly within the Pakenham, Drouin, and Warragul SALs. Section 6.12.3 indicates that there may be only limited capacity within the Traditional Owner / Aboriginal Groups based within the Social Locality to participate in the Project. AMPYR will require the Engineering, Procurement, and Construction (EPC) Contractor to prioritise the recruitment of residents from within the Social Locality, however it is expected that given the Project’s proximity to Melbourne, the Project workforce may be recruited from areas further afield. AMPYR has also sought to engage with vulnerable groups in order to support participation within the Project workforce (e.g. exploring partnerships with local organisations to facilitate Traditional Owner / Aboriginal participation). The overall demand for suitably qualified construction workers driven by the Project, and other concurrent developments, is expected to result in cumulative positive economic impacts within the Social Locality. Based on Table 6-38, surrounding projects with overlapping construction phases may collectively require approximately 186 FTEs. <ul style="list-style-type: none"> This demand is anticipated to be met through a combination of the existing unemployment pool, increased workforce participation, and transitions from other industries. It is unlikely that all labour requirements can be filled solely by local residents. Some positions are expected to be met through DIDO workers from the greater Melbourne region and/or within Victoria. 	<ul style="list-style-type: none"> Livelihoods 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owners / Aboriginal Groups 	C	Moderate	Possible	Medium	<ul style="list-style-type: none"> Local Employment Plan to be developed and implemented and include, amongst other things, targets for local employment. Traditional Owner / Aboriginal Group Employment Targets should be included as part of the Local Employment Plan. Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project and should include community awareness of local employment opportunities. Workforce Upskilling and Training Opportunities should be supported in partnership with the Council, State Government and/or training institutions. Community Benefit Agreement / Social Value and Economic Benefit Initiatives to be developed and implemented throughout the life of the Project. 	Major	Likely	High
			O	Minor	Possible	Low		Minor	Likely	Medium

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<p>Social Impact #4: Increased Economic Benefits</p> <ul style="list-style-type: none"> The Project has the potential to provide opportunities for local procurement of goods and services, such as employment opportunities for local contractors and other increased business opportunities like flow-on effects in nearby townships. During the Construction Phase, the Project will increase demand for goods and services such as accommodation, warehousing and storage, transport and logistics, and administrative support. Where possible, AMPYR intend to meet these needs through local and regional business and industry groups. The Operation Phase will also require specialist contractors. Subject to business availability and suitability, suppliers from within the Social Locality will be prioritised, and AMPYR will work with the EPC Contractor to maximise local procurement. As per Section 7.2, stakeholders identified that the Project has the potential to provide tangential benefits, including: <ul style="list-style-type: none"> Provision of backup power to local businesses within the community; and The opportunity to work with AMPYR in relation to the use of local products as part of ongoing engagement and sponsorships. Section 6.4.1 indicates that relevant skillsets exist within the Social Locality. Section 6.4.4 shows that construction is the top industry of business types within the Cardinia LGA. <ul style="list-style-type: none"> Approximately 99% of construction businesses are non-employing and small businesses. Non-employing and small businesses may experience challenges in undergoing procurement processes to participate in the Project, given their limited administrative capacity. AMPYR should consider the provision of additional support in applying for procurement opportunities. Other surrounding projects that require similar goods and services will also influence the availability of opportunities for Local Businesses and Industry groups. <ul style="list-style-type: none"> The ongoing pipeline of renewable energy developments and creation of Renewable Energy Zones by the Victorian Government may encourage regional businesses to adapt to growing demand for project components, creating further value for local communities. 	<ul style="list-style-type: none"> Livelihoods Accessibility 	<ul style="list-style-type: none"> Surrounding Community Members Business and Industry 	C	Moderate	Possible	Medium	<ul style="list-style-type: none"> Local Content Initiatives should be developed and implemented by the EPC Contractor and should include aspirational targets for local procurement. Traditional Owner / Aboriginal Group Employment Targets should be included as part of the Local Content Initiatives. Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project and should include community awareness of local procurement opportunities. “Job Readiness” Assistance should be provided to assist local business and industry in being ready for the Project’s procurement opportunities by prioritising a local workforce and having relevant skills required for the Project. Community Benefit Agreement / Social Value and Economic Benefit Initiatives to be developed and implemented throughout the life of the Project. 	Major	Likely	High
			O	Minor	Possible	Low		Minor	Likely	Medium

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<ul style="list-style-type: none"> In the short term, however, Local Businesses and Industry groups may face pressure in meeting the cumulative demand generated by multiple projects, however, this is likely to be less of a concern given the proximity of the Social Locality to Greater Melbourne. 										
<p>Social Impact #5: Potential Impact on Social Infrastructure and Services</p> <ul style="list-style-type: none"> The Project has the potential to increase demand on infrastructure and services within the Social Locality. This may be associated with an influx of non-local workers, affecting accommodation availability, and increasing demand for goods and services, and social infrastructure. <p>Accommodation of the non-local workforce.</p> <ul style="list-style-type: none"> Accommodation needs for the Project may: <ul style="list-style-type: none"> Exacerbate existing accommodation shortages; Exacerbate cost of living pressures (e.g. increased rents in areas of low vacancy); and/or Impact tourism operations (e.g. accommodation to support festivals/events will be reduced and tourists will be unable to visit, leading to a loss of revenue for tourism operators). Section 6.7 shows there is a tight rental market and limited social housing availability across the Primary Social Locality, however there are opportunities within the Secondary Social Locality (e.g. Pakenham, Drouin, and Warragul). Given the proximity of the Project to Melbourne, workforce accommodation opportunities may also be available outside of the Social Locality, and within a reasonable driving distance (i.e. less than one hour) – which will lessen the potential for this impact occurring. The vulnerable populations within each of these communities are at risk if this impact occurs, given that they may not have the socio-economic resources to secure alternative or long-term accommodation options. There is the potential for cumulative impact to occur with surrounding projects (refer to Table 6-38) that may exacerbate the lack of accommodation availability and result in increased costs. 	<ul style="list-style-type: none"> Accessibility Way of Life Health and Wellbeing 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owners / Aboriginal Groups Local Community Groups Business and Industry Groups Emergency Services 	C	Major	Possible	High	<ul style="list-style-type: none"> Local Employment Plan to be developed and implemented that seeks to maximise local employment (minimising the Project’s need for accommodation). Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. Community Reference Group to be established and implemented for the Construction Phase. Engagement with Accommodation Providers to understand availability and establish workforce accommodation agreements. Coordination with Other Proponents, particularly RES, to manage influx and accommodation use. Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders. Community Benefit Agreement / Social Value and Economic Benefit Initiatives to be developed and implemented throughout the life of the Project. 	Moderate	Unlikely	Low
			O	Minimal	Possible	Low		Minimal	Unlikely	Negligible

