

SOCIAL & ECONOMIC IMPACT ASSESSMENT

Oakburn Poultry Processing Plant



Prepared for Baiada Poultry Pty Limited

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INTRODUCTION

1.0 INTRODUCTION

HillPDA was engaged by Baiada Poultry Pty Limited to undertake a social and economic impact assessment of its proposed development at its existing poultry processing plant in Tamworth. This report is a Social Impact Assessment (SIA) which explores the effects of the proposed processing plant on the region’s economy and its communities.

Baiada Poultry Pty Limited is seeking development consent for a new processing plant with the ability to process up to 3 million birds per week at the Oakburn property located at 1154 Gunnedah Road, Tamworth, NSW. The existing rendering plant located on the site will also increase current production levels from 120 tonnes of finished product to 240 tonnes per day.

The proposed development is identified under Item 22 Livestock Processing Industries within Schedule 3 of the Environmental Planning and Assessment Regulation 2000 and accordingly is identified as Designated Development, requiring the preparation of an Environmental Impact Statement. Due to the capital investment associated with the project the development is considered to be ‘State Significant’ and will be assessed by the NSW Minister of Planning as the Consent Authority.

1.1 Secretary’s Environmental Assessment Requirements

The Secretary’s Environmental Assessment Requirements (SEAR’s) dated 14 September 2018 indicate that the following information is to be provided in this report:

Table 1: Planning Secretary’s Environmental Assessment Requirements

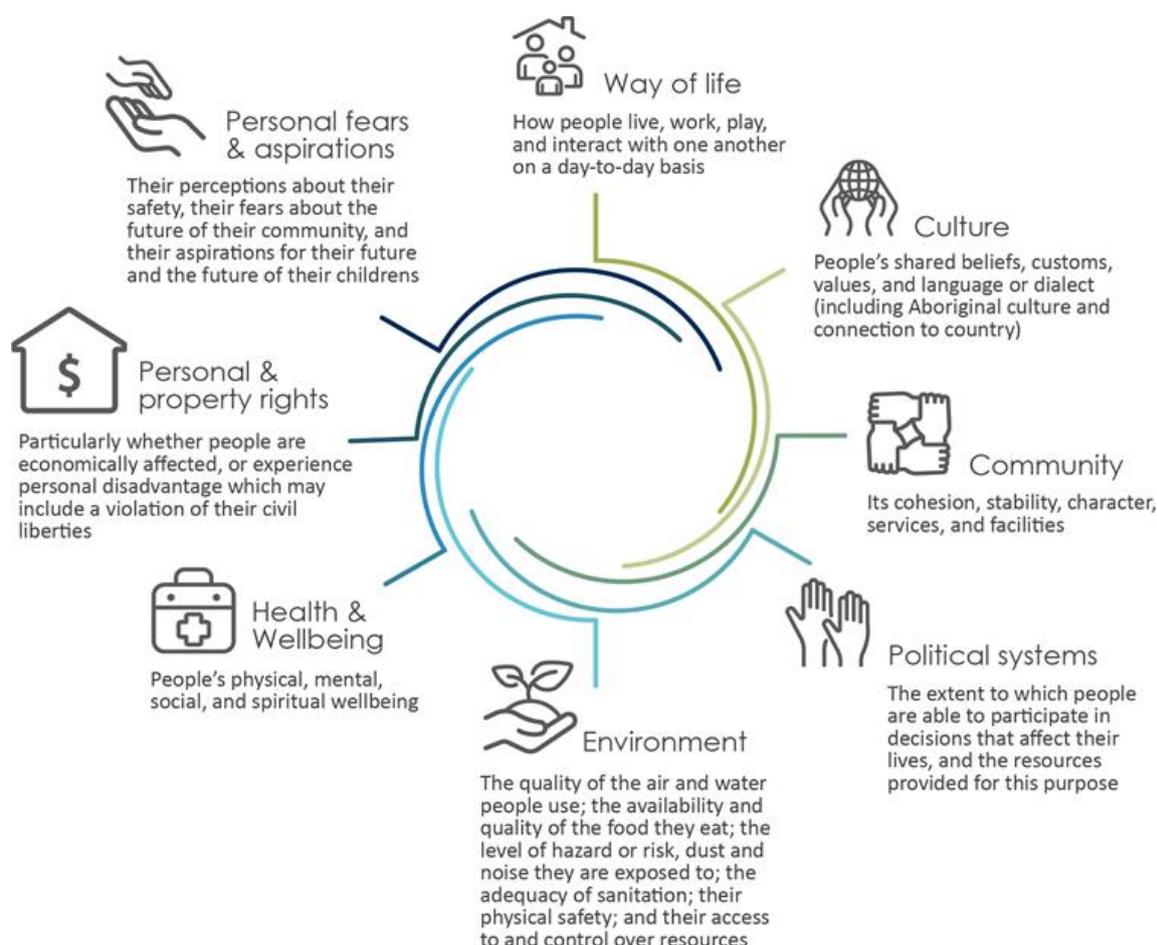
Requirement	Relevant Section of this SIA
identifies and analyses the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders	Section 7.0
considers how the affected community and other relevant stakeholders may expect to experience the project	Section 8.0 and 9.0
considers how potential environmental impacts (such as traffic, odour and noise) may affect people’s way of life, community, access, health, surroundings, and livelihoods	Section 9.0
includes mitigation measures for likely negative impacts, and enhancement measures for likely positive impacts	Section 9.0
details how social impacts will be monitored and managed over time	Section 9.10

2.0 METHODOLOGY & STRUCTURE

2.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the well-being of individuals and families. For the purpose of this assessment, social impacts are changes to one or more of the matters identified in Figure 1.

Figure 1: Social impacts



Source: Adapted from Vanclay, F. (2003). International Principles for Social Impact Assessment. Impact Assessment & Project Appraisal 21(1), 5-11

The guideline establishes social impacts as arising from changes that impact people in one of nine key areas:

Figure 2: Social impacts and definitions

- **way of life, including:**
 - **how people live, for example, how they get around, access to adequate housing**
 - **how people work, for example, access to adequate employment, working conditions and/or practices**
 - **how people play, for example, access to recreation activities**

- how people interact with one another on a daily basis
- **community**, including its composition, cohesion, character, how it functions and sense of place
- **access to and use of infrastructure, services and facilities**, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or volunteer groups
- **culture**, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)
- **health and wellbeing**, including physical and mental health
- **surroundings**, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity
- **personal and property rights**, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- **decision-making systems**, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms
- **fears and aspirations** related to one or a combination of the above, or about the future of their community

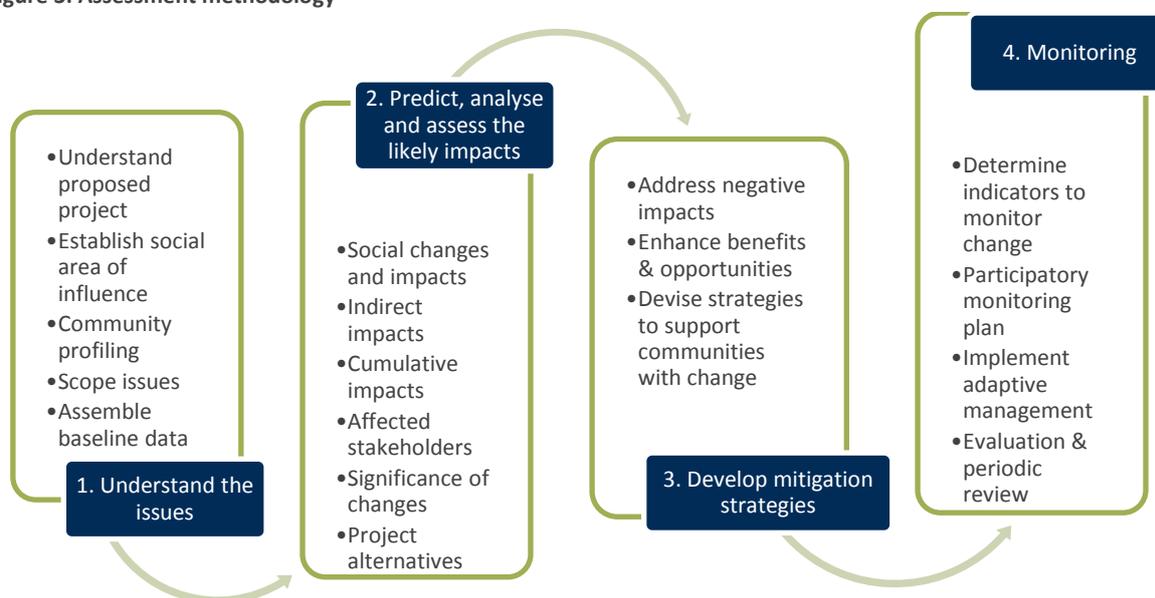
Source: NSW Planning & Environment (2017)

These categories correspond to a range of social and environmental matters that could be impacted by the Proposed Development.

2.2 Assessment methodology

Figure 3 presents the key steps and tasks undertaken as part a Social Impact Assessment.

Figure 3: Assessment methodology



Adapted from Vanclay, F., et al. (2015): p. 7

2.3 Impact assessment framework

The impact assessment presented in this report identifies and evaluates changes to existing social conditions due to the project. This includes the assessment of direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts.

These changes can be **positive** or **negative**; **tangible** or **intangible**; **qualitative** or **quantitative**; **direct**, **indirect** or **cumulative**; and **subjectively experienced**.

The likelihood of social impacts arising from each social and environmental matter assessed as part of the scoping process.

Figure 4 reflects the scoping process that was undertaken to estimate the overall significance of impacts prior to performing more detailed assessment. The following sections outline the criteria that underpin each of the assessment components that contribute to the assessment framework. Professional judgement and experience is applied on a case-by-case basis to identify the significance of impact on the social environment.

Figure 4: Social Impact Assessment scoping process

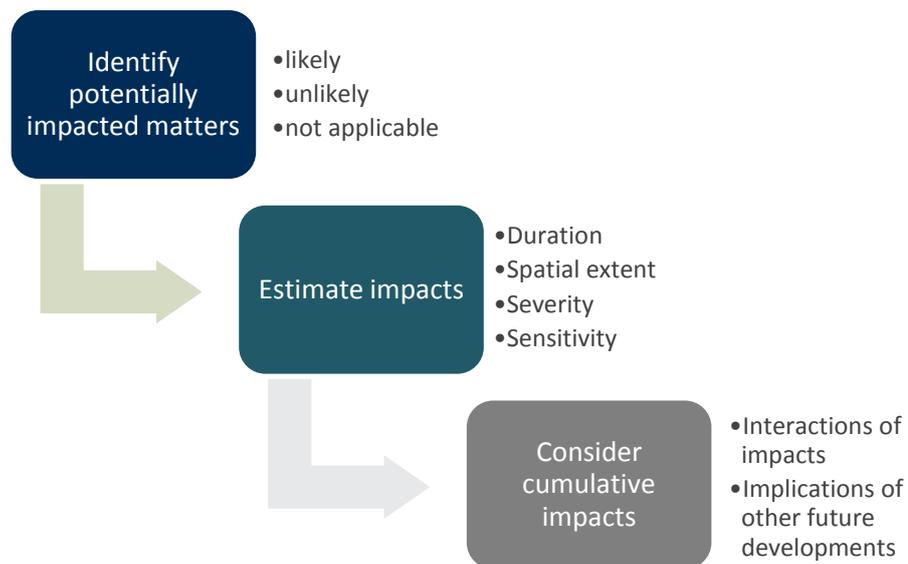


Table 2 outlines the criteria for rating the material effect of an impact, across the four areas defined in NSW Planning & Environment’s guidelines: duration, spatial, severity and sensitivity. Table 3 identifies the overall the level of impact rating which is comprised of multiple combinations of duration, spatial and severity outcomes.

Table 2: Criteria for rating the material effect of an impact

Duration		Spatial Extent		Severity		Sensitivity	
Short term	Less than one year Low frequency	Direct Property	Individual/ household	Negligible	No discernible positive or negative changes to baseline conditions	No impact	No disruption to sensitive people, receivers or receiving environments
Medium term	One to six years Medium intermittent frequency	Locality	Small number of households	Small	Minimal positive or negative changes to baseline conditions	Low	Some disruption to sensitive people, receivers or receiving environments
Long term	Less than six years Consistent frequency	Suburb	Large part of/ whole community Suburb as defined by ABS	Medium	Moderate positive or negative changes to baseline conditions	High	Significant disruption to multiple sensitive people, receivers or receiving environments
		Municipality	Local Government area or greater	Large	Major positive or negative change to baseline conditions		

Table 3: Level of impact

Category	Significance
Negligible	<ul style="list-style-type: none"> No discernible positive or negative changes to baseline condition.
Slight	<ul style="list-style-type: none"> Small change to baseline condition, generally short or short-medium term, confined to a locality or suburb and are able to be mitigated or enhanced.
Moderate	<ul style="list-style-type: none"> Medium change to baseline condition that may be short, medium, or long term. The spatial extent may vary, however impacts would usually respond to mitigation or enhancement.
Major	<ul style="list-style-type: none"> Large change to baseline condition usually resulting in medium to long-term effects. Spatial extent is generally at a LGA or regional level with the potential for substantial effects on the social or economic environment. Negative impacts would require extensive mitigation

2.3.1 Likelihood of impact

The significance of which potential social impacts and benefits would occur as a result of the proposal is assessed by comparing the level of impact (low, moderate and high) against the likelihood of impact occurring. The criteria used to determine the likelihood of an impact are described in Table 4.

