

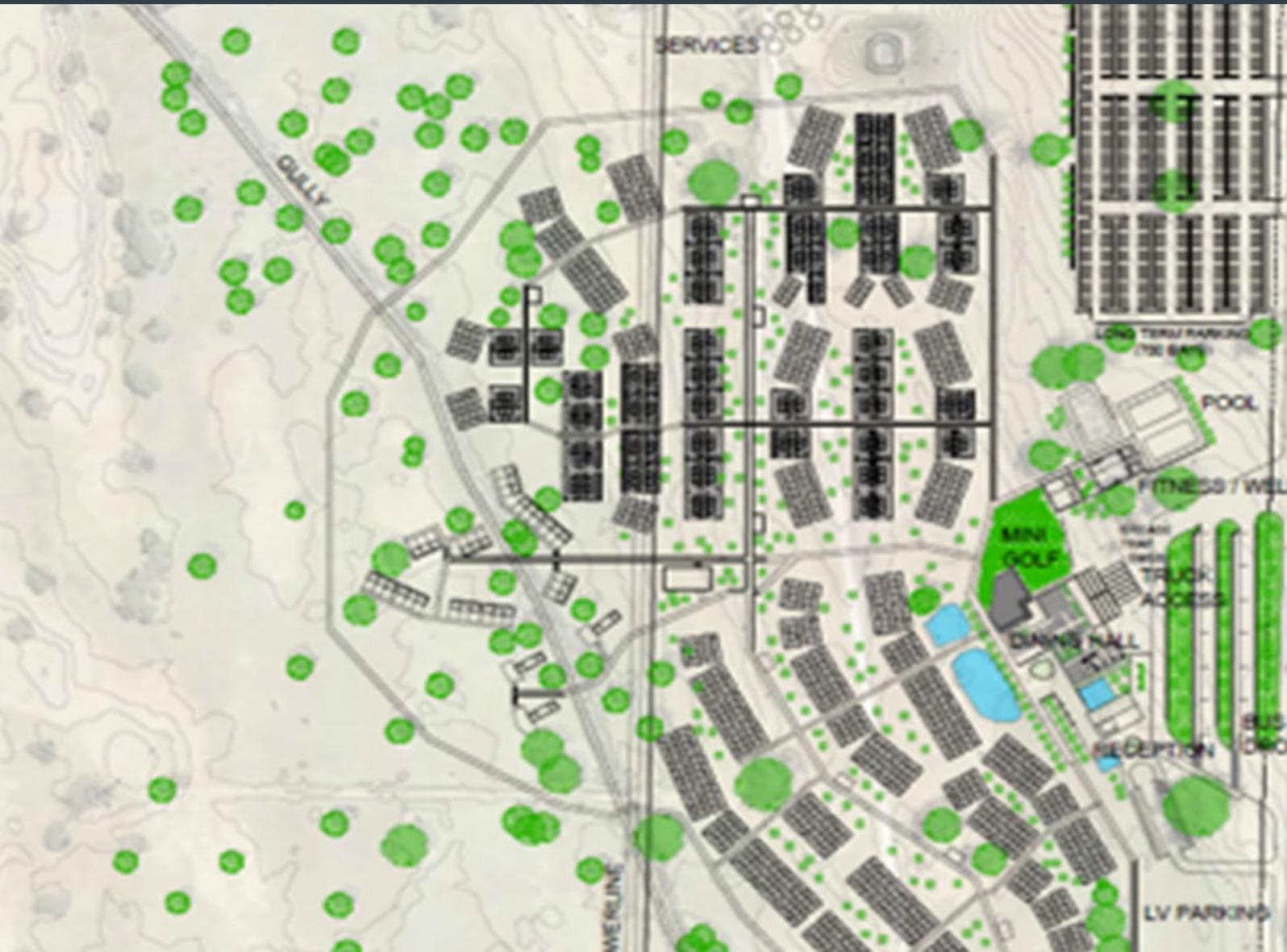
Albemarle

October 2022

Public

Social Impact Assessment

Binningup Accommodation Village



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Social Impact Assessment Binningup Accommodation Village

Albemarle

WSP
Level 5, 503 Murray Street
Perth WA 6000
PO Box 7181
Cloisters Square WA 6850

Tel: +61 8 9489 9700
Fax: +61 8 9489 9777
wsp.com

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	Name	Date	Signature
Prepared by:	Roland Short; Caitlin Ford	21/10/2022	
Reviewed by:	Danielle van Kampen	21/10/2022	
Approved by:	Charlie Wilson Clark	21/10/2022	

WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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Executive summary

Albemarle has developed a plan for a temporary worker accommodation village at Binningup to support the construction phase of the proposed Kemerton Expansion Project (KEP). The village is designed to manage the impacts a large influx of workers may have on accommodation and other services while continuing to bring economic benefit to local businesses and the region. The development application proposal is for a predominantly single-storey, temporary workers village on a central portion of Lot 101 (No.96) Binningup Road, on the outskirts of the Binningup township.

The subject land is predominantly agricultural with some stands of mature Tuart trees. The village will be secured and run under contract by an experienced operator. It will accommodate up to 500 workers at peak and operate for between 10 and 15 years following a landowner lease. Current designs suggest the village will be a fully self-contained workforce accommodation solution.

This SIA documents the potential social impacts associated with the construction and operation of the Project. This SIA was developed using the International Finance Corporations (IFC) Workers' accommodation processes and standards. More specifically, the potential impacts have been assessed to address *Part 1.2 – Assessing impacts of workers' accommodation on communities*. The International Council on Mining and Metals (ICMM) Community Development Toolkit was also used to assess the project's potential impacts.

From the potential impacts identified, this SIA concluded that the Project could impact community cohesion and the social fabric of Binningup. However, it is important to note that with a regular transient tourist population amongst the Binningup community, this community's cohesion and social fabric are constantly evolving and changing over time. Similarly, the primary concerns seem to stem not from how many people will be near the community, but rather who they are.

Most negative social impacts stem from perception, which has evolved into an ongoing community narrative due to recent media attention surrounding FIFO/DIDO workforces and part due to a lack of proactive communication on the proponents behalf in the early planning stages of the project.

The remaining potential impacts discussed throughout this report were evaluated to have little to no impact on the local community, as the Project measures that are to be implemented negated these impacts.

This SIA suggests that the Project develop a Community and Stakeholder Engagement Plan and a Workforce Management Plan to manage the likely impacts. Implementing a community investment program will also assist in mitigating the potential impacts.

This SIA found that the project will likely impact the regional areas positively. These include employment opportunities and a decrease in employment pressure within the regional area, improvement to the regional economy, and an increase in the availability of temporary accommodation solutions for tourists within the local area. Overall, the local community would experience benefits and economic opportunities as a result of the accommodation village.

1 Project background

Albemarle engaged WSP to prepare this Social Impact Assessment (SIA) for the Binningup Accommodation Village (the Project).

1.1 Background

Albemarle is constructing and commissioning a lithium hydroxide processing facility at Kemerton Industrial Park. The facility will process and add value to locally mined spodumene from Greenbushes, producing lithium hydroxide for global customers and markets for use in electric transport, energy, pharmaceuticals, and technological devices.

Kemerton is one global location being considered by Albemarle for future investment and expansion that would see the doubling of production capacity at the existing site at Kemerton. Possible future expansion at the Kemerton Plant presents an opportunity for the South-West region that will deliver significant economic benefits, new jobs, and opportunities for local business, and facilitate the transition to a future powered by green energy.

Most of Albemarle's current construction workforce has been housed at various locations around the Bunbury region. The current arrangements have presented some challenges related to logistics and declining accommodation availability. Housing in multiple locations requires more vehicular traffic on the existing communities. A new worker accommodation village will lessen the burden on local accommodation and traffic and provide workers with access to amenities that will support their wellbeing.