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<p>Increased demand for goods and services.</p> <ul style="list-style-type: none"> The Project may increase the demand for goods and services (e.g. groceries, tradespersons, etc.). There is also the potential for the price of goods and services to increase in response to market factors, which may impact vulnerable populations who have limited socio-economic resources. There may be cumulative impacts associated with worker influx from surrounding projects, dependent upon where they are accommodated (refer to Table 6-38). <p>Increased demand for social infrastructure.</p> <ul style="list-style-type: none"> A non-local workforce may pressure on social infrastructure (e.g. community / recreation, health and emergency, education, etc.), as the increased demand can strain resources and restrict access for local communities. This demand may lead to overcrowding, extended wait times, and impact on their quality and functionality, which may lead to a sense of frustration and dissatisfaction among community members. The cumulative impact may exacerbate shortages and/or delays in accessing social infrastructure, which may ultimately impact on the health and well-being of local community members. 										
<p>Social Impact #6: Perceived Land Use Incompatibility</p> <ul style="list-style-type: none"> There is a general perception held across the Social Locality about renewable energy projects occupying fertile agricultural land, and an associated frustration that planning decisions have been made that do not protect productive farmland (refer to Section 7.2). Whilst this sentiment is present, stakeholders engaged believe that the Project differs from those located in the neighbouring Baw Baw Shire LGA, in that it is not located on good quality agricultural land (refer to Section 7.2). The effect of the Project on surrounding agricultural land uses is expected to be limited, however it is acknowledged that the perception remains within the wider region and should be the focus of management measures. 	<ul style="list-style-type: none"> Livelihoods Health and Wellbeing Decision Making Systems Surrounds 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owner / Aboriginal Groups 	C	Minor	Likely	Medium	<ul style="list-style-type: none"> Construction Environmental Management Plan to be developed and implemented. Operational Environmental Management Plan to be developed and implemented. Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. Community Reference Group to be established and implemented for the Construction Phase. Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders. 	Minor	Possible	Low
			O	Minor	Unlikely	Low		Minor	Very Unlikely	Negligible

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
Social Impact #7: Potential Impact on Social Amenity <ul style="list-style-type: none"> Social amenity refers to the tangible and intangible aspects of the surrounds within which receptors live and undertake daily activities. Aspects of the Project that may affect social amenity include noise emissions, air emissions (e.g. dust), visual impact, or impacts to the surrounding environment / biodiversity. Changes to social amenity may impact on receptors' health and well-being (e.g. sleep disruption, stress, etc.). Impact on social amenity was raised during community and stakeholder engagement (refer to Section 7.2), with environmental issues such as visual impact, fire risk, stormwater runoff, traffic and road safety, and biodiversity (particularly Cannibal Creek and Tea Tree Creek), were raised by stakeholders. On this basis, the Project is likely to have environmental impact that may alter social amenity. There is the potential for cumulative impact to occur with the Bunyip North Battery Storage Project located adjacent to the Project Area. A concerted effort between RES and AMPYR will be necessary to minimise impacts to the Primary Social Locality if construction timeframes overlap. 	<ul style="list-style-type: none"> Health and Wellbeing Livelihood 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owners / Aboriginal Groups 	C	Major	Likely	High	<ul style="list-style-type: none"> Construction Environmental Management Plan to be developed and implemented. Operational Environmental Management Plan to be developed and implemented. Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. Community Reference Group to be established and implemented for the Construction Phase. Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders. Community Benefit Agreement / Social Value and Economic Benefit Initiatives to be developed and implemented throughout the life of the Project. 	Moderate	Possible	Medium
			O	Moderate	Possible	Medium		Minor	Unlikely	Low
Social Impact #8: Potential Impact on Community Health and Safety Concerns <ul style="list-style-type: none"> Community health and safety have the potential to be impacted as a result of both construction and operational activities, including increased traffic movements and Project components causing or contributing to a fire. There is the potential for injuries, or in the worst-case scenario, death to occur as a result of this impact. Perceived impacts may also occur, causing stress and other mental health issues to receptors. As per Section 7.2, some stakeholders are concerned about the potential health and safety impacts that may occur to community members as a result of the Project. Construction and Operational Activities <ul style="list-style-type: none"> In general, construction and operational activities may result in health and safety impacts if not properly managed and can stem from the use of heavy machinery and/or poor site management practices. 	<ul style="list-style-type: none"> Health and Wellbeing Community Livelihoods. 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owners / Aboriginal Groups Local Community Groups 	C	Moderate	Likely	High	<ul style="list-style-type: none"> Construction Environmental Management Plan to be developed and implemented. Operational Environmental Management Plan to be developed and implemented. Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. Community Reference Group to be established and implemented for the Construction Phase. Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders. 	Moderate	Possible	Medium
			O	Major	Possible	High		Major	Unlikely	Medium