Table 4: Likelihood of impact

Likelihood	Description	Probability
Almost certain	Expected to occur, almost frequently	90 percent
High	Could occur in many instances	70 percent
Possible	Just as likely to happen as not	50 percent
Low	Very limited occurrence	30 percent

2.3.2 Significance of impact

Potential impacts are identified as part of the scoping process (see Section 9.1). They are then analysed based on the nature of the impact and its predicted severity. A mitigation strategy is proposed if necessary and finally both impacts are assigned a Social Risk Rating (SRR) for a scenario with and a scenario without mitigation. The matrix used to calculate SRR is contained below in Table 5. Using this rating system, the Social Risks for the proposed development are assessed as follows:

Table 5: Social Risk Matrix

		Consequence					
		1	2	3	4	5	
		Minimal	Minor	Moderate	Major	Catastrophic	
Likelihood	A	Almost certain	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Social Risk Rating: Low Moderate High Extreme

Source: NSW Planning & Environment (2017) | Vanclay, F; Esteves, A; Aucamp, I; Franks, D (2015)

THE PROPOSAL

3.0 THE PROPOSAL

The proposed development will seek to intensify the existing use of the site as a poultry processing facility. Specifically, it includes:

- Construction of an integrated poultry processing plant consisting of:
 - 38,936m² of Gross Floor Area providing for live bird storage, processing, chilling, cold store and distribution facilities;
 - 1,600m² workshop and store building;
 - 3,791m² of ancillary administration, staff amenities and childcare space; and
 - Expanded Waste Water Treatment Plant
- Installation of ancillary infrastructure, landscaping and services. An increase to the approved level of poultry processing on the site to a maximum of 3 million birds per week
- An increase in production at the existing rendering plant to a maximum of 1,680 tonnes of finished product per week (240 tonnes / day 7 days a week)
- Operation of all aspects of the site facility up to 24 hours per day, 7 days a week with no restrictions

The proposed development also includes a gym and child care facility for use by staff.

The proposed development will create an additional 656 jobs, totalling 1,176. The existing two facilities provide jobs for 327 Baiada employees and 167 contractors.

These features are visible on the site plan and floor plan shown in Figure 5 and Figure 6, respectively.

Figure 5: Site plan of the proposed development

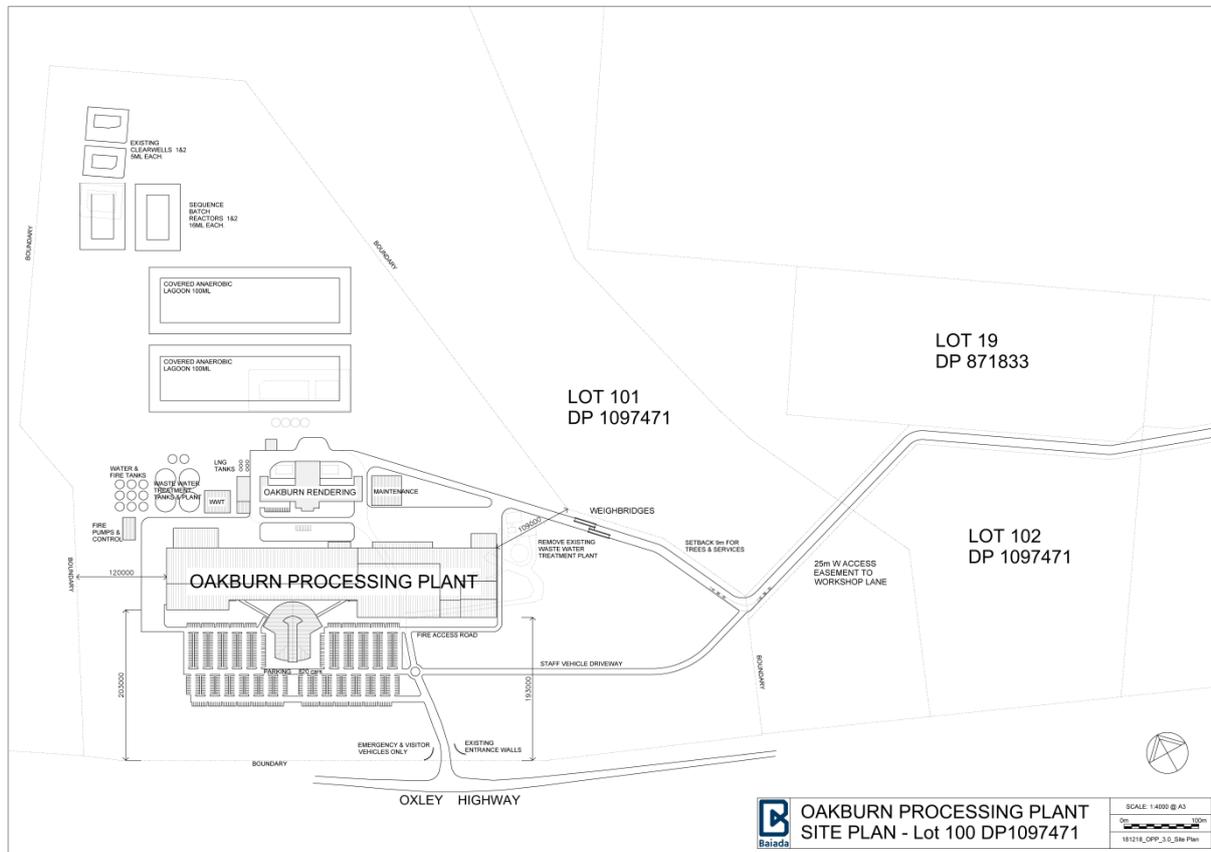
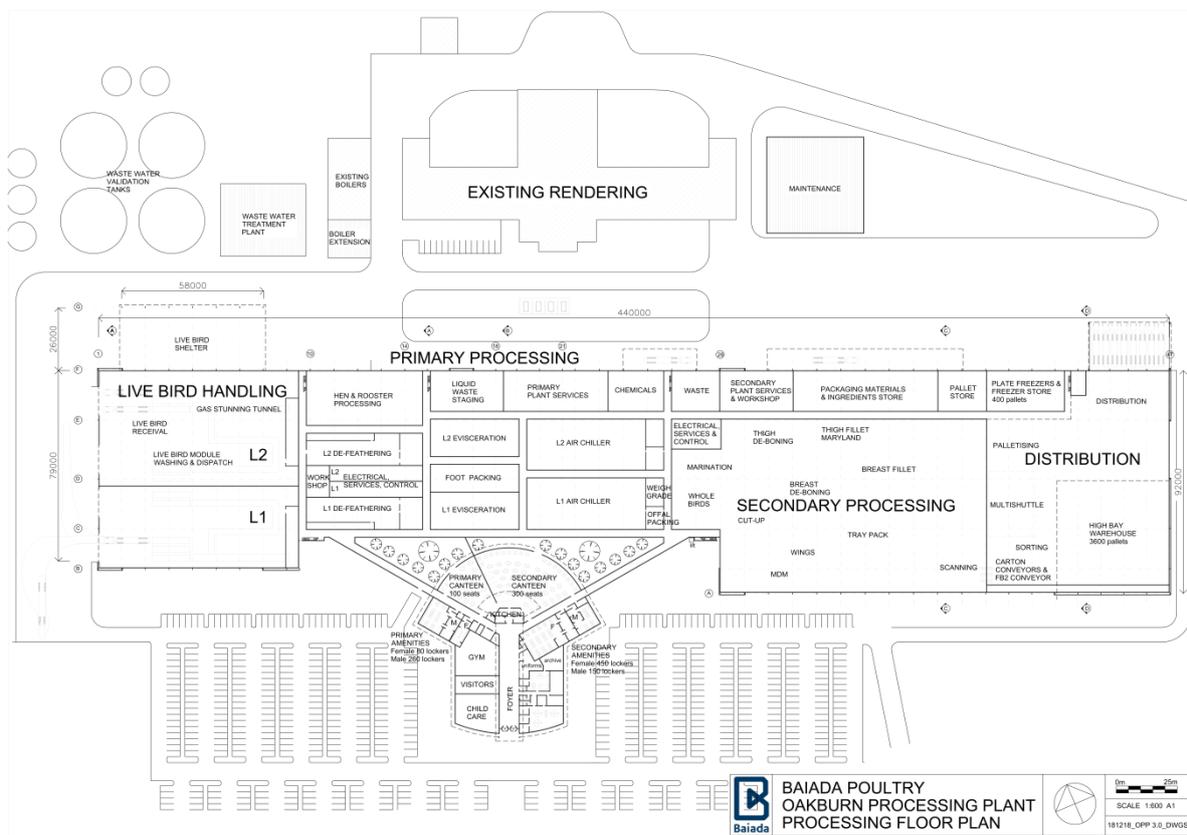


Figure 6: Floor plan of the proposed development



Source: Baiada Poultry (2018)

3.1 The subject site

The subject site is located at 1154 Gunnedah Road, Westdale, in the Tamworth Regional Council LGA. It is legally defined as Lot 100 in Deposited Plan 1097471. The site lies over 7.5 kilometres to the north-west of Tamworth CBD. Its south western border is defined by the Oxley Highway, which it fronts for over 900 metres, on the other side of which lies Tamworth Regional Airport.

The site is currently used for the existing Oakburn Rendering Plant and supporting waste water treatment plant. The subject site is currently zoned as RU1 – Primary Production.

Figure 7: The subject site



LEGEND
 Subject Site

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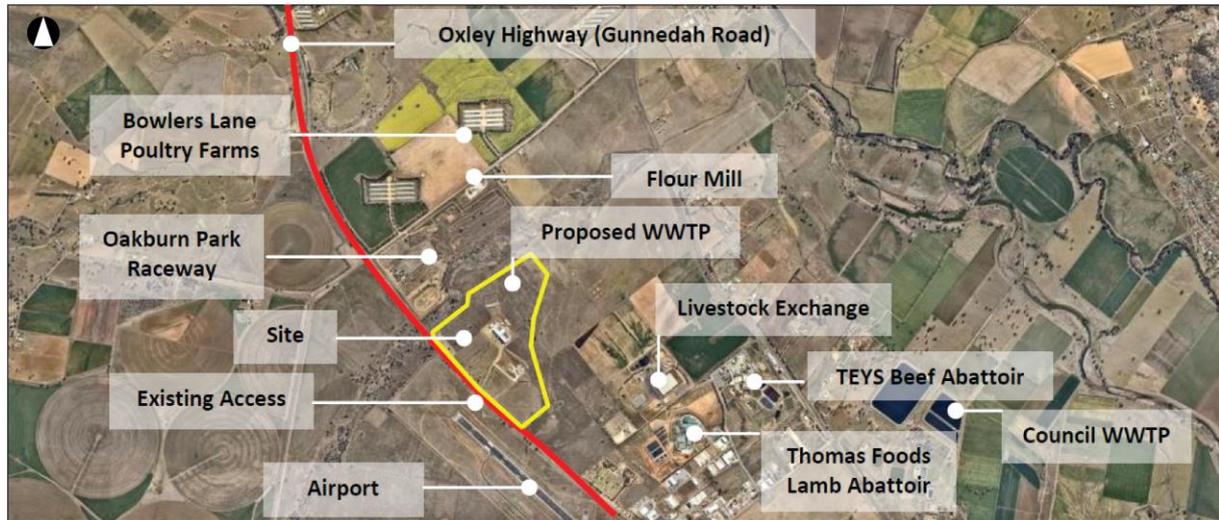
Source: HillPDA, Google (2018)

3.2 The Surrounds

The land surrounding the site is predominantly used in industries associated with processing livestock and agricultural produce. As such, the subject site lies to the north of the Goddard Lane Industrial Estate and within a livestock and food processing hub. Surrounding land uses include beef and lamb abattoirs, the Tamworth Regional Livestock Exchange (TRLEX) and the Bellata Gold Pasta Flour Mill.

As previously noted Tamworth Regional Airport lies directly to the south, across the Oxley Highway. Figure 8 provides further context for nearby land use.

Figure 8: The subject site and surrounding uses



LEGEND
■ Subject Site

STRATEGIC
POLICY
CONTEXT

4.0 STRATEGIC POLICY CONTEXT

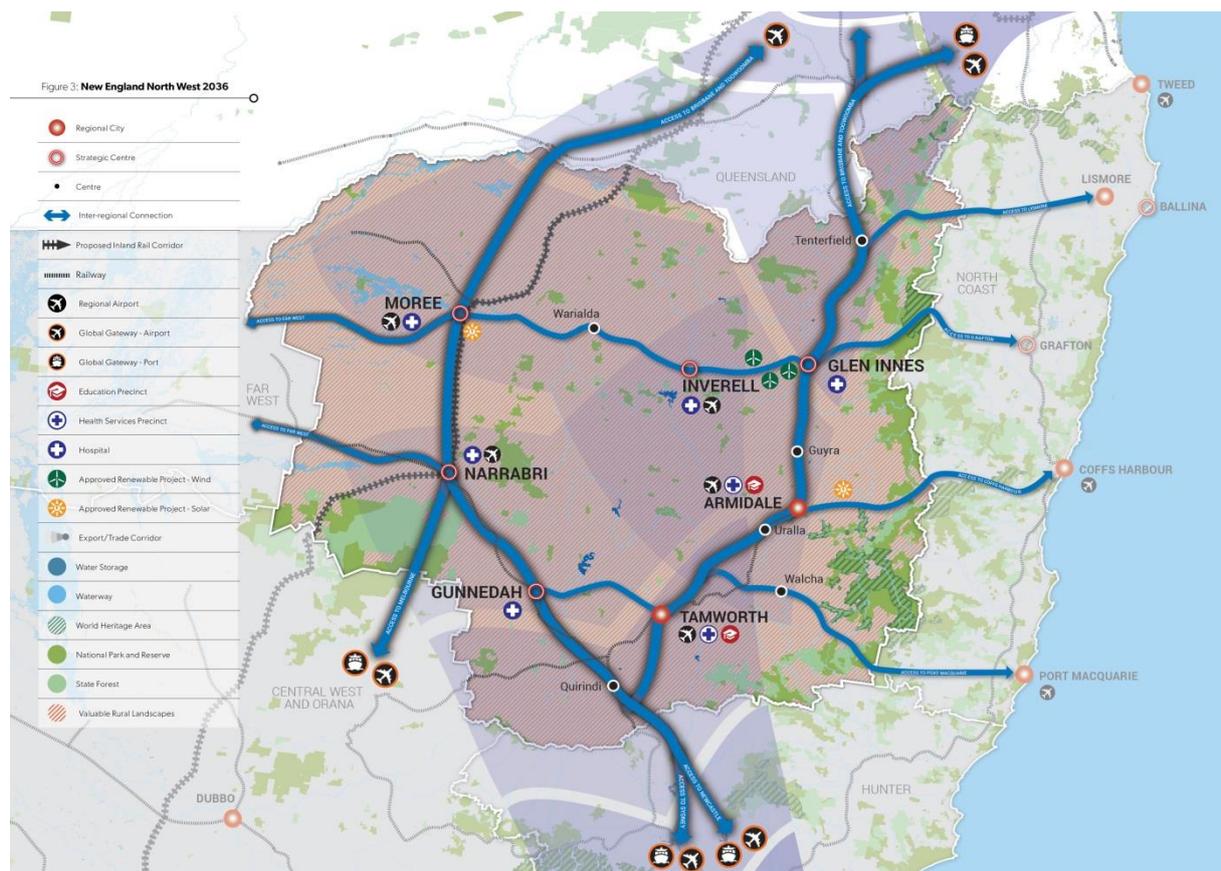
4.1 New England North West Regional Plan 2036

The New England North West Regional Plan 2036, drafted in 2017, is a 20 year blueprint for future growth and development across the wider region. The strategy’s vision is: *“Nationally valued landscapes and strong, successful communities from the Great Dividing Range to the rich black soil plains”*.