1.2 Project description

Albemarle has developed a plan for a temporary worker accommodation village at Binningup to support the construction phase of the proposed Kemerton Expansion Project (KEP). The village is designed to manage the impacts a large influx of workers may have on accommodation and other services while continuing to bring economic benefit to local businesses and the region. The development application proposal is for a predominantly single-storey, temporary workers village on a central portion of Lot 101 (No.96) Binningup Road, on the outskirts of the Binningup township.

The subject land is predominantly agricultural with some stands of mature Turat trees. The village will be secured and run under contract by an experienced operator. It will accommodate up to 500 workers at peak and operate for between 10 and 15 years following a landowner lease. Current designs suggest the village will be a fully self-contained workforce accommodation solution incorporating:

- reception and welcoming facilities
- dining hall
- rooftop function centre
- recreational facilities (pool, gymnasium, basketball courts)
- bus drop off and pick up
- worker long term carpark
- extensive soft and hard landscaping, including water features
- operational running facilities and waste management.

Figure 1.1 shows the proposed site layout for the accommodation village.



Figure 1.1 Proposed site layout

Planning is underway, and a Development Application (DA) has been lodged with the Shire of Harvey. The design is influenced by:

- the requirement to save all mature tuart trees
- preservation of existing land uses
- cognisant of existing land contours and features
- minimising visual impact from Binningup Road
- minimising additional vehicle moments on Binningup Road by utilising Taranto Road as the access point
- planning for future use and community engagement.

1.3 Report purpose

This SIA documents the potential social impacts associated with the construction and operation of the Project. This SIA was developed using the International Finance Corporations (IFC) Workers' accommodation processes and standards (the Standard). More specifically, the potential impacts have been assessed to address Part 1.2 of the Standard. To assess the project's potential impacts, the International Council on Mining and Metals (ICMM) Community Development Toolkit (the Guideline) was used; specifically Tool 12, Table 15 was used as the risk matrix with which the potential impacts were assessed against.

1.4 Structure of this report

The report is structured as follows:

- Section 1 – Introduction and background.
- Section 2 – Methodology: explains the methodology adopted for the SIA.
- Section 3 – Social baseline: identifies the social characteristics of the study area.
- Section 4 – Consultation outcomes: the outcomes of the community survey.
- Section 5 – Impact assessment: details the identified social impacts.
- Section 6 – Impact management: provides targeted management and mitigation measures for identified social impacts.
- Section 7 – Residual impact assessment: the outcomes of the impact assessment with management and mitigation.
- Section 8 – Conclusion: notes the overall outcomes of the SIA.

2 Methodology

The methodology was developed to address the Terms of Reference determined in the Binningup Accommodation Village Social Impact Scoping Report¹.

2.1 Define the study area

The Project sits in the Harvey LGA, near the town of Binningup – the social study area focuses predominately on Binningup, with broader regional impacts considered at the LGA level.

For statistical purposes, the SIA uses the Australian Bureau of Statistics (ABS) statistical geography as follows:

- The local study area is defined as the Suburbs and Localities (SAL) of Binningup. SALs are an ABS approximation of the officially recognised boundaries of suburbs (in cities and larger towns) and localities (outside cities and larger towns) as defined by Australia’s State and Territory governments.
 - The regional study area is defined as the Harvey Local Government Area (LGA).
-

2.2 Develop the social baseline

Understanding the social environment is vital to identifying and analysing potential impacts and benefits. The social baseline included collecting and analysing a comprehensive set of social and economic indicators at both the local and regional levels. Baseline data was compiled to identify characteristics across the following categories:

- population demography
- housing and accommodation
- transport
- labour market
- education and training
- business and commerce
- social infrastructure and community services
- health and wellbeing; and
- crime and safety.

2.2.1 *Planning and economic development instruments*

Information was drawn from local and regional planning and economic development instruments aligned with the study area to inform the baseline. These include the following:

- Shire of Harvey Economic Development Strategy 2020–2025
- Binningup Beach Local Structure Plan 2013.

2.2.2 *Quantitative data*

Quantitative data in the SIA has been drawn primarily from the Australian Bureau of Statistics (ABS) 2021 Census. However, the ABS 2016 Census data has been used where data is unavailable. Additional data has been sourced from:

- WA Government data portal
- WA Department of Education
- South-West Aboriginal Land and Sea Council.

¹ WSP (2022) Social Impact Scoping Report for Albemarle Binningup Workers Accommodation Village

2.3 Undertake engagement activities

Consultation with local and regional stakeholders was a critical component of the SIA. The findings of the SIA consultation were used to test assumptions based on the outcomes of the social baseline study and verify scoped preliminary impacts for further investigation. Consultation activities included:

2.3.1 *Community information sessions*

Two community information sessions were held as part of the consultation activities for this Project; both in May 2022. The community information sessions comprised a presentation on the Project by a member from Albemarle, followed by time for questions from the community members.

2.3.2 *In-person surveys*

In-person surveys were conducted on Wednesday 24, and Saturday 27 August 2022. These were randomised, qualitative surveys targeting Binningup residents to understand their perceptions towards Binningup and the proposed workers' accommodation. The number of in-person survey participants was 62.

2.3.3 *Online survey (Appendix A)*

The same questions from the in-person survey were then made available to all Binningup residents via an online survey. Notification of the online survey with a link to the tool was delivered by post to all Binningup addresses. The number of online survey responses received was 165.

In total, there were 227 responses to the survey, representing 17.5% of Binningup's population. It is acknowledged that a small number of people may have completed both the in-person and the online survey, and hence a small degree of overlap is possible.

2.3.4 *Focus groups*

A focus group was held on Tuesday 20 September, with a group of five residents. The group was anticipated to have 10 participants. However, there were several cancellations in the days before the session.

The group reviewed preliminary findings from Section 5 of the SIA to test the logic and provide feedback.

2.4 Identify and assess potential impacts

Social impacts and benefits were identified and assessed with consideration given to the effect of proposed project activities during both construction and operation. Impacts were assessed against indicators (categories) identified in the social baseline. The impact assessment considers impacts across the following impact categories outlined in the Standard:

- 1 specific impacts during the construction phase
- 2 community infrastructure
- 3 community services and facilities
- 4 local businesses and local employment
- 5 community health and safety
- 6 community cohesion
- 7 land acquisition and resettlement; and
- 8 dismantling and reinstatement.

Identified potential impacts are assessed using the Impact Risk Assessment (IRA) matrix shown in Table 2.1 to determine the overall significance included in the Guideline. Each impact is assigned an overall risk ranking (magnitude) and reassessed once mitigation and management measures are applied.

Table 2.1 Impact assessment risk matrix (the Guideline)

Criteria	Category	Description
Extent or spatial influence of impact	Regional	Beyond 20 km of the Project site
	Local	Within 20 km of the Project site
	Site-specific	Onsite or within 100 m of the site boundary
Duration of impact	Long	Longer than the Project life (more than six months after operations cease)
	Medium	For the duration of the Project
	Short	For the duration of the construction (or less than six months)
Magnitude of impact (at the indicated spatial scale)	High	Social functions are severely altered – large number of directly impacted people/households
	Medium	Social functions are notably altered – medium number of directly impacted people/households
	Low	Social functions are slightly altered – small number of directly impacted people/households

Source: *the International Council on Mining and Metals (ICMM) Community Development Toolkit*

2.5 Develop appropriate mitigation and enhancement measures

The proponent can manage and minimise potential negative impacts and maximise potential benefits by adopting targeted management and mitigation measures. The SIA contains a preliminary Social Impact Management Plan (SIMP), which documents the proponent’s commitments to:

- manage social impacts arising from the Project
- monitor the social environment to ensure measures are appropriate; and
- revise the SIMP where measures are not achieving the desired outcome.