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
<ul style="list-style-type: none"> During the Operation Phase, the impact may arise if the facility is not appropriately managed (e.g. interaction or tampering with infrastructure). A suite of management measures will be implemented to minimise health and safety impact, including the establishment of perimeter fencing, and adherence with Commonwealth and State legislation relating to health and safety. <p>Increased Traffic Movements</p> <ul style="list-style-type: none"> Project-related traffic, such as transport of construction materials and components, and movement of workers will increase vehicle volumes on the road network. The increased traffic may: <ul style="list-style-type: none"> Cause or contribute to congestions or delays/interruptions for other road users, causing frustration to receptors and/or contribute to stress and reduced wellbeing. Accelerate damage to roads, causing unsafe driving conditions that may increase the likelihood of accidents occurring. Some stakeholders raised concerns in relation to traffic and road safety along the Princes Highway, particularly during periods of peak traffic accessing nearby attractions (i.e. Gumbuya World) (refer to Section 7.2). <p>Project Components Causing or Contributing to a Fire</p> <ul style="list-style-type: none"> Stakeholders are concerned about the Project's potential to cause or contribute to a fire / bushfire, particularly given that the Project Area is prone to bushfires. Additionally, some community members highlighted the need for robust mitigation measures aligned with CFA guidelines to ensure community safety (refer to Section 7.2). 										
<p>Social Impact #9: Potential Impact on Cultural Heritage</p> <ul style="list-style-type: none"> Altered landscapes can impact both tangible and intangible Aboriginal cultural heritage, as well as historical heritage. Physical changes can impact on sacred and archaeological sites, while disrupting traditional practices and cultural connections. Impacts have the potential to cause emotional stress and anguish to First Nations Peoples, as well as result in a mutual shared loss of values and/or artefacts of importance across the wider community. 	<ul style="list-style-type: none"> Culture Health and Wellbeing Decision-making Systems. 	<ul style="list-style-type: none"> Host Landowner Immediate Neighbours Surrounding Community Members Traditional Owners / Aboriginal Groups 	C	Major	Possible	High	<ul style="list-style-type: none"> Engagement with Traditional Owners / Aboriginal Stakeholders should continue, to understand what management measures will be required for the Project. Outcomes should be implemented accordingly. Construction Environmental Management Plan to be developed and implemented. Operational Environmental Management Plan to be 	Major	Unlikely	Medium
			O	Moderate	Unlikely	Low		Minor	Very Unlikely	Negligible

Impact Description	Social Impact Category	Receptors	Project Phase	Pre-Mitigation / Enhancement			Management Measures	Post-Mitigation/Enhancement		
				Magnitude	Likelihood	Significance		Magnitude	Likelihood	Significance
							developed and implemented. • Community and Stakeholder Engagement Plan to be developed and implemented for the life of the Project. • Community Reference Group to be established and implemented for the Construction Phase. • Complaints Management System to be developed and implemented throughout the life of the Project to receive concerns and/or feedback from stakeholders.			

9. SOCIAL IMPACT MONITORING FRAMEWORK

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

For the post-mitigation impact significant levels to be achieved, as outlined in **Section 8**, the social impact management measures will need to be monitored in accordance with the Monitoring Framework Plan outlined in **Table 9-1**.

The objectives of monitoring are to:

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

Accordingly, **Table 9-1** identifies the following:

- **Social Impact Descriptor:** The social impact identified and assessed in **Section 8**.
- **Social Impact Category:** The relevant NSW SIA Guideline social impact category associated with the management measure.
- **Management Objective:** The overarching goal is to minimise the negative social impacts associated with the Project and enhance the positive impacts/benefits. As such, specific objectives corresponding to each impact have been provided. These can be used to determine whether the management measures have been effectively implemented.
- **Management Measures:** The management measures identified as relevant to each social impact identified in **Section 8**.
- **Responsibility:** Assigns the relevant person and/or entity to take charge of the proposed management to achieve the management objective.
- **Timing for Implementation:** Specifies the timeframe (aligns with the Project phases) that the management measure will be implemented.
- **Monitoring Activities:** The monitoring activities proposed will ensure that relevant data is collected (e.g. the performance indicators) to ensure the effectiveness of the management measures.
- **Performance Indicator(s):** The indicators selected to provide a mechanism to determine whether the goals have been met.
- **Monitoring Frequency:** Outlines the period for data collection.