The plan sets four key goals to achieve this vision:

- A strong and dynamic regional economy
- A healthy environment with pristine waterways
- Strong infrastructure and transport networks for a connected future
- Attractive and thriving communities

Figure 9: New England North West Regional Plan



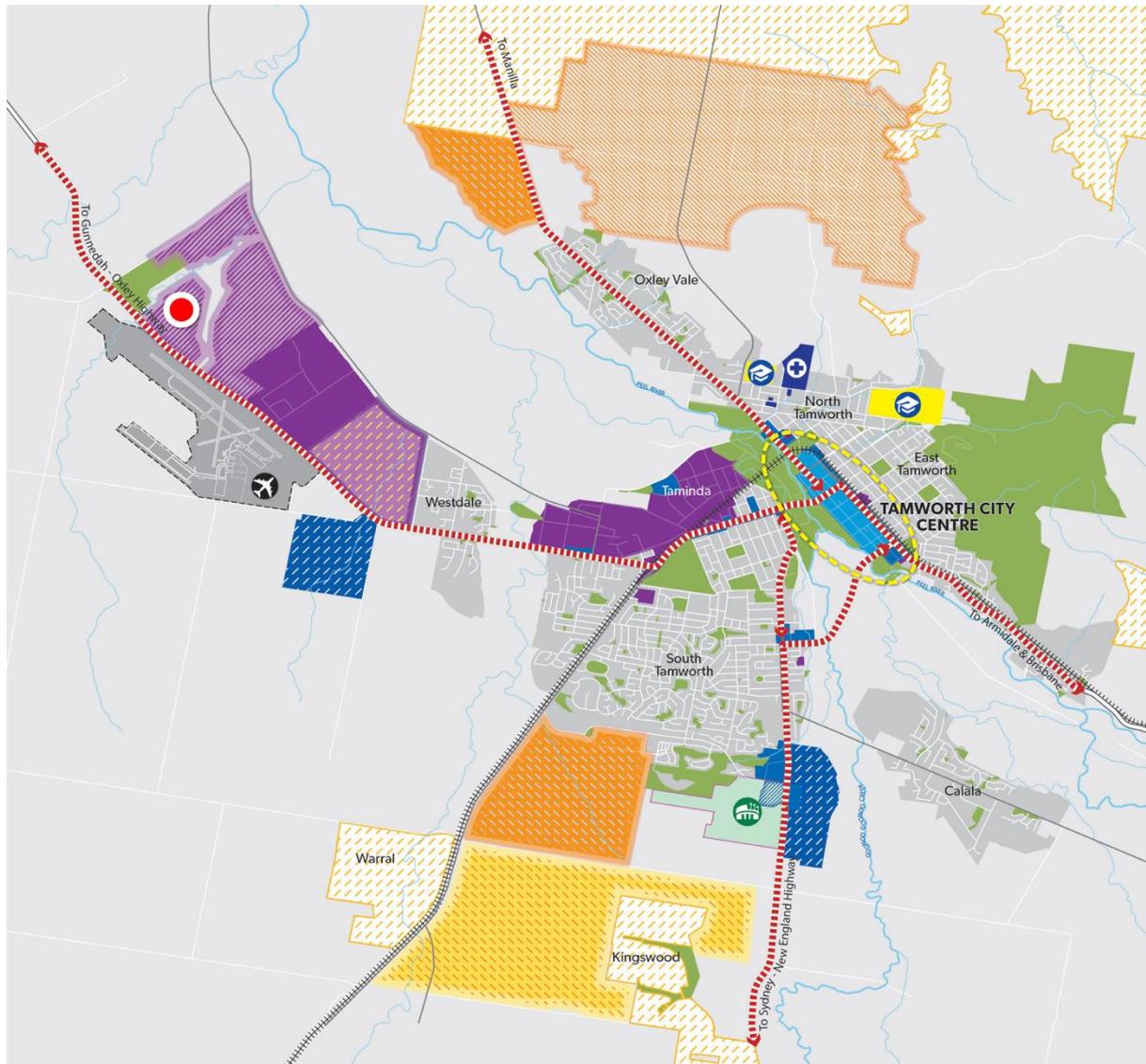
Source: NSW Department of Planning & Environment

Objective/ Strategy	Extracts from the Plan
<p>Goal 1: A strong and dynamic regional economy</p> <ul style="list-style-type: none"> • Direction 1: Expand agribusiness and food processing sectors • Direction 2: Build agricultural productivity • Direction 7: Build strong economic centres • Direction 9: Coordinate growth in the cities of Armidale and Tamworth 	<p>1.2 Promote the expansion of agribusiness and associated value-adding activities through local plans.</p> <p>2.3 Promote investment in the agricultural supply chain through local plans by protecting these assets from land use conflict and the encroachment of incompatible land uses.</p> <p>7.5 Promote an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.</p> <p>9.2 Prepare activation plans for the regional cities</p>

Direction 9 outlines the direction for the future precinct plan and activation plan for the two regional cities defined under the Region Plan, Tamworth and Armidale. Under the Tamworth Plan, the subject site is identified as lying within a cluster of industrial land and itself is identified as falling within a “future industrial investigation area”, as shown in Figure 10.

As such, the goals of the proposed development are in keeping with the intent of the Regional Plan, strengthening regional communities through the creation of substantial additional employment opportunities and expansion of food processing within the City of Tamworth. By expanding upon the existing use of the site, the proposal also minimises encroachment on land reserved for primary industries, while substantially increasing demand for produce with expanded processing capacity.

Figure 10: The New England and North West Regional Plan growth precincts with the subject site



Source: NSW Department of Planning & Environment

4.2 Tamworth Regional Local Environment Plan 2010

The subject site falls within the Tamworth Regional LEP, under which it is zoned as RU1 – Primary Production.

Excerpts from the LEP aims (Section 1.2) relevant to the proposal follow:

(b) to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity,

(c) to manage and strengthen retail hierarchies and employment opportunities, promote appropriate tourism development, guide affordable urban form and provide for the protection of heritage items,

(e) to secure a future for agriculture by expanding Tamworth's economic base and minimising the loss or fragmentation of productive agricultural land.

The zone RU1 – Primary Production is designated for use in agricultural production and primary industries. The objectives of the zone as relevant to the proposed development include:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed development is generally consistent with the above aims and objectives. The proposed development is considered in the context of the requirements of the LEP in the Environmental Impact Statement.

DEMOGRAPHIC ANALYSIS

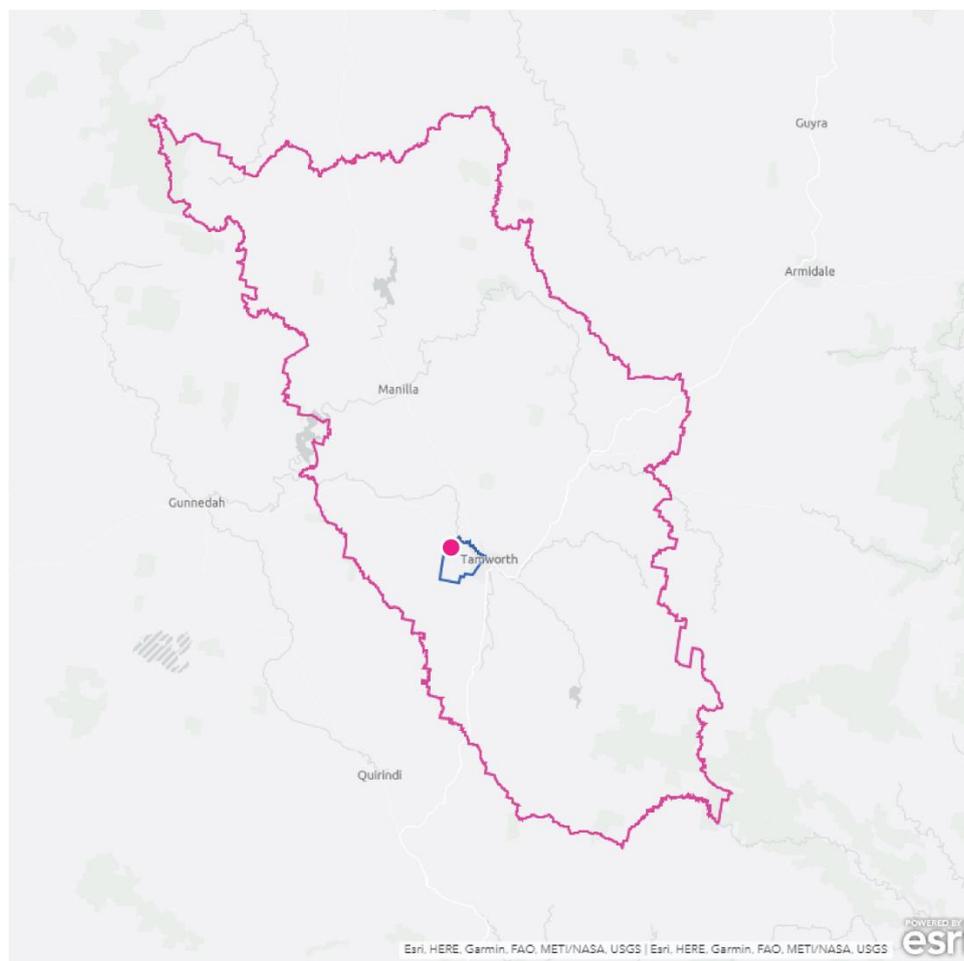
5.0 DEMOGRAPHIC ANALYSIS

The section provides a snapshot of the socio-economic characteristics of the study area to better understand the underlying and emerging social needs of the community and potential social impacts of the proposed development.

5.1 Study area

The subject site is located at 1154 Gunnedah Road, approximately 9 km west of Tamworth, for the purpose of this analysis, the study areas have been defined as Tamworth – West Statistical Area Level 2 (SA2) and Tamworth Regional Council Local Government Area (LGA), as shown in Figure 11.

Figure 11: Subject site and study areas



LEGEND

● Subject Site

▭ Tamworth - West (SA2)

▭ Tamworth Regional Council (LGA)

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Source: HillPDA, ABS, ArcGIS

The Tamworth – West SA2 includes the localities of Taminda, Westdale and part of West Tamworth. It also includes Tamworth Airport, which is located immediately to the south of the subject site.

To provide context and highlight the uniqueness of the location; comparisons are made against Regional NSW.

5.2 Existing residential profile

5.2.1 General characteristics

Table 6: Population

	Tamworth – West (SA2)		Tamworth (LGA)		Rest of NSW (GCCSA)	
	Total	Percent	Total	Percent	Total	Percent
Male	2,717	48.9%	29,077	48.7%	1,301,717	49.2%
Female	2,841	51.1%	30,581	51.3%	1,341,813	50.8%
Aboriginal and/or Torres Strait Islander people	1,281	23.0%	6,031	10.1%	145,189	5.4%

Source: ABS (2016)

In the 2016 Census, there were 5,558 people resident in Tamworth West SA2. Of these 49.2 percent were male and 50.8 percent were female, which is largely reflective of the proportion of the wider LGA and regional NSW. Notably, of those resident in Tamworth – West at Census 2016, 23 percent identified as Aboriginal and/or Torres Strait Islander, which is a significant concentration both for the state and the wider LGA, which itself has a significantly higher population.

5.2.2 Age structure

At Census 2016, the median age in Tamworth – West SA2 was 30, compared with 40 for the Tamworth Regional LGA, which was more in line with the regional NSW average of 43. The significantly lower median is reflective of a substantially different age structure within the SA2, which is evident in Figure 12, with the local age structure showing a substantially higher proportion of residents under the age of 14 when compared with the wider LGA and the state. Similarly, there is a much lower proportion of aged 74 years or older.

Figure 12: Population pyramids for each study area (gender and age structure)

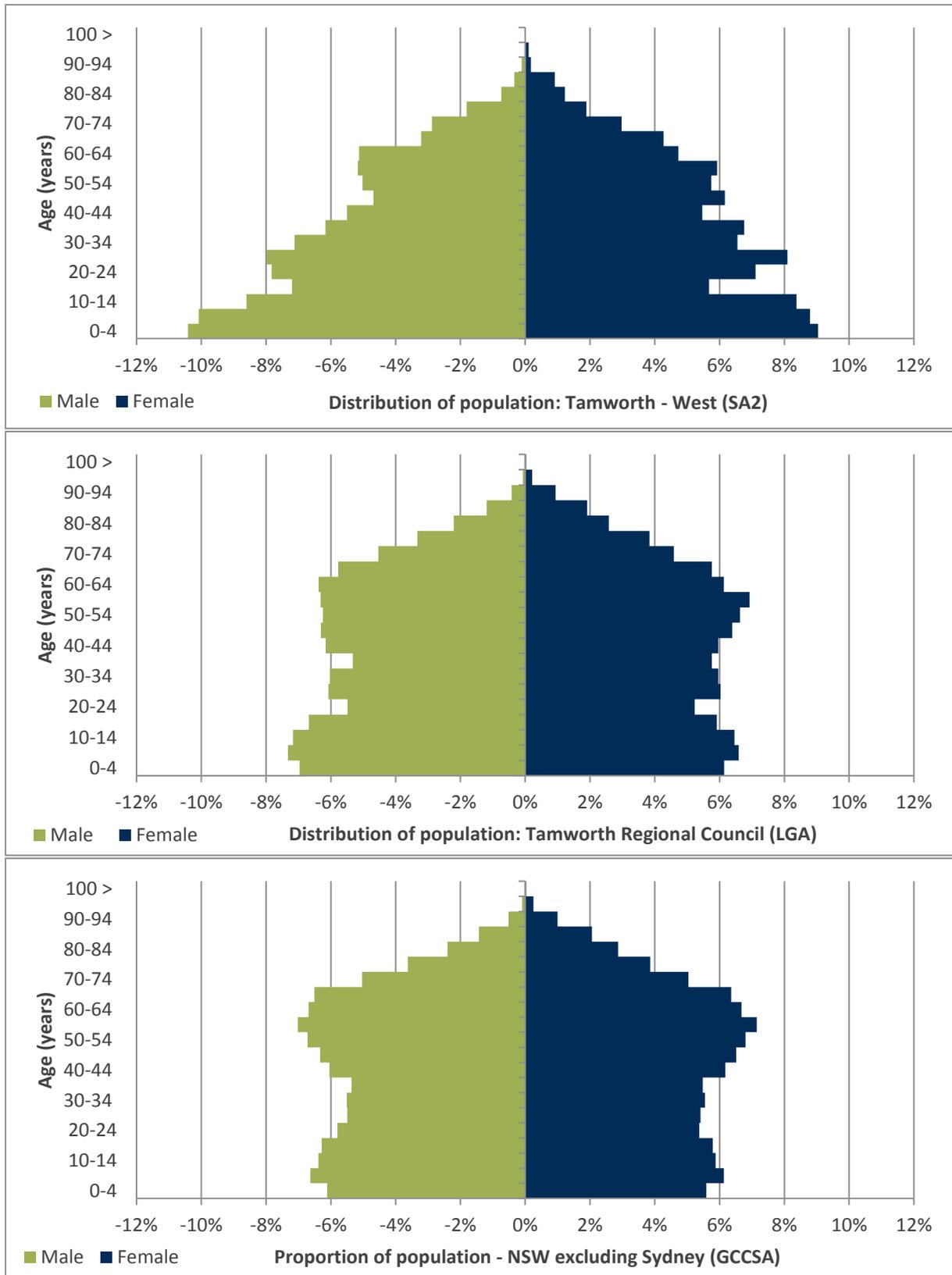


Table 7: Comparison of household composition (ABS 2016)