Identified impacts and benefits are reassessed using the IRA matrix, considering the effect of the proposed mitigation and management measures to determine a residual risk rating.

The preliminary SIMP is a base document and will be refined through further consultation activities.

2.6 Incorporation of other technical assessments

A Traffic and Transport Impact Assessment has been conducted as part of this Project planning stage and the findings have been incorporated into the SIA.

3 Social baseline

3.1 Regional overview

Harvey Local Government Area (LGA) is approximately 132 km south of Perth and approximately 32 km north-east of Bunbury, with a total resident population of 28,567 (ABS, 2021). Binningup is located on the coastal plain of the Shire of Harvey.

European settlement dates from the 1840s when land within the Shire of Harvey was primarily used for dairy farming, grazing, and orcharding. It is still predominantly rural; land is still used for dairy farming and orcharding but has expanded to include beef farming, timber production, and viticulture. There is continued growth in the rural-residential and residential areas (ABS, 2021). Major geographical features within the Harvey LGA include national parks, dams, parks, and recreational areas.

By 2001, Harvey LGA’s population was approximately 17,224, dispersed across several small towns and villages such as Binningup, Myalup, Harvey Brunswick and the growing suburbs of Leschenault and Australind on the outskirts of the major regional centre of Bunbury.

Figure 3.1 shows the population growth over the previous 20 years in the Shire of Harvey and the town of Binningup.

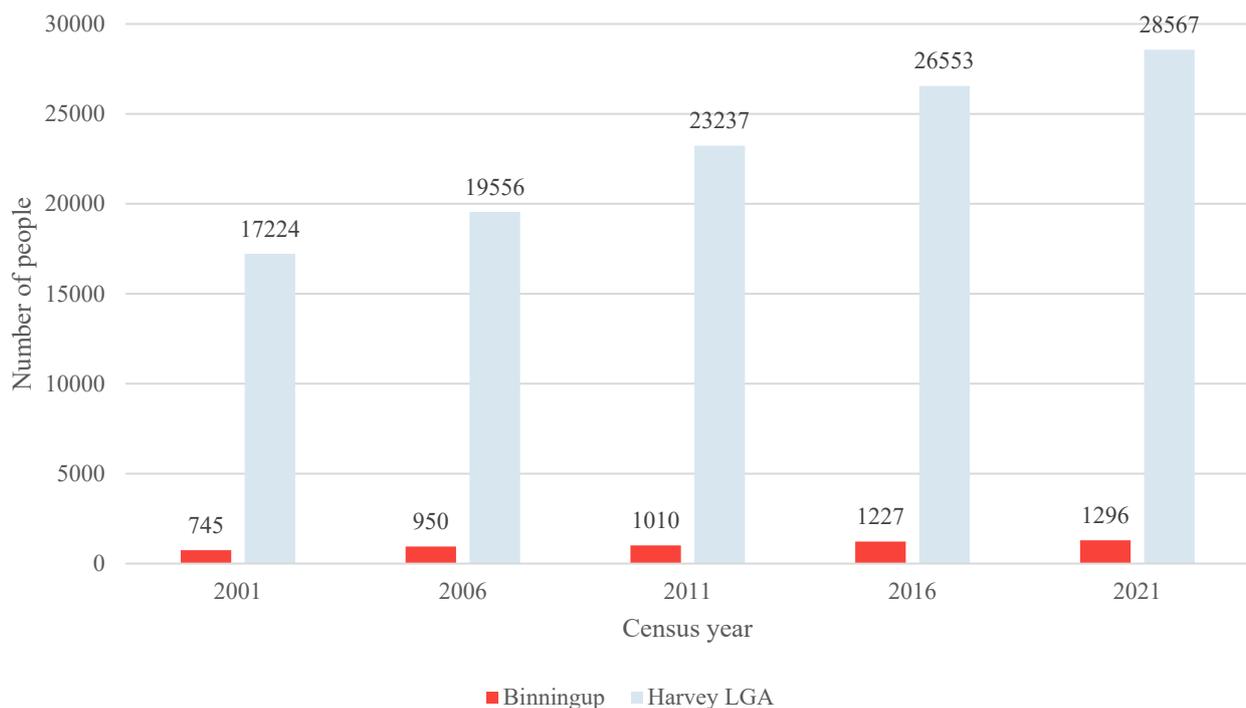


Figure 3.1 Population growth 2001–2021 in the Shire of Harvey and Binningup

The increase in population experienced in the Harvey LGA over the 20 years (2001 to 2021) was approximately 3,000 individuals per census (ABS, 2021). Since 2001, the population has grown by approximately 39% to 28,567 in 2021 (ABS, 2021). Most new development to account for the continuing increase in population has occurred in Australind and Leschenault. Australind, the largest suburb by population and service centre for nearby communities such as Binningup, was 15,988 in 2021 (ABS, 2021), comprising over half the LGA’s residential population.

Binningup is a small coastal community located almost at the midway point of the Harvey LGA coastline. The town has experienced significant growth of approximately 42% over the previous 20 years, albeit from a relatively small population, with a 2021 population of 1,296 (ABS 2021).

3.1.1 Aboriginal and Torres Strait Islander Peoples

The Aboriginal and/or Torres Strait Islander population in the LGA represents 2.9% of the population, which is slightly lower than that of Western Australia (WA) (3.3%). However, Binningup has a comparatively lower Aboriginal and/or Torres Strait Islander population (1.3%).

The LGA falls within the Gnaala Karla Booja Indigenous Land Use Agreement Area (ILUA) and, more specifically, is home to the Noongar people, which is comprised of 14 different groups. The Pinjarup Peoples are people of the wetland and hail from the areas surrounding Australind and Binningup. The Aboriginal Peoples hold native title rights within the LGA under the ILUA. Figure 3.2 displays the area to which the Gnaala Karla Booja ILUA is applicable.