TABLE 9-1 MONITORING FRAMEWORK PLAN

Social Impact Descriptor	Social Impact Category	Impact Mitigation and Benefit Enhancement				Monitoring Protocol		
		Objective	Management Measure	Responsibility	Timing for Implementation	Monitoring Activities	Performance Indicator(s)	Monitoring Frequency
#1: Reduced Community Cohesion	<ul style="list-style-type: none"> Health and Wellbeing Decision-making Systems Way of Life Community 	Minimise community complaints	Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Community Reference Group	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to commencement of construction (at the latest) 	<ul style="list-style-type: none"> Record number of Community Reference Group Meetings conducted 	<ul style="list-style-type: none"> Number of Community Reference Group Meetings held Number of stakeholders in attendance 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing
			Worker Code of Conduct	<ul style="list-style-type: none"> EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record acknowledgement of Worker Code of Conduct Record number of breaches of Worker Code of Conduct 	<ul style="list-style-type: none"> Percentage of workers who have read the Worker Code of Conduct Number of non-compliances with Worker Code of Conduct 	Monthly for the first three months, then quarterly
			Project Inductions	<ul style="list-style-type: none"> EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of workers who have completed Project inductions 	<ul style="list-style-type: none"> Percentage of workers who have completed Project inductions 	Monthly for the first three months, then quarterly
			Community Benefit Agreement / Social Value and Economic Benefit Initiatives	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of community benefit programs Record value of community benefit programs implemented 	<ul style="list-style-type: none"> Value of community benefit programs, initiatives, and/or measures implemented 	Ongoing
#2: Reduced Trust and Confidence in Community Engagement	<ul style="list-style-type: none"> Health and Wellbeing Decision-making Systems Way of Life Community 	Maximise community engagement	Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing
#3: Creation of Direct Employment Opportunities	<ul style="list-style-type: none"> Livelihoods 	Maximise local employment	Local Employment Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction Prior to the commencement of operation 	<ul style="list-style-type: none"> Record local employment Record employee retention rate Record number of apprenticeships Ensure Construction Contractor/s (and subcontractors) report on local employment 	<ul style="list-style-type: none"> Percentage of people from the Region employed by the Project (including contractors) Number of training programs offered Number of apprenticeships offered 	Monthly during construction, then as required

Social Impact Descriptor	Social Impact Category	Impact Mitigation and Benefit Enhancement				Monitoring Protocol		
		Objective	Management Measure	Responsibility	Timing for Implementation	Monitoring Activities	Performance Indicator(s)	Monitoring Frequency
						<ul style="list-style-type: none"> Record the number of training programs undertaken 		
			Traditional Owner / Aboriginal Group Employment Targets	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction Prior to the commencement of operation 	<ul style="list-style-type: none"> Record employment of First Nations peoples (including those from the Traditional Owner group) Record First Nations retention rate 	<ul style="list-style-type: none"> Percentage of First Nations peoples employed by the Project (including contractors) Percentage of Traditional Owner group members employed by the Project (including contractors) 	Monthly during construction, then as required
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Workforce Upskilling and Training Opportunities	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities with stakeholders about workforce upskilling/training opportunities 	<ul style="list-style-type: none"> Number of engagements about workforce upskilling/training opportunities 	Quarterly
			Community Benefit Agreement / Social Value and Economic Benefit Initiatives	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of community benefit programs Record value of community benefit programs implemented 	<ul style="list-style-type: none"> Value of community benefit programs, initiatives, and/or measures implemented 	Ongoing
#4: Increased Economic Benefits	<ul style="list-style-type: none"> Livelihoods Accessibility 	Maximise local procurement	Local Content Initiatives	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction Prior to the commencement of operation 	<ul style="list-style-type: none"> Record number and value of contracts with local and regional businesses 	<ul style="list-style-type: none"> Percentage of people from the Region employed by the Project (including contractors) Number of training programs offered Number of apprenticeships offered 	Monthly during construction, then as required
			Traditional Owner / Aboriginal Group Employment Targets	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction Prior to the commencement of operation 	<ul style="list-style-type: none"> Record employment of First Nations peoples (including those from the Traditional Owner group) Record First Nations retention rate 	<ul style="list-style-type: none"> Percentage of First Nations peoples employed by the Project (including contractors) Percentage of Traditional Owner group members employed by the Project (including contractors) 	Monthly during construction, then as required
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			"Job Readiness" Assistance	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Ensure Construction Contractor/s report on local employment Record engagement activities with stakeholders about the 	<ul style="list-style-type: none"> Number of engagements about the Project's procurement opportunities 	Monthly during construction, then as required

Social Impact Descriptor	Social Impact Category	Impact Mitigation and Benefit Enhancement				Monitoring Protocol		
		Objective	Management Measure	Responsibility	Timing for Implementation	Monitoring Activities	Performance Indicator(s)	Monitoring Frequency
						Project's procurement opportunities		
			Community Benefit Agreement / Social Value and Economic Benefit Initiatives	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of community benefit programs Record value of community benefit programs implemented 	<ul style="list-style-type: none"> Value of community benefit programs, initiatives, and/or measures implemented 	Ongoing
#5: Potential Impact on Social Infrastructure and Services	<ul style="list-style-type: none"> Accessibility Way of Life Health and Wellbeing 	Maximise local employment and minimise potential impacts on accommodation availability, community access to goods, services and social infrastructure	Local Employment Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction Prior to the commencement of operation 	<ul style="list-style-type: none"> Record local employment Record employee retention rate Record number of apprenticeships Ensure Construction Contractor/s (and subcontractors) report on local employment Record the number of training programs undertaken 	<ul style="list-style-type: none"> Percentage of people from the Region employed by the Project (including contractors) Number of training programs offered Number of apprenticeships offered 	Monthly during construction, then as required
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Community Reference Group	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to commencement of construction (at the latest) 	<ul style="list-style-type: none"> Record number of Community Reference Group Meetings conducted 	<ul style="list-style-type: none"> Number of Community Reference Group Meetings held Number of stakeholders in attendance 	Ongoing
			Engagement with Accommodation Providers	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities with accommodation providers about the availability of accommodation 	<ul style="list-style-type: none"> Number of engagements about the accommodation availability 	Monthly during construction
			Coordination with Other Proponents	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing
			Community Benefit Agreement / Social Value and Economic Benefit Initiatives	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of community benefit programs Record value of community benefit programs implemented 	<ul style="list-style-type: none"> Value of community benefit programs, initiatives, and/or measures implemented 	Ongoing