	Tamworth – West (SA2)		Tamworth Regional (LGA)		Rest of NSW (GCCSA)	
	Total	Percent	Total	Percent	Total	Percent
Family households	1,311	73%	15,096	69%	678,869	69%
Single (or lone) person households	422	23%	5,972	28%	269,360	28%
Group households	64	4%	678	3%	32,214	3%

Table 8 shows that of those family households in Tamworth - West, 70 percent were families with children (single or couple), with 28 percent being couples without children). There is a notably higher proportion of single parent families when compared to the wider LGA and areas in non-metropolitan NSW.

Table 8: Family household structure (ABS 2016)

	Tamworth – West (SA2)		Tamworth Regional (LGA)		Rest of NSW (GCCSA)	
	Total	Percent	Total	Percent	Total	Percent
Couple family without children	372	28%	6,263	41%	292,934	42%
Couple family with children	482	36%	5,961	39%	269,939	39%
One parent family	456	34%	2,912	19%	120,862	17%
Other family	31	2%	235	1%	9,450	1%

There were 2,186 people who reported being in the labour force in the week before Census night 2016 in Tamworth – West (SA2). The SA2 recorded a higher rate of unemployment than the wider LGA and non-metropolitan NSW.

Table 9: Employment

	Tamworth – West (SA2)		Tamworth Regional (LGA)		Rest of NSW (GCCSA)	
	Total	Percent	Total	Percent	Total	Percent
Worked full-time	1,227	56%	16,519	60%	652,283	55%
Worked part-time	615	28%	8,008	29%	387,471	33%
Away from work	100	5%	1,461	5%	64,405	5%
Unemployed	244	11%	1,609	6%	78,414	7%

Table 10 breaks down employment in the study areas by industry. At Census 2016, most common industries of employment for residents in Tamworth – West SA2 was manufacturing with 14.3 percent, followed by healthcare and social assistance with 13.8 percent and retail trade also with 13.8 percent. Comparatively, the major industry of employment for the wider Tamworth Regional LGA was healthcare and social assistance with 15.7 percent, followed by retail trade with 11.6 percent and education and training with 9.4 percent.

Table 10: Industry of employment amongst residents

	Tamworth – West (SA2)		Tamworth Regional (LGA)		Rest of NSW (GCCSA)	
	Total	Percent	Total	Percent	Total	Percent
Agriculture, Forestry and Fishing	86	4.7%	1,731	6.9%	62,555	5.9%
Mining	14	0.8%	280	1.1%	26,925	2.5%
Manufacturing	263	14.3%	1,953	7.8%	66,320	6.2%
Electricity, Gas, Water and Waste Services	13	0.7%	251	1.0%	14,086	1.3%
Construction	137	7.5%	2,037	8.2%	95,770	9.0%
Wholesale Trade	66	3.6%	746	3.0%	22,175	2.1%
Retail Trade	253	13.8%	2,882	11.6%	114,261	10.8%
Accommodation and Food Services	125	6.8%	1,759	7.1%	86,995	8.2%
Transport, Postal and Warehousing	121	6.6%	1,256	5.0%	43,985	4.1%
Information Media & Telecommunications	18	1.0%	262	1.1%	9,913	0.9%
Financial and Insurance Services	26	1.4%	490	2.0%	22,357	2.1%
Rental, Hiring and Real Estate Services	20	1.1%	365	1.5%	15,417	1.5%
Professional, Scientific & Technical Services	30	1.6%	953	3.8%	50,141	4.7%
Administrative and Support Services	85	4.6%	814	3.3%	35,924	3.4%
Public Administration and Safety	125	6.8%	1,584	6.4%	79,529	7.5%
Education and Training	95	5.2%	2,330	9.4%	99,607	9.4%
Health Care and Social Assistance	254	13.8%	3,900	15.7%	158,555	14.9%
Arts and Recreation Services	19	1.0%	258	1.0%	13,706	1.3%
Other Services	85	4.6%	1,068	4.3%	43,467	4.1%

5.2.3 Social advantage and disadvantage

The Socio-Economic Indices for Areas (SEIFA) has been developed by the ABS to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. The SEIFA measures the relative level of socio-economic advantage and disadvantage based on various census characteristics, such as income, education, unemployment and occupations. In the context of this Index, a lower score indicates an area that is relatively disadvantaged compared to an area with a higher score. The table below identifies the index rankings and quantiles.

Table 7: SEIFA rankings and quantiles

Measure	
Rank	To determine the rank of an area, all the areas are ordered from lowest score to highest score. The area with the lowest score is given a rank of 1; the area with the second-lowest score is given a rank of 2 and so on, up to the area with the highest score which is given the highest rank.
Decile	Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.
Percentile	Percentiles divide a distribution into 100 equal groups. In the case of SEIFA, the distribution of scores is divided into 100 equal groups. The lowest scoring 1% of areas are given a percentile number of 1, the second-lowest 1% of areas are given a percentile number of 2 and so on, up to the highest 1% of areas which are given a percentile number of 100.

Table 8: SEIFA Index for Tamworth – West (SA2)

	Australia			NSW		
	Rank	Decile	Percentile	Rank	Decile	Percentile
Advantage and disadvantage (IRSAD)	40	1	2	3	1	1
Disadvantage (IRSD)	50	1	3	6	1	2
Economic resources (IER)	102	1	5	18	1	4
Education and occupation (IEO)	102	1	5	18	1	4

Source: ABS (2016)

The SA2 was ranked in the lowest decile on all SEIFA measures both when compared to the rest of NSW and when compared nationally. This indicates extreme disadvantage, limited economic means and therefore limited economic mobility. These rankings all suggest entrenched economic disadvantage.

5.3 Forecast residential profile

This summary shows the results of the forecasts for population, households and dwellings in the Tamworth LGA. The period 2016 to 2026, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

Table 11: Forecasted Population, households and dwellings in Tamworth Regional LGA

Summary	2016	2021	2026	2031	2036	2041
Population	61,003	64,563	68,184	71,898	75,676	79,468
Change in population (5yrs)		3,560	3,622	3,714	3,778	3,792
Average annual change		1.14	1.10	1.07	1.03	0.98
Households	24,732	26,441	28,085	29,726	31,376	33,004
Average household size	2.42	2.40	2.38	2.37	2.36	2.36
Pop. in non-private dwellings	1,196	1,230	1,330	1,430	1,530	1,630
Occupied private dwellings	26,345	28,122	29,838	31,550	33,268	34,983
Dwelling occupancy rate	93.88	94.02	94.12	94.22	94.31	94.34

The relationship between population and average household size is an important indicator of growth and activity. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

5.4 Employee profile

As the proposed development represents a substantial change in the employment landscape of the study area, the following demographics have been obtained with regard to the study area employee profile. At Census 2016, a total 5,532 identified their place of work as being within the Tamworth – West SA2, the industries in which these individuals were employed is summarised in Table 12.

Table 12: Industry of employment amongst workers employed in each study area

	Tamworth – West (SA2)		Tamworth Regional (LGA)		Non-metropolitan NSW (GCCSA)	
	Total	Percent	Total	Percent	Total	Percent
Manufacturing	1,141	22.0%	1,959	8.1%	62,785	6.5%
Transport, Postal and Warehousing	688	13.3%	1,109	4.6%	38,232	4.0%
Construction	596	11.5%	1,626	6.8%	70,941	7.3%
Wholesale Trade	505	9.7%	733	3.0%	19,894	2.1%
Education and Training	428	8.2%	2,280	9.5%	93,314	9.6%
Retail Trade	394	7.6%	2,915	12.1%	110,394	11.4%
Other Services	365	7.0%	1,048	4.4%	40,340	4.2%
Public Administration and Safety	293	5.6%	1,584	6.6%	67,610	7.0%
Agriculture, Forestry and Fishing	166	3.2%	1,690	7.0%	60,794	6.3%
Health Care and Social Assistance	107	2.1%	4,024	16.7%	151,422	15.7%
Administrative and Support Services	106	2.0%	743	3.1%	28,848	3.0%
Accommodation and Food Services	99	1.9%	1,778	7.4%	86,337	8.9%
Arts and Recreation Services	73	1.4%	242	1.0%	12,360	1.3%
Rental, Hiring and Real Estate Services	64	1.2%	368	1.5%	14,392	1.5%
Professional, Scientific and Technical Services	60	1.2%	915	3.8%	43,799	4.5%
Electricity, Gas, Water and Waste Services	52	1.0%	247	1.0%	12,982	1.3%
Information Media and Telecommunications	26	0.5%	258	1.1%	8,058	0.8%
Financial and Insurance Services	17	0.3%	484	2.0%	20,267	2.1%
Mining	8	0.2%	62	0.3%	24,581	2.5%

Similarly to the resident population of the SA2 the top employer within the SA2 is manufacturing, which employs 22 percent of those people working in the SA2. Looking more closely at manufacturing jobs in the SA2, 468, or 41 percent of all individuals employed in manufacturing within the SA2 work in the meat processing industry, which is followed by poultry with 58, or 5.1 percent of all manufacturing employees.

At 30 June 2017, there were 504 businesses registered to addresses within the Tamworth – West SA2. Of those businesses, 246 were employing businesses (at least one employee)

Table 13: Registered businesses by industry category and number of employees

Industry Category	Non employing	1-4 Employees	5-19 Employees	20-199 Employees	200+ Employees	Total
Construction	47	25	29	3	0	104
Manufacturing	12	17	22	6	0	57
Other Services	20	23	14	0	0	57
Transport, Postal and Warehousing	29	11	7	5	0	52
Retail Trade	14	13	7	0	0	34
Wholesale Trade	7	4	12	3	0	26
Administrative and Support Services	11	11	5	0	0	27
Rental, Hiring and Real Estate Services	60	4	3	0	0	67
Health Care and Social Assistance	5	3	3	0	0	11
Professional, Scientific and Technical Services	10	4	0	0	0	14
Accommodation and Food Services	7	0	3	0	0	10
Financial and Insurance Services	10	0	3	0	0	13
Public Administration and Safety	0	0	3	0	0	3
Arts and Recreation Services	5	0	3	0	0	8
Mining	0	0	0	0	0	0
Electricity, Gas, Water and Waste Services	0	0	0	0	0	0
Information Media and Telecommunications	0	0	0	0	0	0
Education and Training	3	0	0	0	0	3
Currently Unknown	3	0	0	0	0	3

Source: ABS (2017)

EXISTING SOCIAL INFRASTRUCTURE

6.0 EXISTING SOCIAL INFRASTRUCTURE

The following section provides an overview of the social infrastructure and open space located within the study area. This audit has been informed by a desktop analysis of geographical data and resources, including;

- Tamworth Regional Council website
- NSW Department of Education website
- Australian Curriculum Assessment and Reporting Authority My School website
- Australian Children's Education & Care Quality Authority (ACECQA) Starting Blocks website
- NSW Health website
- Australian Institute of Health and Welfare: GEN Aged Care Data

The audit is indicative and based on the data available at the time of preparing this report. Consultation was undertaken to ensure accuracy of data and to highlight key issues and aspects relating to service provision, including specified future needs. The purpose of the social infrastructure audit is to understand strengths and weaknesses of existing social infrastructure and to determine what has potential to accommodate future growth in demand arising from increased local employment.

6.1 What is social infrastructure?

Social infrastructure is an asset that accommodates social services or facilities. Social infrastructure is an important aspect of society as it provides the community with tangible or perceived benefits linked to the safety, health and wellbeing of that community. It also links to the economic growth and the sustainability of the community, therefore playing a critical role in society.

Specifically, this report has been produced to address the needs of particular baseline infrastructure types, which include the following:

- Childcare
- Primary and secondary schools
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc.
- Community and culture – libraries and community centres.

For the purposes of clarity, this report excludes businesses such as retail or commercial services. While these facilities provide a valuable social function, the future provision of these businesses in any area is typically market-led and access to these services may involve a cost which can prevent some from accessing the services provided.

6.2 A catchment approach

Social infrastructure facilities generally operate at three levels of provision. These are local, regional and district. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university will cater for a much wider population.

In conducting the audit of social infrastructure, local and district facilities have been identified. Table 14 identifies the facilities included in the audit and the catchments that they serve.