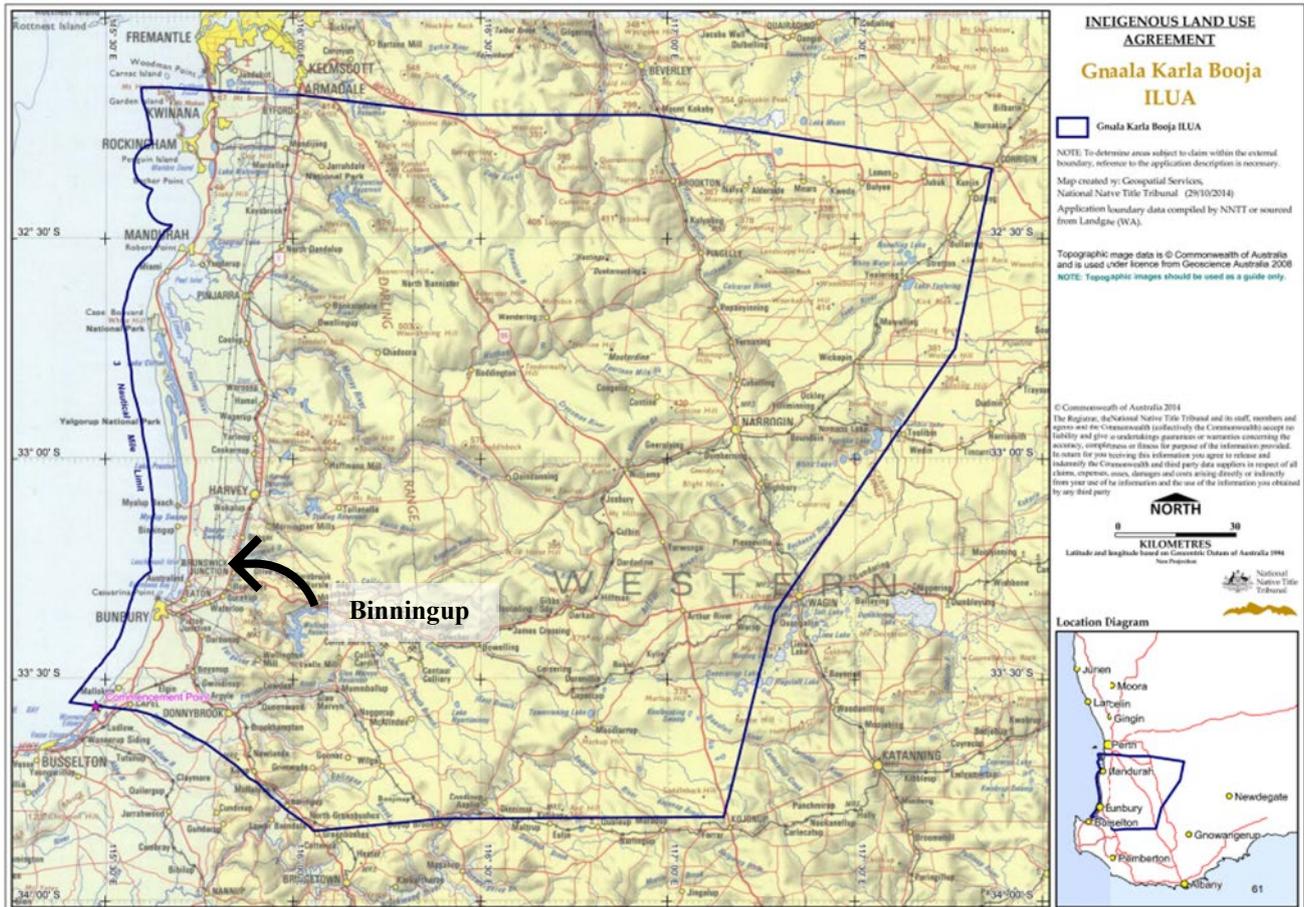


Figure 3.2 Gnarla Karla Booja Indigenous Land Use Agreement area

Source: Southwest Aboriginal Land and Sea Council, 2022

3.2 Population characteristics

3.2.1 Forecast growth

The Harvey LGA population is projected to increase steadily over the next nine years. Based on estimates provided by the WA Government (DPLH, 2019), the overall population of the LGA is anticipated to increase by up to 10,940 from 2016 to 2031 based on a high-range growth projection. However, the average annual growth rate between 2016 and 2031 is expected to decline from 2.66% in 2021 to 2.30% in 2031. The growth projections for the LGA are above those expected across WA by approximately 0.2% (DPLH, 2019).

There are no detailed population forecasts available for Binningup. However, approved plans for a 950-dwelling estate detailed in the Binningup Beach Local Structure Plan would increase the population to between 3,500–4,500 once complete. There is no confirmed timeline for the commencement of the development.

3.2.2 Age

The median age in the Binningup community is 45, which is older than the Harvey LGA median age of 40. Binningup and Harvey LGA have an older median age than the state average of 38. Table 3.1 shows the age profiles for Binningup and Harvey LGA compared to WA. The most common service age group in Binningup is ‘parents and homebuilders aged 35 to 49’ (19%). Of note between the 2016 and 2021 censuses, particularly in Binningup, is the decrease in children under 17 and the increase in people aged over 60 years.

Table 3.1 Age structure in Binningup and the Shire of Harvey

Service age group (years)	Binningup			Shire of Harvey		
	2021 (%)	2016 (%)	Change (%)	2021 (%)	2016 (%)	Change (%)
Babies and pre-schoolers (0 to 4)	4.1	5.9	-1.7	6.0	6.8	-0.8
Primary schoolers (5 to 11)	7.5	11.1	-3.6	10.1	10.9	-0.8
Secondary schoolers (12 to 17)	7.5	7.6	-0.1	9.2	9.2	+0.0
Tertiary education and independence (18 to 24)	5.7	4.9	+0.7	6.6	6.8	-0.2
Young workforce (25 to 34)	11.2	10.9	+0.3	11.3	11.8	-0.5
Parents and homebuilders (35 to 49)	19.0	21.5	-2.5	19.7	20.6	-0.9
Older workers and pre-retirees (50 to 59)	14.9	14.8	+0.1	13.2	13.6	-0.4
Empty nesters and retirees (60 to 69)	17.5	14.7	+2.8	12.2	11.3	+0.9
Seniors (70 to 84)	11.5	7.7	+3.8	10.3	7.8	+2.5
Elderly aged (85 and over)	0.9	0.8	+0.1	1.4	1.1	+0.3

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled by .id.com

3.2.3 Families

The 2021 census reported relatively equal proportions of couples without children (41.7%) and couples with children (43.1%) within the Harvey LGA (Table 3.2). Binningup exhibited a higher proportion of couples without children (50.8%) than couples with children (35.2%). WA reported 38.8% of couple family without children and 44.6% of couple family with children. The increasing prevalence of couples without children aligns with the generally older age profiles across the local area.

Table 3.2 Family composition in Binningup and the Shire of Harvey

Family composition	Binningup		Harvey LGA	
	#	%	#	%
Couple family without children	185	50.8	3,334	41.7
Couple family with children	128	35.2	3,449	43.1
One parent family	43	11.8	1,131	14.1
Other family	7	1.9	84	1.0

3.2.4 Culture, language, and ancestry

Most residents in the LGA (75.7%) and Binningup (75.2%) were born in Australia, which is higher in comparison to WA (62%). Table 3.3 details the top three countries of birth other than Australia for residents living in the Harvey LGA and Binningup.

Table 3.3 Top three countries of birth other than Australia

Harvey LGA		Binningup	
England	5.6%	England	5.8%
New Zealand	3.3%	New Zealand	3.5%
Philippines	1.9%	South Africa	1.9%

Source: Australian Bureau of Statistics, Countries of Birth 2021

The top two responses for ancestry in all three areas were English (Harvey LGA: 45.3% and Binningup: 47.3%) and Australian (Harvey LGA: 40.1% and Binningup: 41.7%). This high proportion of the population with Anglocentric backgrounds is supported by the high proportions of only English used at home in all three areas (Harvey LGA: 87.2% and Binningup: 89.7%).

3.3 Housing and accommodation

This section details the current housing and accommodation market conditions in the study areas.

The analysis looks at two broad categories:

- Long-term rental market: housing for rent under formal leasing agreements generally above six months.
- Short-term market: incorporating "Hotels" – hotels, motels, serviced apartments or cabins in caravan parks of more than 10+ rooms and "Short lets" short-term rental of an entire property bookable on the Airbnb or Home Away platforms.

3.3.1 Long-term rental market

Table 3.4 shows rental property data for postcodes 6220 (Harvey, Myalup, Cookernup, Uduc, Warawarrup, Hoffman), 6230 (Bunbury, South Bunbury, Dalyellup, East Bunbury) and 6233 (Australind, Leschenault, Binningup, Bunbury, Wellesley, Parkfield). These postcodes were chosen as they cover most localities within reasonable travel distance to the Albemarle Kemerton Refinery to minimise worker journey time and maximise productive time on shift.

The data shows that the subject region is experiencing a very constrained housing market, with vacancy rates at 0.3% or less across all areas. This correlates with the trend of increasing rents across all postcodes, with postcode 6220 exhibiting a 106.2% increase in average rental prices over 12 months to September 2022. The only market to show a decrease is postcode 6233, which exhibited a 18% decrease in average rental cost in the previous three months to September 2022.