Social Impact Descriptor	Social Impact Category	Impact Mitigation and Benefit Enhancement				Monitoring Protocol		
		Objective	Management Measure	Responsibility	Timing for Implementation	Monitoring Activities	Performance Indicator(s)	Monitoring Frequency
#6: Perceived Land Use Incompatibility	<ul style="list-style-type: none"> Livelihoods Health and Wellbeing Decision Making Systems Surrounds 	Minimise impacts to amenity and rural character	Construction Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of breaches of the Construction Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Construction Environmental Management Plan 	Monthly during construction
			Operational Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of operation 	<ul style="list-style-type: none"> Record number of breaches of the Operational Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Operational Environmental Management Plan 	Ongoing
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Community Reference Group	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to commencement of construction (at the latest) 	<ul style="list-style-type: none"> Record number of Community Reference Group Meetings conducted 	<ul style="list-style-type: none"> Number of Community Reference Group Meetings held Number of stakeholders in attendance 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing
#7: Potential Impact on Social Amenity	<ul style="list-style-type: none"> Health and Wellbeing Livelihood 	Minimise potential environmental and amenity impacts (i.e. noise, vibration, dust) on receptors	Construction Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of breaches of the Construction Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Construction Environmental Management Plan 	Monthly during construction
			Operational Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of operation 	<ul style="list-style-type: none"> Record number of breaches of the Operational Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Operational Environmental Management Plan 	Ongoing
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Community Reference Group	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to commencement of construction (at the latest) 	<ul style="list-style-type: none"> Record number of Community Reference Group Meetings conducted 	<ul style="list-style-type: none"> Number of Community Reference Group Meetings held Number of stakeholders in attendance 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing

Social Impact Descriptor	Social Impact Category	Impact Mitigation and Benefit Enhancement				Monitoring Protocol		
		Objective	Management Measure	Responsibility	Timing for Implementation	Monitoring Activities	Performance Indicator(s)	Monitoring Frequency
			Community Benefit Agreement / Social Value and Economic Benefit Initiatives	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of community benefit programs Record value of community benefit programs implemented 	<ul style="list-style-type: none"> Value of community benefit programs, initiatives, and/or measures implemented 	Ongoing
#8: Potential Impact on Community Health and Safety Concerns	<ul style="list-style-type: none"> Health and Wellbeing Community Livelihoods 	Minimise community health and safety incidents	Construction Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of breaches of the Construction Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Construction Environmental Management Plan 	Monthly during construction
			Operational Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of operation 	<ul style="list-style-type: none"> Record number of breaches of the Operational Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Operational Environmental Management Plan 	Ongoing
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing
			Community Reference Group	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to commencement of construction (at the latest) 	<ul style="list-style-type: none"> Record number of Community Reference Group Meetings conducted 	<ul style="list-style-type: none"> Number of Community Reference Group Meetings held Number of stakeholders in attendance 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing
#9: Potential Impact on Cultural Heritage	<ul style="list-style-type: none"> Culture Health and Wellbeing Decision-making Systems. 	Minimise the chance to damage, disturb or interfere with Historic or Aboriginal cultural heritage and local culture	Engagement with Traditional Owners / Aboriginal Stakeholders	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities with Traditional Owners / Aboriginal Stakeholders 	<ul style="list-style-type: none"> Number of engagements with Traditional Owners / Aboriginal Stakeholders 	Monthly during construction
			Construction Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record number of breaches of the Construction Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Construction Environmental Management Plan 	Monthly during construction
			Operational Environmental Management Plan	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of operation 	<ul style="list-style-type: none"> Record number of breaches of the Operational Environmental Management Plan 	<ul style="list-style-type: none"> Number of non-compliances with the Operational Environmental Management Plan 	Ongoing
			Community and Stakeholder Engagement Plan	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record engagement activities undertaken and outcomes 	<ul style="list-style-type: none"> Number of stakeholder engagement activities Number of stakeholders engaged 	Ongoing

Social Impact Descriptor	Social Impact Category	Impact Mitigation and Benefit Enhancement				Monitoring Protocol		
		Objective	Management Measure	Responsibility	Timing for Implementation	Monitoring Activities	Performance Indicator(s)	Monitoring Frequency
			Community Reference Group	<ul style="list-style-type: none"> AMPYR 	<ul style="list-style-type: none"> Prior to commencement of construction (at the latest) 	<ul style="list-style-type: none"> Record number of Community Reference Group Meetings conducted 	<ul style="list-style-type: none"> Number of Community Reference Group Meetings held Number of stakeholders in attendance 	Ongoing
			Complaints Management System	<ul style="list-style-type: none"> AMPYR EPC Contractor 	<ul style="list-style-type: none"> Prior to the commencement of construction 	<ul style="list-style-type: none"> Record queries and complaints received from stakeholders 	<ul style="list-style-type: none"> Number of complaints Percentage of complaints satisfactorily resolved in accordance with the Complaints Management System 	Ongoing

10. SOCIAL VALUE AND ECONOMIC BENEFIT INITIATIVES

Under the Draft Guidelines, developers/proponents are required to develop and deliver initiatives that contribute to long-term social value creation and economic benefits for local communities that are impacted by a renewable energy project.

Initiatives are to be devised based on an understanding of the needs and priorities of the communities wherein the Project is proposed. These social value and economic benefit initiatives are separate to the social impact management measures identified in **Section 8** and the Monitoring Framework Plan (refer to **Table 9-1**).

AMPYR have committed to the development and implementation of a Community Benefit Agreement / Social Value and Economic Benefits Plan which will include a range of social programs, initiatives, and/or measures that will have a positive long-term impact for the communities within the Primary Social Locality (i.e. Bunyip, Garfield, and Longwarry). Dependent upon the nature of the initiative/s, benefits may also look to be extended to the communities within the Secondary Social Locality (i.e. Drouin, Warragul, Tynong, Nar Nar Goon, and Pakenham). The Community Benefit Agreement / Social Value and Economic Benefits Plan will be funded through a monetary contribution of \$250/MWh per annum over the life of the Project.