Table 14: Social infrastructure parameters of provision

	Local (generally up to 20,000 people)	District (generally up to 50,000 people)
Education and childcare facilities	<ul style="list-style-type: none"> Primary school Long day care Preschool Out of school hours care 	<ul style="list-style-type: none"> Specialist school Secondary school Combined school
Community and cultural facilities	<ul style="list-style-type: none"> Branch library Meeting space Community centre 	<ul style="list-style-type: none"> District library Multipurpose community centre/community hub
Active open space	<ul style="list-style-type: none"> Playground Outdoor sport court i.e. tennis and basketball Oval/sport field 	<ul style="list-style-type: none"> Multi-purpose community/ neighbourhood sports centre Indoor sport facilities
Passive open space	<ul style="list-style-type: none"> Neighbourhood open space and parks 	

6.3 Proposed onsite amenity

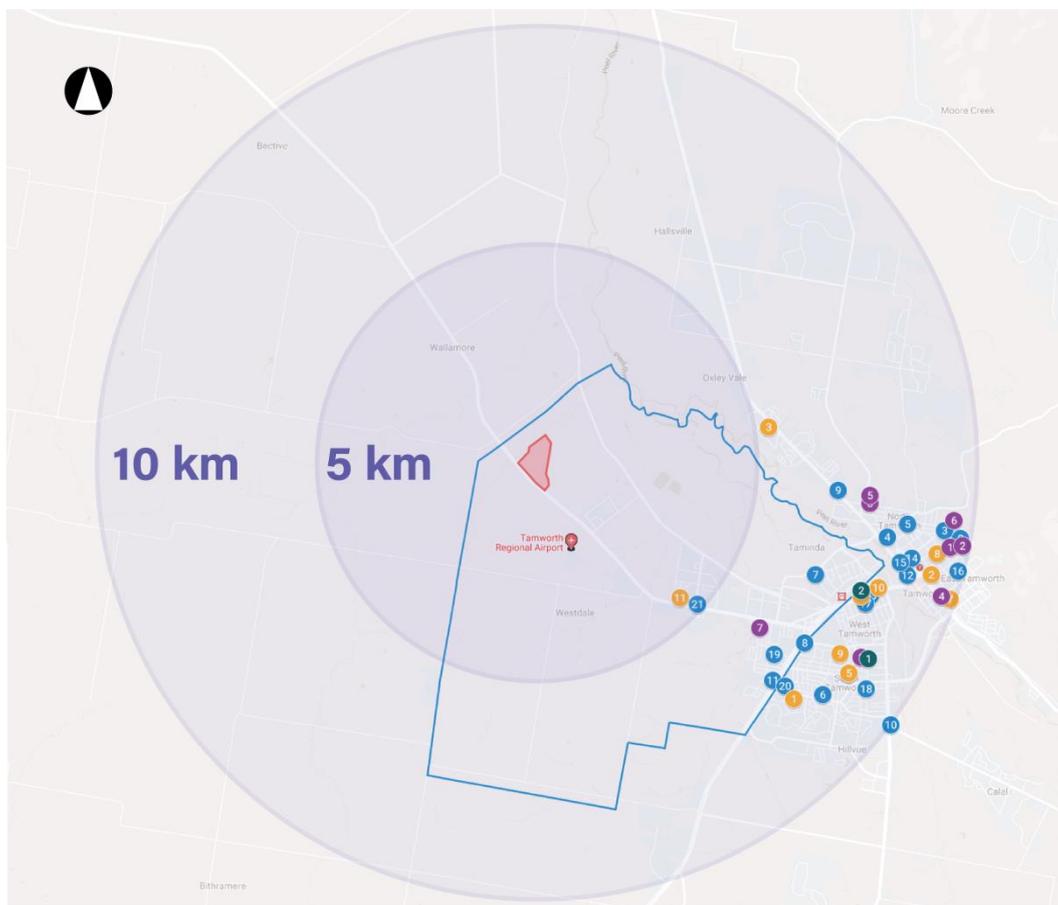
The proposed redevelopment also includes a variety of primary and secondary amenities, which will contribute to the overall level of social infrastructure within the site.

- Onsite child care centre,
- Two Canteens (100 seats and 300 seats)
- Gym/exercise facility,
- Male and female showers and change rooms
- 940 Lockers

6.4 Education and childcare

The subject site lies on the outskirts of Tamworth, which is a major regional centre for the wider New England region. As such, Tamworth is a significant metropolitan centre with a wide range of educational and childcare facilities to not only cater for its own residential and working population, but also for those of the wider region. There are 11 primary schools, 5 secondary schools, 2 special schools and 21 childcare facilities within a 10 kilometre radius of the subject site are shown in Figure 13 and the accompanying tables below.

Figure 13: Schools and childcare facilities within 10 kilometres of the subject site



LEGEND

 Site boundary

Source: HillPDA, Google, MyChild.gov.au, Department of Education, MySchool.gov.au

Table 15: Primary and secondary schools within 10 km of the subject site

Type	Map ID	Name	Suburb	Sector	Enrolment
Primary	1	Hillvue Public School	Tamworth	Public	292
	2	M.E.T. School, Tamworth campus	Tamworth	Independent	N/A
	3	Oxley Vale Public School	Tamworth	Public	343
	4	St Edward's Primary School	South Tamworth	Catholic	556
	5	St Edward's Primary School, Robert Street campus	South Tamworth	Catholic	
	6	St Joseph's Primary School	West Tamworth	Catholic	162
	7	St Nicholas' Primary School	Tamworth	Catholic	501
	8	Tamworth Public School	Tamworth	Public	914
	9	Tamworth South Public School	Tamworth	Public	650
	10	Tamworth West Public School	West Tamworth	Public	376
	11	Westdale Public School	Westdale	Public	508

Type	Map ID	Name	Suburb	Sector	Enrolment
Secondary	1	Calrossy Anglican School - Brisbane St Campus	Tamworth	Independent	941
	2	Calrossy Anglican School - Gloria Thew House Campus	Tamworth	Independent	
	3	Calrossy Anglican School - Simpson House Campus	Tamworth	Independent	
	4	Calrossy Anglican School - Tangara Campus	Wallamore (Tamworth)	Independent	
	5	McCarthy Catholic College	West Tamworth	Catholic	875
	6	Oxley High School	North Tamworth	Public	343
	7	Peel High School	Tamworth	Public	680
	8	Tamworth High School	South Tamworth	Public	651
Special	1	Bullimbal School	South Tamworth	Public	51
	2	Parry School	West Tamworth	Public	19

Table 16: Childcare facilities located within 10 km of the subject site

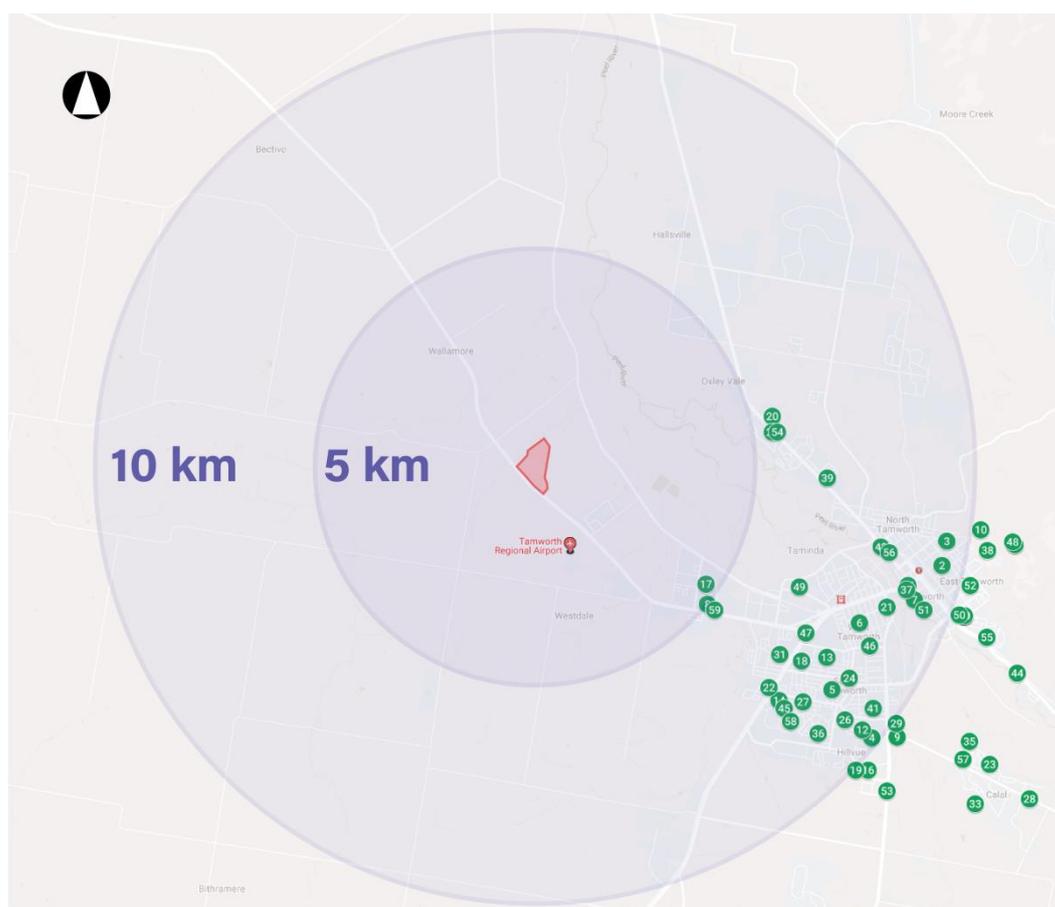
Map ID	Name	Type	Hours	Address	Vacancies (Dec 2018)
1	Denison Street Early Learning Centre	Centre Based Day Care	07:00 - 18:00	79 Denison St, Tamworth NSW 2340	Vacancy
2	Goodstart Early Learning Tamworth - Brisbane Street	Centre Based Day Care	07:00 - 18:00	172 Brisbane St, Tamworth NSW 2340	Vacancy
3	Nurtureone Tamworth Children's Centre	Centre Based Day Care	07:00 - 18:00	8 Patrick Street, Tamworth NSW 2340	No vacancy
4	Milestones Early Learning Centre (CBD)	Centre Based Day Care	06:30 - 18:00	1-3 Bligh Street, Tamworth NSW 2340	Vacancy
5	Bambini Boutique Childcare	Centre Based Day Care	07:30 - 18:00	79 Piper Street, Tamworth NSW 2340	Vacancy
6	Sherpa Kids Tamworth St Edward's	Outside School Hours Care	Before school 07:00 - 08:45, After school 15:00 - 18:00, Vacation care 08:00 - 18:00	37 Robert Street St Edward's Primary School, South Tamworth NSW 2340	No vacancy
7	Wirraway Street Early Learning & Kinder	Centre Based Day Care	06:30 - 18:30	2/1a Wirraway Street, Taminda NSW 2340	Vacancy
8	Poppins Playhouse	Centre Based Day Care	07:00 - 18:00	116-118 Kent Street, Tamworth NSW 2340	Vacancy
9	Milestones Early Learning Centre (OXV)	Centre Based Day Care	06:30 - 18:00	2 Conimbla Crescent, Tamworth NSW 2340	Vacancy
10	Goodstart Early Learning Tamworth South	Centre Based Day Care	06:30 - 18:30	358 Goonoo Goonoo Rd, Tamworth South NSW 2340	Vacancy
11	Community Kids Tamworth Early Education Centre	Centre Based Day Care	07:30 - 18:00	2a Kenny Drive, Tamworth NSW 2340	No vacancy
12	Poppins Bush School Pty Ltd.	Centre Based Day Care	07:00 - 18:00	1 Jarman Road, Tamworth NSW 2340	Contact for vacancies
13	South Year Round Care	Outside School Hours Care	Before school 06:30 - 09:00	Bridge Street, Tamworth NSW 2340	No vacancy
14	Rainbow Cottage Occasional Child Care Centre	Centre Based Day Care	08:00 - 17:00	134 Marius Street, Tamworth NSW 2340	Contact for vacancies
15	PCYC Out Of School Hours Tamworth	Outside School Hours Care	After school 15:00 - 18:00, Vacation care 08:30 - 17:30	2 Darling Street, Tamworth NSW 2340	Contact for vacancies
16	East Year Round Care	Outside School Hours Care	Before school 06:30 - 09:00, After school 15:00 - 18:00, Vacation care 06:30 - 18:00	Napier Street, Tamworth NSW 2340	Contact for vacancies
17	Tamworth Family Day Care	Family Day Care	00:00 - 23:59	81 Denison Street, Tamworth NSW 2340	Contact for vacancies

Map ID	Name	Type	Hours	Address	Vacancies (Dec 2018)
18	St Marks Preschool & Long Day Centre	Centre Based Day Care	08:00 - 17:45	15 Heugh St, Tamworth NSW 2340	Contact for vacancies
19	Birrelee Multifunctional Aboriginal Children's Service	Centre Based Day Care	08:00 - 17:30	32 Macgregor Street, West Tamworth NSW 2340	Contact for vacancies
20	Tamworth Baptist Church Child Care Services Limited.	Centre Based Day Care	07:00 - 18:00	4 Janelle St, Tamworth South NSW 2340	Contact for vacancies
21	Billabong Kids Central	Centre Based Day Care	06:30 - 18:30	2 Evans St, Westdale NSW 2340	Contact for vacancies

6.5 Passive and active recreation space

As a major regional centre, the Tamworth metropolitan area includes a large number of passive and active outdoor recreation facilities. Figure 14 and the accompanying table below shows that of the recreation facilities identified in the Tamworth metropolitan area, 40 lie within 10 kilometres of the subject site and 2 within 5 kilometres.

Figure 14: Passive and active recreation space near the subject site



LEGEND

 Site boundary

Table 17: Passive and active recreation facilities near the subject site

Map ID	Park Name	BBQ	Play Equip.	Shelter & Tables	Toilets
1	Altona Park		x	x	
2	ANZAC Park	x	x	x	x
3	Arthur Emblem Park	x		x	
4	Baringa Park		x		
5	Barsden Park		x		
6	Belmore Park		x	x	x
7	Bicentennial Park	x		x	x
8	Blaxland Way		x	x	
9	Boss Park	x	x	x	
10	Botanic Gardens			x	x
11	Burgess Park		x		
12	Cedar Park		x		
13	Chaffey Park		x	x	x
14	Chauvel Park		x	x	x
15	Coledale Community Park		x		
16	Cobb and Co Circuit		x	x	
33	Monk Park	x	x	x	
34	Mount Falcon Estate	x	x	x	
35	Myrl Park		x		
36	Noonga Crescent		x	x	
37	Olympic Pool	x	x	x	x
38	Oxley Lookout	x		x	x
39	Pages Park		x	x	
40	Powerhouse Park	x	x	x	x
41	Quota Park		x		
42	Peel Street		x		
43	Redbank Park			x	x
44	Rotary Park	x		x	x
45	Skillshare Park		x	x	
46	South/West Pool	x	x	x	x
17	Discovery Park		x	x	
18	Electra Park		x		
19	Eureka Place		x	x	
20	Fraser Park		x		
21	Gipps Street		x	x	
22	Granny Munro Park	x	x	x	x
23	Harrier Parade		x		
24	Hyman Park		x	x	x
25	John Ives Park		x	x	
26	Kamilaroi Park		x		
27	Kuloomba Street		x		
28	Lampada Park		x	x	
29	Leo Park		x		
30	Lions Park			x	
31	Lloma Park		x	x	
32	Marsupial Park	x	x	x	x
47	Stewart Park		x		
48	Tamworth Adventure Playground	x	x	x	x
49	Tamworth Cemetery			x	x
50	Tamworth Lions Park	x	x	x	x
51	Tamworth Regional Playground	x	x	x	x
52	Treloar Park		x		x
53	Truckies Memorial	x		x	x
54	Ulmus Park		x		
55	Valley Park		x		
56	Viaduct Park	x	x	x	x
57	Village Park		x	x	
58	Wayamba Place		x		
59	Westdale Community Park		x		

STAKEHOLDER ENGAGEMENT

7.0 STAKEHOLDER ENGAGEMENT

Under the SEARs, the proponent is required to engage with community members and stakeholders to inform the proposed development. The Comms Team were engaged to undertake stakeholder engagement and their findings are provided under a separate cover.