Table 3.4 Regional property data as at 6 September 2022

Postcode	Type	Vacancy rate	Price change		
			Rolling quarter	12 month	3 year
6230	Houses		5.3%	5.3%	4.6%
	Units/Apartments		8.8%	8.8%	6.3%
	Combined	0.3%	1.3%	5.5%	4.6%
6233	Houses		4.0%	13.9%	7.2%
	Units/Apartments		-9.1%	-18.0%	-11.3%
	Combined	0.2%	3.1%	11.0%	6.0%
6220	Houses		-2.7%	-9.8%	-7.4%
	Units/Apartments		-0.2%	106.2%	32.0%
	Combined	0.2%	-2.3%	-3.4%	-5.1%

Source: SQM Research, August 2022

3.3.2 Short-term rental accommodation

Tourism WA compiles short-term rental accommodation data at the regional level. This assessment used data for the South West Region, of which Bunbury is the largest urban centre. The region also includes Harvey and Binningup to the north, Busselton, Dunsborough and Margaret River to the south and Manjimup and Pemberton to the west. Table 3.4 details short-term accommodation data for the 2021/2022 financial year. As of June 2022, there are 3677 short stay rooms and 4403 hotel rooms across the South West region.

To understand the accommodation available within the project catchment, further analysis of booking platforms and listings was undertaken to determine the percentage located proximal to the Albemarle Kemerton Plant. It is estimated that approximately 141 short let properties representing around 450 rooms and 23 hotel properties representing approximately 1050 rooms are located within the catchment. A supply cap of 15% was adopted for short let and 25% for hotel stock to determine surplus stock after demand.

Most hotel-type properties (19) are located in Bunbury and its surrounds. In contrast, the short-let properties are more dispersed, with the largest clusters being in Bunbury (51), Binningup (34) and Myalup (10).

The data shows that the summer months are times of peak demand, with January representing the month of lowest surplus stock with approximately 112 short-let and 296 hotel type rooms available. Conversely, the winter months represent the times of greatest availability, with approximately 248 short let rooms and 495 hotel type rooms in surplus.

It should be noted that these figures cover a time frame that the WA border was closed until February 2022 and reflect the effects of COVID-19 in the WA market in the months since February 2022

3.4 Transport and mobility

The Forrest Highway is the primary coastal highway traversing north to south through Harvey LGA, linking Binningup to Perth, Australind and Bunbury. Binningup is connected to the Forrest Highway by Binningup Road, which runs east to west and on which the project site sits. Binningup Road is the primary connection into and out of the town. Egress for Binningup Road is via a signposted intersection, which requires vehicles to cross two lanes of oncoming traffic when making a right turn.

Taranto Road, located approximately 2.5 kilometres north of Binningup Road, is a sealed single-carriageway road connected to the Forrest Highway that will be the primary access route for the Project. The road has a similar egress arrangement to the highway as Binningup Road. However, a service station and truck stop on the south western corner of the interchange would likely increase vehicle movements through the intersection.

There is no public transport available in Binningup town itself. However, regional coaches stop at the Binningup Road/Forrest Highway interchange connecting to Perth and the broader South West Region. The train and bus network connects Bunbury (and by defacto Australind) from Perth Station to Bunbury every day, also stopping at Harvey and Brunswick Junction in the Harvey LGA.

Both of these intersections were recently ranked in the top ten most dangerous intersections in regional WA. This has been reinforced by feedback provided during consultation activities (refer to Section 5.5). Road safety is one of the primary concerns raised by community members.

Internally, in Binningup, there is a curvilinear road network with multiple loops and cul-de-sac type arrangements typical of low-density residential patterns across Australia. There is also a fragmented pedestrian path network throughout the town, with most streets having paths on at least one side. However, there are no pedestrian or cycle lanes along Binningup Road.

The average number of motor vehicles per dwelling in Binningup was two, and 47% of people had two registered vehicles per dwelling. These trends are comparable to those in the LGA (2.2 vehicles per dwelling and 42% of people reported two motor vehicles per dwelling) (ABS 2021).

These statistics, combined with the limited public transport, particularly in Binningup, suggest these communities rely on motor vehicles as a primary source of transport. Although motor vehicle use is prevalent within the LGA, there is no record of current or future road upgrades or development in the local area.

The WA Road Safety Commission reports data on persons killed or seriously injured (KSI) by region; the LGA falls within the South-West. In 2021, there were 196 reports of KSI due to a vehicle crash, down by 23.6% compared to 2020 (RSC 2021). However, this was during the peak of COVID restrictions in WA, which resulted in mobility restrictions. These restrictions may contribute to the high decline in KSI between 2020 and 2021. Of these 196, 31 were fatalities, while the remainder were seriously injured (RSC 2021). The 2021 data reported that of the people KSI 72% occupied a motor vehicle.

3.5 Employment and income

Unemployment data is not available for Binningup from the small area labour market (SALM) data however, information on the unemployment rates from Australind (Leschenault) has been provided. From March 2021 to March 2022, there was a 0.5% decrease in unemployment within the area (368 people to 325 people respectively) (Figure 3.3). In March 2022, 10,363 people were recorded as within the labour force. In comparison to the rest of WA (excluding Perth), Australind had a lower unemployment rate by 0.8%. The trend in unemployment across the rest of WA was similar to that experienced in Australind, with a decrease of 0.8% between March 2021 to March 2022; the unemployment rate dropped from 4.7% to 3.9%. In contrast, the Shire of Harvey recorded a higher rate of unemployment in March 2022, representing 4% of the population. However, this has decreased by 0.2% between March 2021 and March 2022. From the SALM data, 10,363 people made up the total labour force in Australind compared to the 325 unemployed. There were 15,121 people in the Shire of Harvey labour force compared to the 599 unemployed in March 2022.

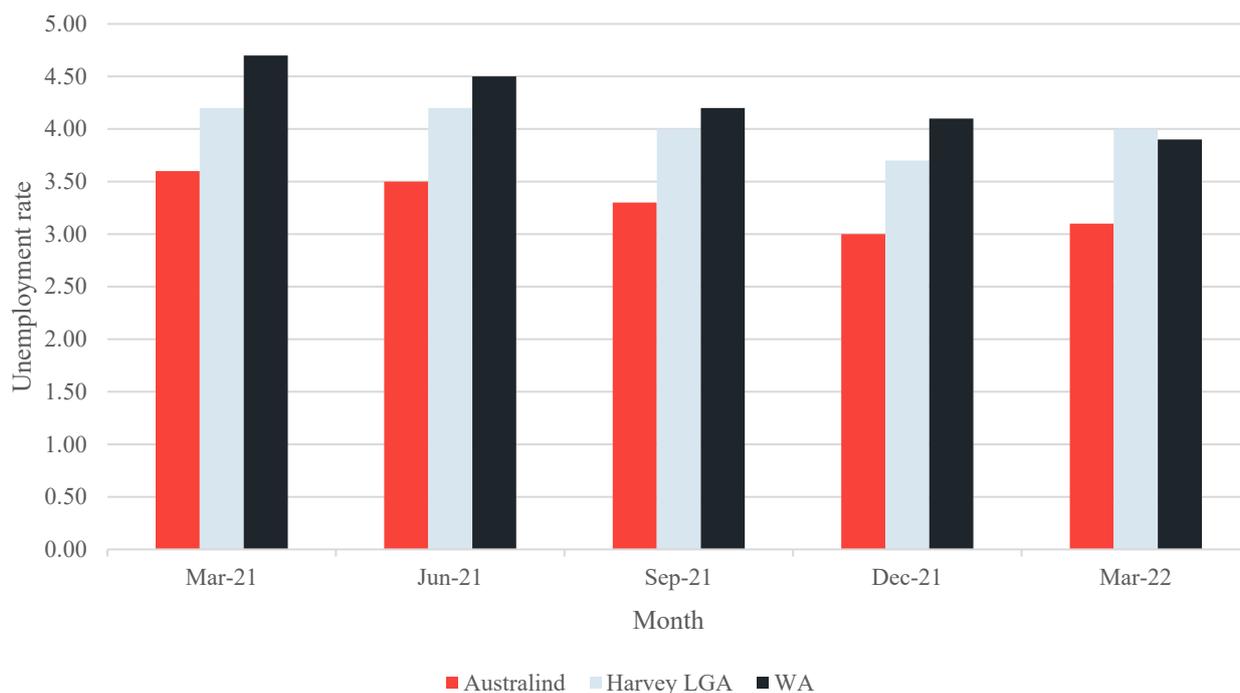


Figure 3.3 SALM unemployment rate

The most common occupation that employed people over the age of 15 in both suburbs was ‘Technicians and Trades Workers’ (Australind 20% and Binningup 23.5%) but a lower proportion was reported for Harvey LGA (19.6%). However, all three were significantly higher than WA, which reported 16.2% of people employed in this area. The top five most common occupations in Australind and Binningup follow similar trends (Table 3.4) and overall are predominantly manual labour orientated jobs. The top five industries within the LGA and communities are detailed in Table 3.5.