An initial suite of social value and economic benefit initiatives that warrant further investigation by AMPYR for inclusion in the Community Benefit Agreement / Social Value and Economic Benefits Plan are outlined in **Table 10-1**.

TABLE 10-1 SOCIAL VALUE AND ECONOMIC BENEFIT INITIATIVES

Initiative and/or Measure Description	Draft Guidelines Alignment	Community Priorities and Strategies	Community Needs, Concerns and/or Aspirations	Targeted Beneficiaries	Potential Partners	Timeframe for Implementation
<p>Good Neighbour Policy</p> <p>The intent of the Good Neighbour Policy is to respond promptly and appropriately to the requests made by Immediate Neighbours similar to, or better than, what would be the case between two neighbours on rural properties.</p> <p>Examples outcomes of such a policy may include:</p> <ul style="list-style-type: none"> • Maintenance: Implementing a maintenance regime to avoid issues with surrounding landowners particularly as it relates to boundary fencing or access track maintenance. • Biosecurity and weed maintenance: Implementing a biosecurity and weed maintenance regime during construction and operation of the Project. 	<ul style="list-style-type: none"> • Long-term Social Value • Caring for Country, biodiversity and climate 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Protection of local waterways (including Cannibal Creek and Tea Tree Creek) • Preserving critical species within the region • Environmental stewardship 	<ul style="list-style-type: none"> • Host Landowners • Immediate Neighbours 	<ul style="list-style-type: none"> • Local Community Groups • Business and Industry 	<p>Ongoing for the life of the Project</p>
<p>Community Grants/Sponsorships</p> <p>Sponsorship of various local community groups and/or organisations that bring value to the communities within the Social Locality through a Community Benefit Fund (or similar). This includes various sporting and/or cultural clubs and organisations such as the Bunyip Men’s Shed, Bunyip Football Club, and Bunyip Community House.</p> <p>Stakeholders indicated interest in a range of potential community events and/or sponsorship arrangements, such as tree planting days, coffee stand sponsorships, and upgrades to recreational facilities and new signage.</p> <p>The Garfield Community Association is active within the local communities of Garfield and Bunyip and runs a variety of well-received local events throughout the year to invoke community spirit and attract tourists from Melbourne. Sponsorship therefore should also be considered for the various festivals and events held within the Social Locality, including those that are large drawcards for tourists.</p> <p>It is noted that throughout the life of the Project, sponsorship should evolve to provide resources to support long-term financial sustainability and avoid reliance upon funding provided by AMPYR.</p>	<ul style="list-style-type: none"> • Long-term Social Value • Developing community capacity building (local strengths, assets, capabilities, and resources) 	<ul style="list-style-type: none"> • Vibrant Places – infrastructure that fosters belonging and connection • Thriving Communities - improvements to community facilities and services • Adaptive Environments – caring for the natural environment 	<ul style="list-style-type: none"> • Support for hosting community events • Assistance with infrastructure improvements 	<ul style="list-style-type: none"> • Host Landowners • Immediate Neighbours • Surrounding Community 	<ul style="list-style-type: none"> • Local Council • Local Community Groups • Business and Industry 	<p>Ongoing for the life of the Project</p>
<p>Renewable Energy Upgrades</p> <p>There is the potential for AMPYR to partner with Local Community Group/s to provide renewable energy upgrades within the Social Locality, such as with Bunyip Recreational Reserve.</p>	<ul style="list-style-type: none"> • Long-term Social Value • Developing community capacity building (local strengths, assets, capabilities, and resources) 	<ul style="list-style-type: none"> • Thriving Communities - improvements to community facilities and services 	<ul style="list-style-type: none"> • Assistance with infrastructure improvements 	<ul style="list-style-type: none"> • Host Landowners • Immediate Neighbours • Surrounding Community 	<ul style="list-style-type: none"> • Local Council • Local Community Groups • Business and Industry 	<p>Ongoing for the life of the Project</p>