The Comms Team approach is as follows:

The focus of community engagement was to raise awareness about the proposal, and provide the opportunity for neighbours, residents and the community to provide input or raise questions with respect to the proposed development. This was achieved through advertising, distribution of an information flyer, a letter to neighbouring landowners offering face-to-face meetings and an interview with ABC New England North West.

The process undertaken was thorough and enabled a genuine opportunity for consultation. Stakeholders were provided with multiple channels to receive information and provide feedback. Those located nearby were provided with direct communication and an invitation to meet with the project team.

Source: The Comms Team 2018

7.1 Stakeholder Identification

The lead consultant, PSA initially engaged with key government stakeholders as part of the scoping and preparation of the request for the SEARs. Upon engagement, The Comms Team developed a Community Consultation Action Plan to guide communication and engagement activities across the local community and with specific stakeholders located near to the subject site. This plan comprised two stages, the first targeting specific stakeholders and the second comprising a broader community engagement process. The two stages are summarised in the tables below. For more detail on the activities undertaken, please consult the full Community Engagement Report by The Comms Team.

7.1.1 Targeted stakeholder engagement

Activity	Timeframe
<p>Preliminary engagement with key state and local government stakeholders:</p> <ul style="list-style-type: none"> • Department of Planning • Environmental Protection Agency • Roads and Maritime Services • Office of Environment and Heritage • Department of Primary Industries • Department of Water • Natural Resources Access Regulator • NSW Health – Hunter New England Local Health District • Civil Aviation Safety Authority • Tamworth Regional Council 	<p>Jun – Aug 2018</p>

<ul style="list-style-type: none"> Tamworth Regional Airport 	
Planning Focus Meeting held in Tamworth – attended by representatives from Tamworth Regional Council, Department of Planning and Environment, Department of Primary Industries and Environmental Protection Agency.	1 Jun 2018
Request for comment on the EIS sent to Civil Aviation Safety Authority, NSW Health/Hunter New England Local Health District, Essential Energy Water and Natural Resources Access Regulator (NRAR).	Aug 2018

Source: The Comms Team 2018

7.1.2 Stage two: Broader community consultation (Nov–Dec 2018)

Activity	Timeframe
Letter and flyer sent to 14 neighbours and sensitive receivers – project information supplied and an offer to meet with the project team.	21 Nov 2018
Media release provided to Northern Daily Leader and ABC New England North West – project information supplied including consultation phone number and email.	22 Nov 2018
Management of the consultation phone number and email.	23 Nov – 14 Dec 2018
Print advertisement (1/4 page) placed in Northern Daily Leader – project information supplied including consultation phone number and email.	24 Nov 2018
Flyer distributed to residents and businesses within project area approximately 1800 properties – project information supplied including consultation phone number and email.	26 Nov – 30 Nov 2018
Meetings offered to interested residents and businesses within the project area, and other stakeholders or community members with an interest. Note: no stakeholders responded to the meeting offer, therefore meetings were not held.	Planned meeting period: 10 Dec – 12 Dec 2018 however, no meetings held.

Source: The Comms Team 2018

7.1.3 Summary of consultation feedback

Emails and 1800 calls

Date of enquiry	Stakeholder	Feedback
27 November 2018	Mark Lyden, Resident	Seeking general project information. Mark is a solicitor in Tamworth. Enquiring on behalf of his clients with skills/resources that may be of value to the project.
27 November 2018	Ben Blinman, Resident	Seeking confirmation of plant location and whether the existing motorsports complex will be removed and replaced with new facility.
29 November 2018	Robert Collins, Resident	Highly supportive of the project as his business depends on the poultry industry.
6 December 2018	Australasian Meat Industry Employees Union (AMIEU)	Highly supported of the project and the employment opportunities it provides for local people, especially young people.

Source: The Comms Team

No stakeholder meetings were requested following the advertisement.

7.1.4 Conclusions from engagement process

The Comms Team concluded that the project is viewed positively within the community and with interest by locals, who are aware of Baiada's established presence in the community. The report concluded:

There appears to be general interest in the project and the activities undertaken increased community awareness about the proposed development. However, the project team received no requests from stakeholders or neighbours for face-to-face meetings and received very few email or phone enquiries. The few enquiries received were either to seek additional project information or convey support for the proposed development. No project-specific issues were raised.

This is potentially due to the history of the project, the existing approvals attached to the site and the development of this area as a key food production hub. Baiada also has an established presence in the community and it is likely considered a desirable outcome that operations move from the existing facility in town, to a larger, more suitable location.

Source: The Comms Team 2018

This conclusion indicates that community members and stakeholders in the area are broadly supportive of the proposal.

ECONOMIC
IMPACT
ASSESSMENT

8.0 ECONOMIC IMPACT ASSESSMENT

The following chapter undertakes an assessment of the economic implications of proposed mixed use development versus the base case (do nothing) option. Performance indicators include jobs, salaries and gross value added (contribution towards economic produce or gross domestic product).

Currently in Tamworth Baiada process live poultry into cuts and value-added products. Industry operations begin when live poultry is purchased for processing and includes abattoir operation, dressing, frozen poultry manufacturing, meat manufacturing and packing.

8.1 The poultry processing industry in Australia

The poultry processing industry has expanded considerably over the past decade mainly driven from increased consumer demand. Demand has been driven from improved efficiencies in the industry, reduced prices compared to red meat and seafood substitutes and an increase in range of product types and healthier alternatives (such as organic and free range). Industry revenue is expected to increase at an annualised 1.9% over the five years through 2017-18, to \$6.4 billion. This includes anticipated growth of 0.3% in the current year¹. The industry is a strong employment generator with around 16,900 workers across Australia.

Consumer preferences are changing with an increase in demand for organic and free range produce (which usually comes with higher prices). The demand for more pre-prepared meals and other value added alternatives has also come from time-poor consumers. These products also command higher prices, which has further boosted industry revenue and improved industry-wide profitability over the period. However, downward price pressure on generic chicken products from supermarkets has reduced overall poultry prices over the past five years, limiting industry revenue and profitability growth. Industry revenue is forecast to increase at an annualised 0.7% over the five years through 2022-23, to \$6.7 billion².

The two largest producers in the industry are Inghams and Baiada. These two account for more than half the industry's total revenue. However rising demand for niche products, organic and free range products has enabled smaller producers to expand into the industry over the past decade.

8.2 The base case

The base case refers to the do nothing option. Baiada is currently operating on two sites – Out Street West Tamworth and at Oakburn on the subject site.

- Out Street Processing Plant: The processing plant is located 2-6 Out Street, West Tamworth. It is a 24/7 operations processing plant with a maximum capacity of processing 120,000 birds per day (840,000 per week). Current number of workers is 306 employees and 167 contractors and agency staff.
- Oakburn Rendering Plant: The rendering plant at Oakburn has an output capacity of 120 tonnes per day. It is a 24/7 operation employing 21 staff working across three shifts.

Subject to approval these operations will ultimately transfer to the new plant.

¹ IBIS World Report 2018

² Ibid

Total staff at both locations is currently 494 with no room to increase that number without expansion of the plant.

Total remuneration of workers is estimated at \$28.45m based on an average remuneration of \$57,600 per worker³.

Gross value added (GVA) of an industry refers to the value of outputs less the costs of inputs. It also measures the contribution that the industry makes to the country's wealth or gross domestic product (GDP). The main components of GVA are workers remuneration, company profits and various company taxes including pay roll tax and the like (or EBITDA being earnings before interest, tax, depreciation and amortisation).

Total revenue from current operations is estimated at \$188m⁴ of which GVA is 24.33% amounting to \$46.0m.

8.3 Direct economic impacts of the proposal

The proposal for an integrated poultry processing plant will enable expansion of current operations. Responding to growth in demand over time the plant will increase over time to its maximum output of three million birds per week and 240 tonnes of products per day.

When fully operational the plant will employ approximately 1,176 workers. This represents a net increase of 682 jobs over the base case.

When fully operational total remuneration of workers would reach \$67.7m (measured in 2018 dollars). This is an increase of \$39m from the base case.

When fully operational the GVA would reach \$108.9m. This is an increase of \$63m from the base case.

8.4 Indirect impacts of the proposal

There are significant indirect impacts from production generally referred to as multiplier impacts. Multipliers refer to the level of additional economic activity generated by a source industry. There are two types of multipliers:

- Production induced: which is made up of:
 - first round effect: which is all outputs and employment required to produce the inputs for construction; and
 - an industrial support effect: which is the induced extra output and employment from all industries to support the production of the first round effect; and
- Consumption induced: which relates to the demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

There are significant inputs to the processing – the most significant being the poultry farms. Baiada employs 1,029 workers in the local area of which half are working in Baiada operated farms in poultry breeding and rearing. A further 18 workers work in the Tangaratta feedmill, 17 in distribution and 7 in sales and administration. 66 workers including 18 managers work on 17 contract broiler farms in the local area.

³ Ibid

⁴ \$382,250 per worker from IBIS World, 2018

In addition to these inputs Baiada uses contract transporters Multiquip to transport the birds. This company employs 60 workers in the Tamworth area. Workers are involved in management, administration and the pick up of live birds, maintenance of trucks & trailers and some fridge van work from Tamworth to Sydney. Multiquip is operating approximately 20 trucks and trailer sets in the Region. These operations would obviously grow with expansion of the processing plant. In addition to the above there are also other inputs to production (suppliers) including various other contractors providing services.

The poultry processing industry is a strong component of the economy employing 17,000 workers across Australia⁵. The industry has strong linkages with other sectors, so its impacts on the economy go further than the direct contribution.

Based on ABS national input output tables HillPDA estimates for each person employed in the meat processing business 1.05 jobs are generated providing first round or direct inputs to production. A further 0.9 jobs are provided in industrial support effects and a further 1.05 jobs are generated in consumption induced impacts. This is shown in the table immediately below.

Table 18: Estimated multiplier impacts on jobs

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Multipliers	1	1.05	0.89	1.05	3.99
Net Increase in Jobs	656	716	607	716	2,721

Source: HillPDA estimate from ABS Australian National Accounts: Input-Output Tables 2015-2016 (ABS Pub: 5209.0)

A net increase in 682 jobs results in 1,323 additional jobs providing the inputs to production and a further 716 jobs providing the goods and services demanded from the additional workers generated. In total every new job in poultry processing results in a further 3 jobs in support.

In terms of GVA the multipliers are significantly higher than most other industries as shown below.

Table 19: Estimated multiplier impacts on GVA (\$m)

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Multipliers	1	1.63	1.55	1.92	6.099
Gross Value Added (\$m/ann)	63.2	103.0	98.0	121.3	385.5

Source: HillPDA estimate from ABS Australian National Accounts: Input-Output Tables 2015-2016 (ABS Pub: 5209.0)

The multipliers are particularly high in first round effects. Most of this relate to the farming of poultry. Total indirect GVA is also particularly high – around five times higher than direct GVA.

Note that the multiplier effects are national, and not necessarily local. The ABS notes that “care is needed in interpreting multiplier effects; their theoretical basis produces estimates which somewhat overstate the actual impacts in terms of output and employment.” In particular they can leave the impression of additional economic activity when in reality the resources used in production including labour could have be put to an alternative use if the project did not proceed. Nevertheless, the estimates illustrate the high flow-on effects of

⁵ IBIS World

poultry processing to the rest of the economy. Clearly, through its multipliers, poultry processing makes a high contribution to the economy that go beyond its direct impacts.

8.5 Economic impacts from construction

The construction industry is a significant component of the economy accounting for 6.0% of Gross Domestic Product (GDP) and employing just over one million workers across Australia⁶. The industry has strong linkages with other sectors, so its impacts on the economy go further than the direct contribution of construction.

Total construction cost is expected to be around \$203m including plant and fitout (in 2019 dollars). Multiplier impacts are shown in the table immediately below.

Table 20: Estimated Economic Multipliers

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Output multipliers	1	0.626	0.679	0.934	3.239
Output (\$million)	203	127	138	190	658

Source: ABS Australian National Accounts: Input-Output Tables 2015-16 (ABS Pub: 5209.0)

Construction at a cost of \$203 would generate a further \$265m of activity in production induced effects and \$190m in consumption induced effects. Total economic activity generated by the construction of the proposed development would be \$658m.

HillPDA calculates that every one million dollars of construction generates 2.15 full time positions over 12 months directly in construction on site⁷. Based on the estimated cost of \$203m, approximately 438 job years⁸ would be directly generated.

Table 21: Estimated Jobs in Construction

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Multipliers	1	0.741	0.839	1.384	3.965
Employment No. per \$million	2.154	1.597	1.808	2.981	8.540
Total Job Years Generated	438	325	367	606	1,736

Source: HillPDA estimate from ABS Australian National Accounts: Input-Output Tables 2015-2016 (ABS Pub: 5209.0)

From the ABS 2015-16 ANA Input-Output tables HillPDA has calculated the multipliers for first round, industrial support and consumption induced effects of 0.74, 0.84 and 1.39 respectively for every job year in direct construction. Including the multiplier impacts the proposed development would therefore have potential to generate 1,736 job years during the period of construction.