Table 3.5 Top five industries of employment

Binningup		Harvey LGA	
Occupation	% of employed people	Occupation	% of employed people
Technicians and Trades Workers	23.5	Technicians and Trades Workers	19.6
Labourers	14.4	Labourers	14.1
Clerical and Administrative Workers	13.4	Professionals	12.8
Professionals	12.3	Clerical and Administrative Workers	11.6
Machinery Operators and Drivers	10.3	Machinery Operators and Drivers	10.5

Source: ABS 2016

3.5.1 Income

The 2021 Census reported the median weekly household income for Harvey LGA was \$1,788, while Binningup was slightly lower (\$1,754). Both areas were lower than WA, with a median weekly household income of \$1,815. In comparison to WA:

- Binningup has a higher proportion of households with less than \$650 (low) gross weekly income (17.6%) compared to WA that had 16.3% of the households with less than \$650 gross weekly income. The Shire of Harvey reported a lower proportion of households with less than \$650 gross weekly income, representing 16.2% of households.
- A lower proportion of households with more than \$3,000 (high) gross weekly income (Binningup 23.9%; Harvey LGA 22.6%) in comparison to WA which had 25.6% of households on more than \$3,000 gross weekly income.

3.5.2 Disadvantage

The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) provides an overview of the socio-economic conditions of residents and households within an area, including relative advantage and disadvantage. A low IRSAD score indicates higher levels of disadvantage, whilst a high score will indicate high levels of advantage and relatively low levels of disadvantage. For example, a low score may indicate:

- more households with low incomes, or more people in unskilled occupations, and
- fewer households with high incomes, or fewer people in skilled occupations.

A percentile is given to each area to reflect their IRSAD score, ordered from 1–100. This means that areas are divided into one hundred equal-sized groups, depending on their score. Quintiles refer to a score from 1–5 given to areas based on their IRSAD, where 1 is the lowest and 5 is the highest.

Binningup had an IRSAD score of 979, which places the suburb in the 37th percentile and the 4th quintile in Australia. Based on the IRSAD data available, the local area demonstrates a moderate level of socio-economic disadvantage (Table 3.6). The Harvey LGA demonstrates a high IRSAD score, indicating potentially higher levels of socio-economic advantage as the LGA is placed in the 7th quintile, within the 69th percentile in Australia.

Table 3.6 Local and regional IRSAD scores

	Score	Quintile	Percentile
Binningup SSC	979	4	37
Harvey LGA	984	7	69

Source: Australian Bureau of Statistics, SEIFA 2016 by State Suburb Code and Local Government Area

3.6 Education and training

The highest level of educational attainment in Binningup was a Certificate Level III, representing 22.3% of the population (ABS 2016). Year 10 was the second most common level of education, representing 17.9% of the population compared to 11.8% of the WA population. 10.8% of the Binningup population had a bachelor degree level or above. These trends in educational level do not coincide with that of WA, as the most common level of educational attainment was a bachelor degree level or above (20.5%), which is almost double that of Binningup. Those that attained a Certificate III as the highest level of education in WA was 14%, which is approximately 10% lower than that of Binningup.

Harvey LGA educational attainment follows similar trend to that of Binningup, with the most common being a Certificate Level III (18.3%), which is higher than that of WA (ABS 2016). This is followed by Year 10, representing 17% of the population and Year 12, representing 12.5% of the LGA population.

3.6.1 Schools and education services

Schools

There are six schools in Australind: three government primary schools, one government senior school, a private primary, and a private senior school. As of the 5 August 2022, these schools have a combined student enrolment of 3,874 (DoE, 2022). There is a playgroup in Binningup; however, no schools within the suburb. This suggests that to access local schools, community members are reliant on school buses and driving, which would place additional timed pressures on the local road network.

Tertiary

There are limited tertiary education options in the LGA and within the regional area. Options include the TAFE South Regional Campus (all three campuses), the Harvey Agricultural Campus, and the Edith Cowan University Bunbury Campus.

3.7 Business and commerce

The Shire of Harvey Economic Development Strategy 2020–2025 describes the ‘vibrant local economy’ of the LGA, with approximately 1,578 businesses and 8,627 local jobs in 2018. The top employing industries within the LGA are manufacturing (mining and food), education (primary and secondary), and agriculture (fruit, vegetable, dairy, and beef). The strategy aims to create:

- a diverse and innovative economy supporting a range of local employment opportunities
- develop the Shire as a tourist destination based on the Shire’s distinct characteristics, natural assets, and qualities
- a range of employment, education, and training opportunities that will attract a diverse workforce
- essential services and infrastructure are required to support the growing community and local economy; and
- irrigation areas and water supplies need to be protected, preserved and strategically enhanced.

Table 3.7 details the key economic parameters highlighted in the Shire of Harvey Economic Development Strategy 2020–2025. In both suburbs and the LGA, primary education was the top industry of employment, accounting for 5.4% in Binningup and 3.8% in the LGA. Other common industries are a mixture of food and/or mineral production; specifically, aluminium and iron ore mining are common across both areas.

Table 3.7 Employment by industry

Binningup		Harvey LGA	
Industry	% Employees	Industry	% Employees
Primary education	5.4	Primary education	3.8
Vegetable growing (outdoors)	4.2	Meat processing	3.2
Alumina production	4.0	Alumina production	3.2
Iron ore mining	3.5	Supermarket and grocery stores	2.8
Meat processing	2.9	Hospitals (except psychiatric hospitals)	2.4

Source: ABS 2016 Census of Population and Housing

3.7.1 Businesses within the local area

There are limited businesses within Binningup community, with one local shop providing locals with the necessities. However, community travel to larger, local towns (e.g., Australind, Harvey, or Bunbury) for produce stores such as, Coles and Woolworths as required. Recreational and leisure businesses within Binningup include an integrative wellness and yoga company, a yachting facility, a homestay bed and breakfast, a public library, and a lawn bowls club.

Additional businesses that bring revenue into the local community include:

- timber
- roofing
- wholesale fruit and vegetables
- childcare and playgroup business
- a courier and routing company; and
- IT consulting company.

3.8 Social infrastructure and community services

Given the small nature of Binningup, there are limited services available within the town. Local residents would likely commute to regional hubs such as Australind to receive more specialised goods and services. Table 3.8 shows the closest urban centres/towns in the regional area to Binningup are approximately 20-30 minutes' drive.

Table 3.8 Distance and travel time from Binningup to nearest service centres

Town	Distance by road (km)	Travel time – driving (minutes)
Australind	20	15
Bunbury	30	30

3.8.1 Emergency services

There are ambulance, fire, and police stations in the LGA (Table 3.9). There is an ambulance sub-centre (St John) in Australind and a St John sub-centre in Brunswick (23 km) or Harvey (26 km). The Australind Police Stations covers both the Australind and Binningup community.