Initiative and/or Measure Description	Draft Guidelines Alignment	Community Priorities and Strategies	Community Needs, Concerns and/or Aspirations	Targeted Beneficiaries	Potential Partners	Timeframe for Implementation
<p>Educational Partnerships</p> <p>Partnership opportunities could be established to support educational and vocational programs, including scholarships. These initiatives could be delivered in collaboration with tertiary education providers such as TAFE Gippsland, STEM Zone, or Community College Gippsland.</p> <p>There is also potential to develop research partnerships with these institutions on topics relevant to the Project - for example, opportunities for agricultural co-existence or environmentally focused land management in and around Cannibal Creek.</p> <p>School partnerships could also be explored with Bunyip Primary School, Columba Catholic Primary School, Garfield Primary School, and Longwarry Primary School.</p> <p>Additionally, consideration can be given to development of a partnership with established, well-governed, local not-for-profits to help build capacity within the Social Locality and/or wider region.</p>	<ul style="list-style-type: none"> • Long-term Social Value • Long-term Economic Benefit • Community Capacity Development 	<ul style="list-style-type: none"> • Prosperous Economies – encouraging urban and rural business and local employment • Creating opportunities for innovation and the knowledge economy within existing and emerging industries, research and education • Closing the Gap Target 5, 6 and 7 • Technical and vocational education and training programs 	<ul style="list-style-type: none"> • Vocational training pathway is the dominant educational pathway • Diversifying the regional economy • Workforce capacity development 	<ul style="list-style-type: none"> • Immediate Neighbours • Surrounding Community Members • Traditional Owners / Aboriginal Groups • Business and Industry 	<ul style="list-style-type: none"> • State Government • Business and Industry • Educational Organisations 	<p>Prior to and during construction, and ongoing for the life of the Project</p>
<p>Upskilling/Worker Transition</p> <p>Support for the retraining and/or upskilling of workers within the Primary Social Locality to transition to occupations likely to be required by future renewable energy developments in the region (including within Renewable Energy Zones).</p> <p>This could include contributions to TAFE Gippsland, STEM Zone, or Community College Gippsland courses, or alternatively, support provided through other mechanisms open to residents within the Primary Social Locality.</p>	<ul style="list-style-type: none"> • Long-term Social Value • Long-term Economic Benefit • Community Capacity Development 	<ul style="list-style-type: none"> • Prosperous Economies – encouraging urban and rural business and local employment • Creating opportunities for innovation and the knowledge economy within existing and emerging industries, research and education • Closing the Gap Target 5, 6 and 7 • Technical and vocational education and training programs 	<ul style="list-style-type: none"> • Vocational training pathway is the dominant educational pathway • Diversifying the regional economy • Workforce capacity development • Increase employment opportunities for local community members 	<ul style="list-style-type: none"> • Immediate Neighbours • Surrounding Community Members • Traditional Owners / Aboriginal Groups • Business and Industry 	<ul style="list-style-type: none"> • State Government • Business and Industry • Educational Organisations 	<p>Prior to and during construction, and ongoing for the life of the Project</p>
<p>Small Businesses to Participate in Renewable Energy Procurement Processes</p> <p>Provide support for small businesses to participate in the procurement processes (e.g. information and training, assistance with forms) via funding and/or partnership with an organisation to provide a business development manager or administrative assistance.</p> <p>This may be orchestrated through partnerships with key Business and Industry groups relevant to the Primary Social Locality (e.g. WGPA).</p> <p>Importance should be placed on providing the right information to enable ease of tendering, capacity building (if required), business development support, and supply chain development and diversification.</p>	<ul style="list-style-type: none"> • Long-term Economic Benefit 	<ul style="list-style-type: none"> • Prosperous Economies – encouraging urban and rural business and local employment 	<ul style="list-style-type: none"> • Providing an economic stimulus for local businesses • Assistance for local businesses become “tender ready”. 	<ul style="list-style-type: none"> • Immediate Neighbours • Traditional Owners / Aboriginal Groups • Business and Industry 	<ul style="list-style-type: none"> • Business and Industry 	<p>Prior to and during construction</p>

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APPENDIX A

SHORT-TERM ACCOMMODATION
PROVIDERS IN THE SOCIAL LOCALITY

TABLE A-1 SHORT-TERM ACCOMMODATION IN THE SOCIAL LOCALITY

Location	#	Short-term Accommodation Provider	Description/Approximate Capacity
Bunyip SAL	1	Provider: ProLodge	Capacity: 14
		Accommodation Type: Holiday Home	Address: 190 Abeckett Rd, Bunyip VIC 3815
Sub-total Locations	1	Sub-total capacity	14
Drouin SAL	1	Provider: The Robin Hood Inn	Capacity: 20
		Accommodation Type: Hotel	Address: 655 Princes Way, Drouin West, VIC 3818
	2	Provider: Drouin Motel	Capacity: 30
		Accommodation Type: Motel	Address: 275 Princes Highway, Drouin, VIC 3818
	3	Provider: The Royal Hotel Drouin	Capacity: 20
		Accommodation Type: Hotel	Address: 2/4 Main S Rd, Drouin VIC 3818
	4	Provider: El-Paso Carvan Park	Capacity: 55
		Accommodation Type: Caravan Park	Address: 262-270 Princes Way, Drouin VIC 3818
	5	Provider: Drouin Caravan Park	Capacity: 40
		Accommodation Type: Caravan Park	Address: 284-290 Princes Wy, Drouin VIC 3818
Sub-total Locations	5	Sub-total capacity	165
Pakenham SAL	1	Provider: Mercure Pakenham	Capacity: 150
		Accommodation Type: Hotel	Address: 77 Racecourse Rd, Pakenham VIC 3810
	2	Provider: Pakenham Caravan Park	Capacity: 50
		Accommodation Type: Caravan Park	Address: 105 Racecourse Rd, Pakenham VIC 3810
	3	Provider: The Valley Motel	Capacity: 50
		Accommodation Type: Motel	Address: 14 Toomuc Valley Rd, Pakenham VIC 3810
	4	Provider: Serenity Home 11 by Hiverooms	Capacity: 8
		Accommodation Type: Holiday home	Address: Tremont St, Pakenham VIC 3810

Location	#	Short-term Accommodation Provider	Description/Approximate Capacity
	5	Provider: Orchard Cottage	Capacity: 4
		Accommodation Type: Guesthouse	Address: 485 Toomuc Valley Rd, Pakenham VIC 3810
Sub-total Locations	5	Sub-total capacity	262
Warragul	1	Provider: Comfort Inn & Suites	Capacity: 50
		Accommodation type: Hotel	Address: 1845 Princes Wy, Warragul VIC 3820
	2	Provider: Edinburgh Motor Inn	Capacity: 40
		Accommodation type: Motel	Address: 61 Princes Wy, Warragul VIC 3820
	3	Provider: Warragul Gardens Holiday Park	Capacity: 175
		Accommodation type: Caravan Park	Address: Warragul Gardens Caravan Park, 44 Burke St, Warragul VIC
	4	Provider: Mercure Warragul	Capacity: 120
		Accommodation type: Hotel	Address: 23 Mason St, Warragul VIC 3820
	5	Provider: Warragul Views Motor Inn	Capacity: 50
		Accommodation type: Motel	Address: 50 Rulemount Rd, Warragul VIC 3820
Sub-total Locations	5	Sub-total capacity	435
Total	19	Capacity	~871