⁶ IBIS World

⁷ Source: HillPDA and ABS Australian National Accounts: Input-Output Tables 2015-16 (ABS Pub: 5209.0)

⁸ Note: One job year equals one full-time job over one full year

SOCIAL IMPACT ASSESSMENT

9.0 SOCIAL IMPACT ASSESSMENT

This section details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using the Department of Planning and Environment's scoping template.

The assessment of social impacts has been undertaken using the methodology described in Section 2.0. Each potential impact is assessed having regard for the level of impact (Section 2.3), the likelihood of impact (Section 2.3.1) and the significance of impact (Section 2.3.2).

9.1 Scoping

The potential social impacts arising from the proposed development will be influenced by the existing situation, the eventual consequences of the proposed development and measures put in place to mitigate any negative impacts and enhance positive impacts.

Social issues already in existence are relevant only as context, within which, the impacts of the proposed subdivision masterplan must be examined.

Issues have been assessed based on their impact during the construction and operational period of the development.

Social impacts can involve changes to:

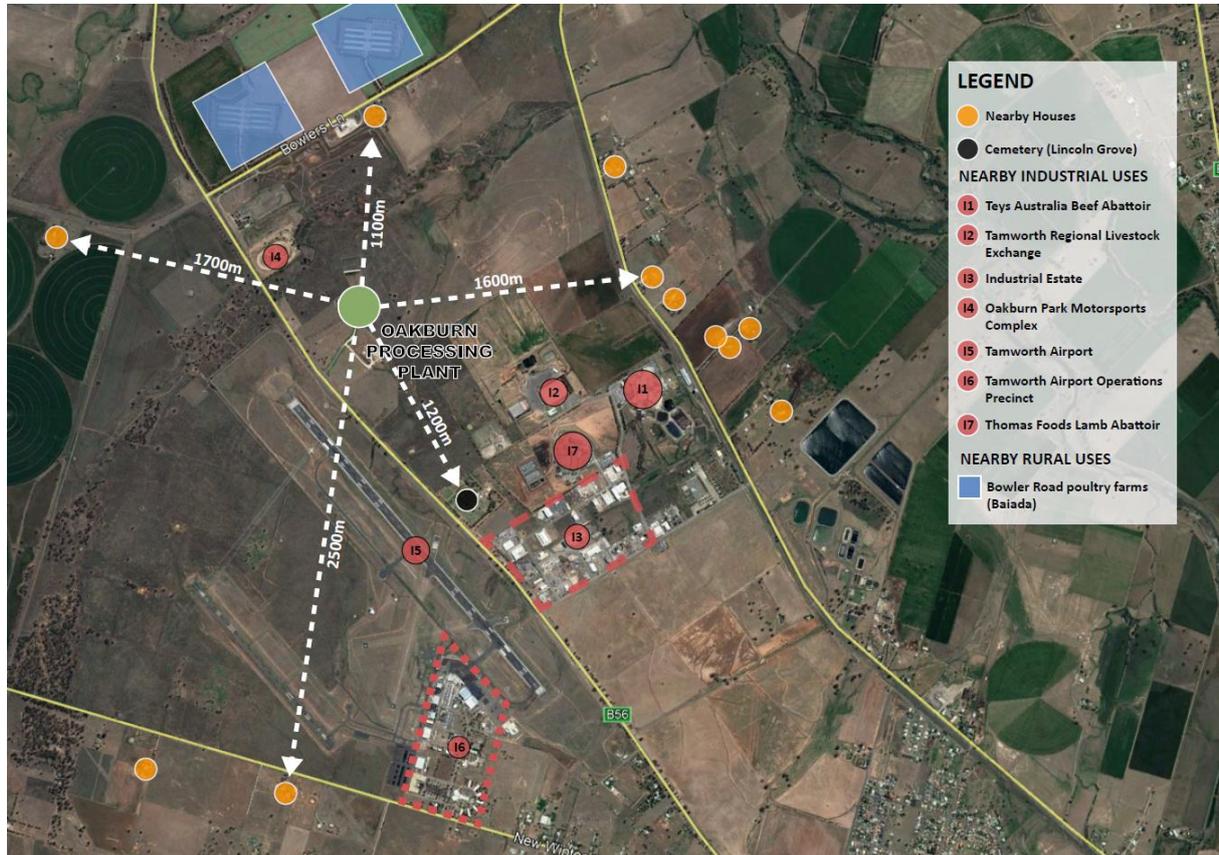
- Way of life
- Community
- Access to and use of infrastructure, services and facilities
- Culture
- Health and wellbeing
- Surroundings
- Personal and property rights
- Decision making systems
- Fears and aspirations.

Detailed scoping of potential social impacts arising from the proposed development has been identified using the scoping tool in Appendix A.

9.2 Sensitive receivers

As part of the preparation of this proposal, mapping has been undertaken to identify potential sensitive receivers with proximity to the subject site and the proposed development. This map is shown in Figure 15.

Figure 15: Sensitive receivers and rural industry in close proximity to the subject site



Source: PSA Consulting

9.3 Overview of impacts

Impact Description			Impact without mitigation		Impact with mitigation			Section
Impact	Timing	Affected parties	Impact characteristics	Social risk rating	Impact characteristics	Social risk rating	Residual risk description	
Acoustic	Long term	Surrounding residents and workers	Long term, localised, medium severity, low sensitivity	Moderate	Long term, wider catchment, low severity, no sensitivity	Low	A noise monitoring program, during commissioning, or in the early life of the site is recommended.	9.4.2
Odour	Long term	Local residents and workers	Long term, localised, medium severity, low sensitivity	Moderate	Long term, wider catchment, low severity, no sensitivity	Low	Implementation of an OMP for the proposed development, mitigating negative impacts.	9.4.3
Road and rail networks	Long term	Local residents and workers, network users over a wider catchment	Long term, wider catchment, low severity, no sensitivity	Low	Long term, wider catchment, low severity, no sensitivity	Low	Additional usage on road has been rated within existing network capacity	9.4.4
Health	Long term	Surrounding residents	Long term, wider catchment, high severity, high sensitivity	High	Long term, wider catchment, low severity, high sensitivity	Low	Implementation of biowaste management plan and emission mitigation measures	9.7.1
Livelihood	Long term	Local residents, wider regional community	Substantial increase to the number of jobs available locally, additional workers from the wider region will contribute positively to existing businesses	N/A (positive)	Additional employment opportunities (direct and indirect), more patronage for other local businesses, greater community resilience from economic activity	N/A (positive)	N/A (positive)	9.8.1
Opportunity cost	Long term	Local residents, workers, surrounding region	Long term, affects surrounding suburb and wider region, no sensitivity	Low	Forgoing additional economic activity and employment without proposal	N/A	N/A	9.8.2
Atmospheric emissions	Long term	Local residents, workers	Long term, wider catchment, moderate severity, high sensitivity	Moderate	Long term, wider catchment, low severity, moderate sensitivity	Low	Implementation of emission mitigation measures	9.9.1

9.4 Amenity impacts

Amenity has its meaning of pleasantness, but also has a physical (or tangible) component. This includes the character and appearance of buildings, proximity to commercial or recreational facilities, quality of infrastructure and absence of noise, unsightliness or offensive odours. It also has a psychological or social component.

Amenity is what makes one location feel different from another, but it also contributes to a place's identity and can be what makes our physical surroundings worth caring about. Amenity can affect the ability of a resident, a visitor or the community to enjoy or undertake activities within the local area.

9.4.1 Impact of construction

The construction process has the potential to affect the amenity of sensitive receivers within the surrounding area. Sensitive receivers generally relate to residents but may also include child care centres, places of worship, community and recreational facilities or businesses (such as cafes and restaurants) that rely on the amenity of a locality to attract customers.

During construction, the following may affect local amenity:

- The removal of established vegetation
- The introduction of construction facilities to the environment
- Noise and dust arising from construction activities
- Unpleasant odours
- Increased traffic volumes and/or congestion.

Short term reduction in amenity may impact the existing residential properties within the immediate vicinity of the site, however due to the distance of nearby properties disruption is likely to be minimised. Construction impacts on local amenity are generally contained within close proximity to construction sites.

A range of mechanisms can be applied to minimise any potential construction impacts on amenity. Such mechanisms are typically required as a condition of development consent and are employed by most building contractors and implemented through a Construction Management Plan. Such plans tend to focus on issues such as demolition and construction staging, noise, air and water quality, construction traffic management, pedestrian safety and site management. They include simple but effective measures such as screening, noise mitigation at source and varying work hours.

These mechanisms can be as simple as avoiding noisy or disruptive construction activities during the hours when residents are likely to want to enjoy surrounding open space or rest, for example on evenings and weekends. Overall, the social impacts arising from construction are considered to be "minor" in the circumstances.

With these mechanisms in place, it is deemed that the impacts would be minor and "unlikely" to affect those nearby, presenting "low" social risk, with mitigation according to the social risk matrix (section 1.4.3).

9.4.2 Acoustic

Exposure to environmental noise can affect the sleep of residents and day to day living. Noise impacts may also affect the way people use space, their ability to communicate and the way individuals undertake daily activities. This includes heightened annoyance, stress and sleep disturbance.

An acoustic assessment was undertaken by Reverb Acoustics Pty Ltd, dated February 2019. Reverb Acoustics advise that providing their recommendations are implemented, noise levels from the upgraded site will be compliant with the EPA's NPI requirements at all nearby residential receivers during the day, evening and night, for neutral and worst-case atmospheric conditions. Noise emissions from activities associated with the site will

be either within the criteria or generally below the existing background noise level in the area for the majority of the time.

The existing noise environment includes noise from existing industrial/commercial premises and relatively constant traffic on nearby roads, along with noise generated by the site which may be audible at times but not intrusive at any nearby residence. Since the character and amplitude of activities associated with the site will be similar to those already impacting the area, noise will be less intrusive than an unfamiliar introduced source.

Construction noise will generally comply with the criteria, however, during major construction activities some exceedances may occur. To reduce the impact in the area during construction, Reverb Acoustics recommend that louder construction activities should be completed with the minimum of undue delay and all reasonable attempts should be made to complete significant noisy activities within as short a time as possible. To achieve this it is recommended that construction activities should generally be restricted to the nominated hours. If construction does occur outside the standard hours, it is vital that the local community be informed of the construction timetable (eg a letter box drop)

Operation of the Oakburn site will not cause any long term excessive environmental noise at any residential properties.

Given the above findings, it is unlikely that to proposed development will result in noise levels that would negatively impact on the amenity of nearby sensitive receivers. Although there are some concerns with noise levels during construction, these can be minimised provided that the recommendations provided by Reverb Acoustics. Ultimately, the likelihood of noise levels having a negative impact on amenity once redeveloped and operational is “unlikely” with “minor” consequence, therefore the social risk with mitigation is “low”.

9.4.3 Odour

The Proposed Development has the potential to negatively impact on the amenity of the surrounding area through the production of unpleasant odours. Potential identified sources of unpleasant odours associated with the operation of the proposed development include:

- Live bird storage
- Emissions from the processing plant
- Emissions from the rendering plant
- Emission from biofilters
- Waste Water Treatment Plant / Polishing Ponds.

When consideration is given to the distance of the proposed development from sensitive receivers, coupled with proposed odour capture and treatment systems, potential odour impacts are likely to be manageable. Further scrutiny of potential impacts arising from unpleasant odours and the effectiveness of proposed management strategies is contained in the Odour Impact Assessment (OIA) prepared by The Odour Unit as part of this proposal.

The OIA found that:

“Overall, the results show compliance with the odour IAC. The cumulative 5 odour unit contour encroaches beyond the site boundary marginally to the north and marginally to the south. Therefore, it has been found that the proposed PPF is unlikely to cause adverse odour impacts under normal conditions within the assumptions made for this assessment.”

– The Odour Unit (2019)

The OIA noted that modelling-based odour impact assessment is not an ideal tool to help form a contingency plan for unpredicted operational odour impacts, suggesting that these are best addressed by sufficient odour separation distances (i.e. odour buffers) and/or a proactive and reactive site-specific odour management plan

(OMP). Given the potential for longer term cumulative impacts upon neighbouring properties, this report recommends the implementation of an OMP for the proposed development.

Given the above findings and proposed management and mitigation strategies, it is unlikely that to proposed development will result in or be subjected to unpleasant odours at levels that would negatively affect the amenity of the surrounding area. The likelihood is “unlikely” with “minor” consequence, therefore the social risk with mitigation is “low”.

9.4.4 Road, Rail and Public Transport

A Traffic Impact Assessment has been prepared by TTPP in relation to the Proposed Development. The report details modelling undertaken to assess the impact of the proposal on the performance of the road network in the proximity of the Subject Site and, where required, identify necessary upgrades to mitigate any adverse impacts.

The report recommended minor amendments are recommended to the staff car park to ensure compliance with the Australian Standard with regard to speed control in the staff car park and on the driveway to the car park, and to provide parking for people with a disability. Such amendments may be appropriately addressed by means of a condition of consent requiring compliance with the relevant Standards.

The report concluded:

- The existing road network has sufficient capacity to accommodate the traffic generated by the proposed processing plant with acceptable impacts on the operation of the key intersections
- The proposed provision of staff car parking is expected to meet the requirements of the processing plant staff and visitors
- The layout of the internal road network and car parking is generally satisfactory for the vehicles expected to use it. Notwithstanding, the report did recommend that the internal T-intersection between the staff car park access road and the weighbridge access road be designed as a standard priority T-intersection to reflect the dominant traffic flow.

With consideration of these points and the implementations of recommendations contained within the report, the potential impacts to transport are “minor.” The likelihood of transport impacts is considered “unlikely”. The overall social risk to transport is considered to be “low”. It will be important for authorities to monitor development of the surrounds so that improvements to the road network are appropriately scheduled to minimise the potential for impacts.

9.5 Built environment

9.5.1 Public domain

The audit of existing social infrastructure found that there are no existing parks or public spaces with proximity to the subject site that would be materially affected by the activities proposed in the Proposal. Any potential impacts to the public domain will be confined to roadways and the amenity of the domain immediately surrounding them (e.g. footpaths). These impacts would most likely arise during construction, which is considered in Section 9.4.1.

Considering the usage in the surrounding area (agriculture, industry and Tamworth Airport), the expansion of the existing operations of the subject site is unlikely to impact on the amenity of the surrounding public domain.

The traffic management and acoustic reports cited above indicate that any amenity impacts are likely to be minimal. As such, the impact on the public domain is assessed as being “minor” with an “unlikely” likelihood and is deemed to present “low” social risk.

9.5.2 Public infrastructure

No other forms of public infrastructure have been identified that will be affected by the proposed development.