Table 3.9 Emergency services within the LGA

Name	Facility type	Facility address
St John Sub Centre – Harvey	Ambulance Station	2 Kidson Street, Harvey, WS, 6220
St John Sub Centre – Brunswick	Ambulance Station	3 Ridley Street, Brunswick, WA, 6224
St John Sub Centre – Australind	Ambulance Station	Ditchingham Place, Australind, WA, 6233
Australind Police Centre	Police Station	101 Paris Road, Australind, WA, 6233

The fire services within the LGA are extensive and include many volunteer bush fire brigades; Binningup has a volunteer bush fire brigade. The nearest fire services to the community are detailed in Table 3.10.

Table 3.10 Nearest fire services to Binningup

Facility name	Facility address	Distance from Binningup (km)
Leschenault Volunteer Fire Station	22A Australind Rd, Leschenault, WA, 6233	13
Brunswick Fire Station	4 Sommers Rd, Brunswick, WA, 6224	25
Eaton Volunteer Fire and Rescue Service	6 Hamilton Rd, Eaton, WA, 6232	23

3.8.2 Social and Community Services

Binningup Community Association Inc. facilitates a range of services run by volunteers of the community and the nearest administration centre is in Australind (Table 3.11).

Table 3.11 Community services within the area

Facility name	Facility address	Hours
Australind Administration Centre	7 Mulgara Street, Australind 6233	Monday – Friday 9 am – 4 pm

The LGA has an online community directory that summarises all services and infrastructure available to residents of the LGA (Table 3.12). This includes service clubs, community associations, sports, resources for seniors and retirees, and disability services. This directory also lists business services, such as accommodation, automotive, manufacturing, and education and learning.

Table 3.12 Community services within Binningup

Location	Community service	Facility name
Binningup	Community associations	Binningup Occasional Child Care Centre
	Youth	
	Playgroups	
	Education and learning	
	Environmental/agricultural	Binningup Community Garden Inc
	Manufacturing	Stirling Asphalt
	Industrial	

3.8.3 Community spaces

Community facilities can contribute to urban vitality, local identity and sense of place and become important focal points and gathering places for the community. Binningup is well supplied with community spaces, which also serve as gathering spaces for the community to come together, socialise and celebrate.

Binningup has a community hall, which has a capacity of up to 50 people and kitchen facilities. There is a community garden associated with the hall. There is a library adjacent to the community hall. The Shire maintains Lions Park, which is found within the suburb of Binningup. The suburb has two playgrounds: Binningup Oval and Binningup Foreshore; both have play facilities, seating, shelters, BBQs, drinking fountains, and public toilets. Binningup Oval also provides the community with a skate park.

3.9 Health and wellbeing

There are no hospitals in Binningup; the closest is Harvey Hospital (approximately 20 km northeast of Binningup) and Bunbury Day Hospital (approximately 11 km south of Australind). There are no medical services in the Binningup community; the nearest are those in Australind. Table 3.13 details the six general medical practices in Australind; The Australind Medical Centre and Skin Clinic is in the centre of the community. This practice has 18 doctors, and nursing staff and can conduct minor procedures. Details of the other health care services in Australind are provided in Table 3.13.

Table 3.13 Medical services available within the region

Name	Facility type	Location
Australind Medical Centre	General practitioner	Corner Mardo and Mulgara Street, Australind, 6233
Leschenault Medical Centre	General practitioner	Unit 7, 7/12 Leisure Drive, Australind, 6233
Integro Health	General practitioner	52 Eaton Drive, Eaton, 6232
The Health Hub at Eaton Fair	General practitioner	Eaton Fair Shopping Centre, Shop T82, 2 Recreation Drive, Eaton, 6232
Eaton Medical Care	General practitioner	13 Albatross Crescent, Eaton, 6232
Treendale Medical Group	General practitioner	Shop 3, 38 The Promenade, Australind 6233

3.9.1 Health outcomes

People in rural areas regularly score better than their major cities counterparts on indicators of life satisfaction and feelings of wellbeing. This may be a testament to the positive aspects of rural life and the interconnectedness of people living there. However, people in rural and remote areas also face a range of stressors unique to living outside major cities. Fewer employment opportunities are leading to lower incomes and less financial security. However, Binningup reported a low unemployment rate (4.1%)². The local areas had a rate of the population reporting ‘no long-term health condition(s)’ (Australind 59.8%; Binningup 60.9%), which is on par with WA (61.2%) (ABS 2021).

The most common type of long-term health condition reported in Binningup was arthritis (10.4%), which was higher than that of WA (7.6%).

3.9.2 Volunteer rates

Volunteering can enhance community ties, assist in developing strong relationships and social networks and enhance individual and community wellbeing and resilience. A relatively high number of residents undertake volunteering activities (excluding unpaid domestic work), with 60.2% of LGA and 58.6% of residents in Binningup (ABS, 2021). All areas are higher in comparison to those participating in voluntary activities across WA (55.1%).

3.9.3 Crime and safety

A total of 124,551 offences were recorded in the Southwest District of WA between 2013 and 2021. Binningup recorded a total of 334, on average 33 per year. This equates to approximately one offence per 39 people per year. The top offence in Binningup over the ten years was ‘stealing’, which accounts for 27% of all recorded offences. This was followed by ‘drug offences’ (16%) and then ‘property damage’ (13%).

There are police stations within Australind and Binningup, and more broadly there are police stations within the LGA (as discussed in Section 3.8.1).

² National Skills Commission June 2022

4 Consultation outcomes

Consultation for the SIA included two community information sessions and direct engagement with the local community, including in-person surveys, an online survey, and a focus group. These consultation activities aimed to canvas broader community sentiment towards the project and direct engagement with key stakeholders to validate assumptions and influence impacts and management measures. The outcomes of engagement with stakeholders are noted throughout and have informed the impact assessment outcomes where relevant. The outcomes of the community consultation activities are summarised in Table 4.1.

Table 4.1 Community concerns and feedback from consultation activities

Theme	Community concerns and feedback	Relevant section
Site Selection	Consideration of other sites (e.g., Kemerton, Brunswick), including those closer to the plant	Land acquisition and resettlement
	Landholder of selected site received compensation	Land acquisition and resettlement
	Safe operating distance between community and facility	Community health and safety
	Approval and permits for selected site, including rezoning approvals and lease	Land acquisition and resettlement
Traffic and Transport	Parking available onsite for the workforce	Community infrastructure
	Road upgrades, including the sealing of roads	Community health and safety
	Increase in traffic and consequently the management of Binningup Road	Community health and safety
	School and workforce traffic management	Community health and safety
	Workforce transport, including the use of buses	Community health and safety
Safety	Crime	Community health and safety
	Vehicle behaviour of the workforce	Community health and safety
	Ability to report safety and/or criminal behaviours	Community health and safety
Workforce	Age of the workforce	Community health and safety
	The behaviour of the workforce within the local community	Community health and safety
	Use of local infrastructure by the workforce	Community infrastructure
Project Administration	Timeframe of Project, hours of operation, rostering of workforce	Community cohesion
	Availability of SIA to community	Community cohesion
	Transparency of Project, perceptions of Albemarle, the decision-making process, and necessity of the accommodation village	Community cohesion
	Future and long-term impact of the Project	Dismantling and reinstatement
	Environmental impact of Project	Land acquisition and resettlement

Theme	Community concerns and feedback	Relevant section
	Community engagement, communication, and consultation beyond the forums	Community cohesion
	Impacts on housing and house-building industry	Community infrastructure
	Impact on medical services	Community services and facilities
Benefits and/or opportunities	Benefits and/or opportunities for the local community	Throughout impact assessment
	Accommodation camp infrastructure available to the local community	Community infrastructure
	Employment and procurement opportunities for the community	Local businesses and employment
Construction	Impact on the community sewerage system	Construction impacts
	Waste from construction and operation	Construction impacts
	Impacts on the visual amenity of the area	Community services and facilities
	Water access	Community infrastructure

5 Impact assessment

This section identifies and discusses the potential social impacts associated with the construction and operations of the project. Social impacts, both positive and negative, are discussed according to the following social factors:

- construction impacts
- community infrastructure
- community services and facilities
- local businesses and employment
- community health and safety
- community cohesion
- land acquisition and resettlement, and
- dismantling and reinstatement.