APPENDIX B EDUCATIONAL FACILITIES IN THE
SOCIAL LOCALITY

TABLE B-1 EDUCATIONAL FACILITIES IN THE SOCIAL LOCALITY

Location	Educational Facility	Type	Address
Bunyip	Sparrow Early Learning Centre	Pre-Primary	65 Hope Street, Bunyip VIC 3815
	Bunyip Kindergarten	Pre-Primary	29 Princess Street, Bunyip VIC 3815
	Columba Catholic Primary School	Primary	28 Hope Street, Bunyip VIC 3815
	Bunyip Primary School	Primary	1290 Nar Nar Good – Longwarry Road, Bunyip VIC 3815
Longwarry	Longwarry Kindergarten	Pre-Primary	4 Ford Place, Longwarry VIC 3816
	Longwarry Primary School	Primary	5 McCrae Street, Longwarry VIC 3816
Garfield	Garfield Kindergarten	Pre-Primary	29 Garfield North Road, Garfield VIC 3814
	Garfield Primary School	Primary	84 Railway Avenue, Garfield VIC 3814
Tynong	St. Thomas Aquinas College	Primary and Secondary	1 Tynong Road, Tynong VIC 3813
Nar Nar Goon	Nar Nar Goon Kindergarten	Pre-Primary	13 Main Street, Nar Nar Goon VIC 3812
	Nar Nar Goon Primary School	Primary	27/35 Spencer Street, Nar Nar Goon VIC 3812
	St James Catholic School	Primary	60 Nar Nar Goon Road, Nar Nar Goon VIC 3812
Pakenham	Pakenham Kindergarten	Pre-Primary	27 Main Street, Pakenham VIC 3810
	Aspire Early Education and Kindergarten Pakenham	Pre-Primary	75 Station Street, Pakenham VIC 3810
	Little Beacons Learning Centre	Pre-Primary	Unit 30.34 Toomuc Valley Road, Pakenham VIC 3810
	Pakenham Primary School	Primary	50 Atlantic Drive, Pakenham VIC 3810
	John Henry Primary School	Primary	141 Henry Road, Pakenham VIC 3810
	Kuyim Primary School	Primary	10 Kenneth Road, Pakenham VIC 3810
	Pakenham Springs Primary School	Primary	5 Livingstone Blvd, Pakenham VIC 3810
	Pakenham Consolidated School	Primary	2 Rundell Way, Pakenham VIC 3810
	Pakenham Hills Primary School	Primary	15 Kennedy Road, Pakenham VIC 3810
	Pakenham Lakeside Primary School	Primary	23 Shearwater Drive, Pakenham VIC 3810
	St. Patrick's Primary School	Primary	136 Princes Highway, Pakenham VIC 3810
	Pakenham Secondary College	Secondary	1020 Princes Highway, Pakenham VIC 3810

Location	Educational Facility	Type	Address
	Eden brook Secondary College	Secondary	133 Henry Road, Pakenham VIC 3810
	ECG College – Pakenham Campus	Secondary	126 Princes Highway, Pakenham VIC 3810
	Lakeside College	Primary-Secondary	2 Portobello Road, Pakenham VIC 3810
	Beaconhills College – Pakenham Campus	Primary – Secondary	Toomuc Valley Rd, Pakenham VIC 3810
Drouin	Sparrow Early Learning Drouin	Pre-Primary	214 Princes Way, Drouin, VIC 3818
	Drouin Kindergarten	Pre-Primary	Adam Court, Drouin VIC 3818
	Goodstart Early Learning Drouin	Pre-Primary	2 Lindman Street, Drouin VIC 3818
	Drouin Oak Street Kindergarten	Pre-Primary	6 Oak Street, Drouin VIC 3818
	Drouin Primary Kindergarten	Pre-Primary	15 School Road, Drouin VIC 3818
	St Ita's Primary School Drouin	Primary	50 Victoria Street, Drouin VIC 3818
	Drouin Primary School	Primary	153-161 Princes Way, Drouin VIC 3818
	Drouin South Primary School	Primary	3061 Westernport Road, Drouin South VIC 3818
	Drouin Secondary College	Secondary	52 Main South Road, Drouin VIC 3818
	STEM Zone	Tertiary	2/81 Main South Road, Drouin VIC 3818
Warragul	Warragul Community Preschool	Pre Primary	1 Mouritz St, Warragul VIC 3820
	Grace Berglund Kindergarten Warragul	Pre Primary	12 George St, Warragul VIC 3820
	St Andrew's Uniting Kindergarten Warragul	Pre Primary	210 Sutton St, Warragul VIC 3820
	Woodlands Long Day Care and Kindergarten Warragul	Pre Primary	3 Princess St, Warragul VIC 3820
	Warragul Primary School	Primary	44 Bowen St, Warragul VIC 3820
	Warragul North Primary School	Primary	5 Odowds Rd, Warragul VIC 3820
	St Angela of the Cross Primary School	Primary	181 Mills Rd, Warragul VIC 3820
	Saint Joseph's Primary School	Primary	167 Burke St, Warragul VIC 3820
	Warragul Regional College	Secondary	55 Burke St, Warragul VIC 3820

Location	Educational Facility	Type	Address
	Marist-Sion College	Secondary	165 Burke St, Warragul VIC 3820
	St Paul's Anglican Grammar School	Secondary	150 Bowen St, Warragul VIC 3820
	Warragul & District Specialist School	Primary – Secondary	55 Burke St, Warragul VIC 3820
	TAFE Gippsland - Warragul Campus	Tertiary	116/118 Queen St, Warragul VIC 3820
	Community College Gippsland - Warragul Campus	Tertiary	71 Korumburra-Warragul Rd, Warragul VIC 3820



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