9.6 Heritage

There are no known heritage items or artefacts on site and therefore the Proposed Development is unlikely to negatively impact upon heritage. Under the SEARs, the proponent is required to commission an assessment of Aboriginal and non-Aboriginal heritage items and values of the site and surrounding area in accordance with the relevant Office of Environment and Heritage guidelines. Everick Heritage Consultants were commissioned to prepare an Aboriginal Cultural Heritage Assessment Report for this development.

The report concluded that the proposed Processing Plant, ancillary works and Workshop Lane access construction will not impact on Aboriginal objects. This recommendation is contingent upon the proposal incorporating the following precautionary measures:

Recommendation 2: Aboriginal Objects Find Procedure

It is recommended that if suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:

- a) *work in the surrounding area is to stop immediately;*
- b) *a temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;*
- c) *an appropriately qualified archaeological consultant is to be engaged to identify the material; and*
- d) *If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).*
- e) *Aboriginal sites monitors from Tamworth LALC are engaged to support the Finds Procedure for the initial ground works as they affect the topsoil with the potential to contain Aboriginal Objects.*

Recommendation 3: Aboriginal Human Remains

Although it is unlikely that Human Remains will be located at any stage during earthworks within the Project Area, should this event arise it is recommended that all works must halt in the immediate area to prevent any further impacts to the remains. The Site should be cordoned off and the remains themselves should be left untouched.

The nearest police station (Tamworth), the Tamworth LALC and the OEH Regional Office (Coffs Harbour) are all to be notified as soon as possible. If the remains are found to be of Aboriginal origin and the police do not wish to investigate the Site for criminal activities, the Aboriginal community and the OEH should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all notified parties, provided it is in accordance with all parties' statutory obligations.

It is also recommended that in all dealings with Aboriginal human remains, the Proponent should use respectful language, bearing in mind that they are the remains of Aboriginal people rather than scientific specimens.

Recommendation 4: Notifying the OEH

It is recommended that if Aboriginal cultural materials are uncovered as a result of development activities within the Project Area, they are to be registered as Sites on the AHIMS, managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.

Recommendation 5: Conservation Principles

It is recommended that all effort must be taken to avoid any impacts on Aboriginal Cultural Heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the Proponent, OEH and the Aboriginal community.

Source: Everick Heritage Consultants 2018

9.7 Community

9.7.1 Health

The potential for increased risk to health has been considered including risk arising from disposal of waste, increased traffic emissions and dust during construction. When operational, the proposed development will implement a plan to effectively manage waste produced on site, with measures in place to mitigate any potential hazards arising from biowaste. Traffic movements could potentially generate additional emissions, which could impact on the health of surrounding communities. The distance of the subject site and the surrounding road network from sensitive receivers, indicates that no substantial risk arises from vehicle emissions.

Overall, the potential health impacts to arise from the proposed development are considered to present an “unlikely” risk to the community of “minimal” level impacts. Overall, the Proposal presents a “low” social risk to the health and wellbeing of the wider community.

9.7.2 Services and Facilities

The proposed development will see both residents and workers accessing additional services and facilities as part of the operation of the proposed development. As identified in the Social Infrastructure Audit in Section 6.0, Tamworth is a major regional centre which is well served by childcare, as well as primary and educational facilities.

Overall, the proposed development is likely to result in a modest increase to the demand for social infrastructure in the local community. A slight mismatch between demand and supply could occur in the short term, however, plans to provide social infrastructure on-site would remedy this. The existing social infrastructure in the surrounds has capacity to accommodate short term needs. On this basis, the proposed development is considered to have an “unlikely” and “minor” level of impact. On the social risk matrix, the proposed development presents a “low” risk in terms of social infrastructure.

9.7.3 Cohesion, capital and resilience

Community cohesion refers to the connections and relationships between individuals and their neighbourhoods. A socially cohesive society is one which works towards the wellbeing of all its members, fights exclusion and marginalisation, creates a sense of belonging, promotes trust and offers its members the opportunity of upward mobility.

In creating additional employment opportunities, the proposed development will positively impact on cohesion by adding to opportunities for meaningful engagement in the workforce. Increased employment will encourage employees to interact with other members of the community and participate in community events. Increased incomes for employees could facilitate increased involvement in entertainment, leisure, sport and active recreation, contributing to more balanced lifestyles and community wellbeing. The proposed development also creates more opportunities for residents in the area to work closer to home, thereby adding to time that they can spend in their families and communities.

Overall, the Proposed Development is considered to be of low negative social risk, while likely to produce substantial benefits.

9.8 Economic

The proposal would affect the local and regional economy both during construction and operation. The potential economic impacts are primarily discussed in Section 8.0.

9.8.1 Livelihood

Livelihood is defined as a person's ability to make a living. In the context of the proposed development it is useful to consider these impacts as generated during the construction phase and then during operation.

As discussed in Section 8.5, the construction of the development is expected to generate \$486 million in economic activity and approximately 323 directly generated job years. This will not only directly contribute to residents in terms of jobs and wages, it will also provide increased job choice for local residents directly in industries within the Proposed Development's supply chain and indirectly through broader increases to activity within the local and regional economy. These additional jobs could also to reduce overall unemployment in the wider Tamworth area, positively affecting the number of people on social security and improving social mobility for community members who may be struggling to find work. Higher employment rates would positively impact on social cohesion and community participation, which would have positive flow on effects, particularly on mental health outcomes within the wider community.

The construction industry is a significant component of the economy, accounting for 6.7% of Gross Domestic Product (GDP) and employing almost one million workers across Australia. The industry has strong linkages with other sectors, so its impact on the economy goes further than the direct contribution of construction. As shown in Section 5.4, 11.5 percent of individuals working within Tamworth – West (SA2) are employed in the construction industry, compared with 6.8 percent across the wider LGA.

Further positive economic impacts will arise during operation from additional use of local businesses both as suppliers and by workers on site. This will flow on to other local businesses, not only directly benefitting the livelihood of those businesses, but also contributing to the wider community, benefitting wider community resilience and cohesion. This additional local activity will also elevate the economic status of Tamworth in the region and state, increasing its importance as a destination for itinerant workers (e.g. contractors and consultants), which will be of benefit to local accommodation providers.

The wider benefits to the regional economy through increased agricultural activity throughout the poultry supply chain will also be of benefit to livelihoods across the LGA and New England Region.

The Proposed Development stands to make a positive contribution to the livelihood of residents across the wider region, creating new employment opportunities during the construction period closer to residents' homes.

9.8.2 Opportunity cost

Opportunity cost is defined as the real marginal cost of a resource or action, or the value forgone by using the resource or by acting in one way rather than another. The present situation is identified in the base case in Section 8.2, with a comparison made to projected direct economic impacts arising from the proposed development in Sections 8.3.

From this evaluation of alternatives, the risks associated with opportunity cost of the proposed development are consequently assessed as presenting an "unlikely" and "minor" consequence and therefore a "low" chance social risk if the development proceeds. However, not acting, thereby forgoing the potential employment and economic benefits arising from the proposed development, would present a high risk of opportunity cost.

9.9 Natural environment

For the purposes of Social Impact Assessment, impacts to the natural environment are considered in the way that peoples' surroundings are affected, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment and their aesthetic value and/or amenity.

This development application includes various specialist studies for the site that effectively addresses potential impacts arising from air, biodiversity, land and water on site. Where necessary these, studies have proposed plans for the mitigation and management of potential impacts.

9.9.1 Atmospheric emissions

As previously identified in Section 9.4.3, there is likelihood that without mitigation, the proposed development could negatively impact air quality through atmospheric emissions arising from by-products of production and waste treatment. The proponent has identified that they will be taking steps, as outlined in Section 9.4.3, to manage and mitigate potential negative impacts arising from offensive odours. Furthermore, the EPA licence provided to the proponent requires that plant and related equipment to be maintained in a way that minimises the production of dust and particulate matter.

With those mitigation strategies in place, the likelihood of a negative social impact on the surrounding environment is rated as “unlikely”, the consequence is rated as “minimal” and therefore the social risk is rated as “low”.

9.10 Mitigation measures and monitoring

As part of the preparation of an EIS for the Proposed Development, comprehensive reporting has been undertaken in a variety of possible short and long term impacts by construction and operation. Owing to the intensity of proposed operations

The assessment of potential social impacts to arise from the Proposed Development has been outlined above. Opportunities to enhance the positive impacts and minimise the potential negative social risks have been considered. Key actions in this regard are outlined in Table 22.

Table 22: Proposed Mitigating Measures

Action / Purpose / Target	Considerations
<p>Construction Management Plan:</p> <ul style="list-style-type: none"> To minimise the risk of negative impacts during construction Target Neighbouring residents and businesses 	<p>The CMP could address potential social impacts, including reducing stress and inconvenience to neighbouring businesses and residents, by:</p> <ul style="list-style-type: none"> Identifying construction vehicle traffic routes that minimise impacts to neighbours, as far as possible Providing arrangements for parking of worker and construction vehicles on-site Storing all equipment on site Identifying management practices to minimise and manage interruptions to traffic flows Establishing practices to maintain traffic and pedestrian safety to local residents minimising disruption proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access or reversing manoeuvres Providing queueing space onsite for the standing of vehicles Providing clear signage to direct construction vehicles Provide signage on site that provides a contact number for residents to direct enquiries and report incidents (e.g. theft or break and enter to the site while unattended), should they occur.
<p>Noise amelioration:</p> <ul style="list-style-type: none"> To minimise disturbance and discomfort during operation 	<ul style="list-style-type: none"> Implement the recommendations set out in section 4 of in the acoustic assessment by Reverb Acoustics.

Action / Purpose / Target	Considerations
<ul style="list-style-type: none"> Target neighbouring residents and businesses 	
<p>Odour and air quality</p> <ul style="list-style-type: none"> To minimise disturbance and discomfort during operation Target neighbouring residents and businesses 	<ul style="list-style-type: none"> Implementation of an Odour Management Plan (OMP), as described in the Odour Impact Assessment (page 32-33)
<p>Traffic management:</p> <ul style="list-style-type: none"> To minimise inconvenience and risks to pedestrians and motorists Target local residents and businesses 	<ul style="list-style-type: none"> Internal T-intersection between the staff car park access road and the weighbridge access road be designed as a standard priority T-intersection to reflect the dominant traffic flow Ongoing monitoring by government on the impact development over time on traffic, particularly in the context of the area's possible industrial designation under the region plan
<p>Aboriginal culture and heritage:</p> <ul style="list-style-type: none"> To ensure that appropriate heritage management practices are followed if items of cultural or heritage significance are discovered 	<p>If suspected Aboriginal material has been uncovered as a result of development activities within the Project Area:</p> <ul style="list-style-type: none"> work in the surrounding area is to stop immediately; a temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site; an appropriately qualified archaeological consultant is to be engaged to identify the material; and If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010). Aboriginal sites monitors from Tamworth LALC are engaged to support the Finds Procedure for the initial ground works as they affect the topsoil with the potential to contain Aboriginal Objects. <p>If Aboriginal human remains are found:</p> <ul style="list-style-type: none"> work must halt in the immediate area to prevent any further impacts to the remains The Tamworth LAC (police) and the OEH Regional Office should be notified and work should not recommence until agreement has been obtained from all parties

CONCLUSIONS

10.0 CONCLUSIONS

Baiada Poultry Pty Limited is seeking development consent for a new processing plant with the ability to process up to 3 million birds per week at the Oakburn property located at 1154 Gunnedah Road, Tamworth, NSW.

The proposal has been assessed having regard for the requirements of the Department of Planning and Environment's Social Impact Assessment Guidelines, local demography and the community's views. The potential for negative impacts to arise from construction noise has been identified. However, these impacts are able to be appropriately managed and mitigated. Mitigation measures have been proposed.

Potential benefits arising from the development, when compared to the existing base case, include a net increase of 656 jobs at the facility. Significant increases in total remuneration of workers, in the order of \$38m, will have significant flow on benefits for the local economy.

Overall, the proposal is supported.

APPENDIX A: SCOPING TOOL

Social and environmental matters		Without any mitigation, is the proposal likely to impact on the matter?	Cause of impact	
What does the proposal mean for people?	AMENITY	acoustic	Likely	Existing operations are already carried out on a 24 hour basis, but there is a potential increase in noise from expanded operations.
		visual	Unlikely	
		odour	Likely	Potential odour sources associated with the emissions from the existing and proposed operations including live bird storage, emissions from the processing plant, emissions from the rendering plant, emission from existing and proposed biofilters and waste water treatment plant / polishing ponds.
		microclimate	Unlikely	
	ACCESS	access to property	Unlikely	
		utilities	Unlikely	
		road and rail network	Likely	Potential impacts from increased vehicle movements due to expanded operations. Shown to be minimal in TIA.
		offsite parking	Unlikely	
	BUILT ENVIRONMENT	public domain	Unlikely	
		public infrastructure	Unlikely	
		other built assets	n/a	
	HERITAGE	natural	Unlikely	
		cultural	Unlikely	
		Aboriginal cultural	Unlikely	Identified in the Aboriginal Cultural Heritage Assessment Report
		built	Unlikely	
	COMMUNITY	health	Likely	Health risks from additional vehicle emissions, waste disposal activities.
safety		Unlikely		
services and facilities		Unlikely		
cohesion, capital and resilience		Unlikely		

Social and environmental matters		Without any mitigation, is the proposal likely to impact on the matter?	Cause of impact	
		housing	Unlikely	
	ECONOMIC	natural resource use	Unlikely	
		livelihood	Likely	Positive. The proposal is projected to employ 1,150 workers when fully operational, 656 more than the existing base case. A further 1,281 job years are anticipated to arise from construction.
		opportunity cost	Likely	Lost opportunity for additional local economic activity and employment arising from the proposal.
What does the proposal mean for the natural environment?	AIR	particulate matter	Unlikely	
		gases	Unlikely	
		atmospheric emissions	Likely	Emissions associated with the odour impacts described above.
	BIODIVERSITY	native vegetation	Unlikely	
		native fauna	Unlikely	
	LAND	stability and/or structure	Unlikely	
		soil chemistry	Unlikely	
		capability	Unlikely	
		topography	Unlikely	
	WATER	water quality	Unlikely	
water availability		Unlikely		
hydrological flows		n/a		
What risks does the proposal face?	RISKS	coastal hazards	n/a	
		flood waters	Unlikely	
		bushfire	Unlikely	
		undermining	Unlikely	
		steep slopes	Unlikely	

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