The proposed location of the Project is detailed in Figure 5.1. It is common for developments to have a minimum of 500 m between works and sensitive receivers (e.g. residential homes, community infrastructure, or recreational services), including invasive works such as waste facilities or industrial developments. As indicated in Figure 5.1, the village is designed with buffer zones from residential (approximately 600 m of agricultural and wooded land) and setbacks from the road (approximately 200 m) with landscaping to minimise visual impacts from Binningup Road and reduce noise for surrounding property owners.



Figure 5.1 Location of the Project in relation to Binningup. The circle represents the projected 600 m buffer from the centre of the village

5.1 Construction impacts

The construction of the Project requires earthworks, the use of machinery, and the haulage of materials. Unmanaged, these activities can result in direct and indirect social impacts, including changes to local amenity, which may impact residents' usual routines and the way they use and enjoy private and public spaces.

Outcomes from the community consultation noted that residents were concerned about the following key issues:

- waste production and associated environmental contamination
- vehicle movements; and
- timeframes and hours of the Project construction, including potential clashes with the local school travel movements.

The site location is a natural buffer zone that negates many construction impacts (Figure 5.1). Most construction activity will occur approximately 600 m from the nearest sensitive receiver (except for the host landholder), exceeding standard buffer zones implemented for much larger and more impactful industrial land uses.

The impacts have been assessed considering the community consultation outcomes and approved project measures. All potential impacts associated with the construction of the Project are detailed in Table 5.1.

Table 5.1 Potential impacts from the construction of the Project

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
C1	Changes to the local road network result in the alteration of movement patterns within the local area.	<ul style="list-style-type: none"> — Vehicle movements from construction workers. — Timeframes and hours of the Project construction including clashes with the local school travel movements. 	<ul style="list-style-type: none"> — Implement proposed traffic and transport management measures identified in the Traffic and Transport Impact Assessment(TTIA), including routing all village access through Taranto Road. 	<p>The TTIA³ is publicly available as part of the approvals process and can be accessed through the Shire of Harvey website. The TTIA estimates that the Project would generate 300 daily trips, with 64 of these during morning and afternoon peak hours. This assessment determined that the minimal increase in road use would not have an adverse impact on the road network.</p> <p>Community consultation outcomes indicate that most residents use Binningup Road as the primary route in and out of the local area. Therefore general concerns about the operating capacity of the road are warranted.</p> <p>However, access to the village will only be permitted via Taranto Road. All construction vehicles and machinery will be required to utilise Taranto Road for access. As the primary route to and from the village, little to no additional traffic is expected to use Binningup Road.</p> <p>It is unlikely that the construction of the Project will impact movement patterns within the local area, particularly along Binningup Road.</p>

³ Transcore (2022). Albemarle Village Transport Impact Assessment

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
C2	Changes to noise, vibration, dust, mud, and light spill from works, impacting how people enjoy and use public spaces.	Waste production and associated environmental contamination.	<ul style="list-style-type: none"> — Under the WA Department of Water and Environmental Regulation – Noise Regulation (13: Construction Noise), construction work will occur within the approved times of Monday to Saturday, 7 am to 7 pm. — Construction work must be carried out per Control of Environmental Noise practices set out in Section 4 of AS 2436-2010. If works are to occur outside of these hours, a noise management plan must be prepared. — As per the WA Department of Water and Environmental Regulation – Dust Emissions Regulation, to reduce impacts from dust, the Project will be located a minimum of 0.4 Hectares from the nearest residential home. — Adopt environmental management principles. 	<p>The location of the Project creates a substantial buffer between the village and the residents of Binningup. Figure 5.1 illustrates the vegetation and land buffers between the Project and the town. The Project will adhere to State guidelines related to construction activities, such as implementing a noise management plan for any works outside those stipulated in the relevant regulation and environmental management practices.</p> <p>Therefore, it is unlikely that the construction of the Project will disrupt the routine of residents or impact the way people enjoy and use public spaces within the local community.</p>

5.2 Community infrastructure

Complete communities are communities where residents have access locally to a range of everyday goods, services and employment opportunities. Complete communities support economic and social opportunities without residents having to commute long distances to access the basic elements that help sustain a community⁴. Social infrastructure such as parks, sports, and recreation facilities provide the foundation upon which social connections in communities are formed, which bind communities together.

The consultation outcomes highlighted the following key concerns of the Binningup community:

- the impact of the Project sewerage system on local services and the environment
- increase in water use from the Project and the associated impacts on local water availability and environment
- impact on the local house building industry
- impact on house values within the local area; and
- concerns surrounding an increase in infrastructure (e.g. shops and services) being constructed in the town.

These community concerns have been addressed in Table 5.2, along with the associated potential impacts the Project may have on community services and facilities.

⁴ Haag (2019). Complete Communities Toolbox – Barriers to Aging in Community

Table 5.2 Potential impacts on community infrastructure

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CI1	Increase in pressure on Binningup utility network (water and sewerage), resulting in decreased access to these services for existing residents.	<ul style="list-style-type: none"> — Impact on sewerage and water system of the local area. — Waste production from the Project contaminates the local area. 	<ul style="list-style-type: none"> — Adopt environmental management principles. — Tailored water management design features. 	<p>The Project has conducted an environmental assessment that evaluated impacts on environmental factors, including local hydrology, vegetation, geology, and soils. As a result, the Project will adhere to environmental management principles. This will ensure the Project minimises and/or avoids any unnecessary pressure on the water systems within the local area.</p> <p>The Project has developed a water management plan that encompasses the management of surface water and groundwater and stipulates the conditions of water and wastewater management. This plan ensures the Project adheres to the <i>State Planning Policy 2.9 Planning for Water Clause 7.9</i>.</p> <p>Water Corporation (WC) have advised the existing Binningup Wastewater Treatment Plant (WWTP) is only adequate for the current population. WC have also advised that there is no short term plan to increase the size of the WWTP and the long term solution is to send wastewater from the Binningup area to Kemerton. If, the Department of Water and Environmental Regulation DWER and the Department of Health will not approve the Projects proposal to manage grey and blackwater with a fully environmentally compliant and cost effective system then the Project will work with WC to activate the Kemerton option in a shorter timeframe.</p> <p>WC have undertaken a review of the potable water allowance available within the scheme and have confirmed that the Project can be provided with adequate water supply (which will not impact Binningup residents).</p> <p>It is unlikely that the Project will increase the pressure on the Binningup utility network to the detriment of other users.</p>

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CI2	Changes to the local environment could decrease local house prices, affecting peoples' livelihoods.	— Impacts on housing and house-building industry, including the value of houses within the local area.	<ul style="list-style-type: none"> — Design treatments that minimise visual impacts from Binningup Road. — The buffer zone (Figure 5.1) of 600 m between the Project location and the nearest residents of Binningup. 	<p>The location of the Project and deliberate design treatments negates most of the potential impacts relating to changes in the local environment. The proposed design measures suggest that little to no project infrastructure will be visible from Binningup and will have little effect on local environs.</p> <p>Local trends in the rental market prices (postcode 6233) have declined in the last quarter by 4.0% (SQM Research, 2022). However, this is behind a 12.5% increase over the previous 12 months. Similarly, vacancy rates in the local area have not gone above 0.4% in the previous twelve months, suggesting a constrained and high-demand real estate market.</p> <p>It is considered unlikely that the project and its limited interplay of local environs will result in a material change in demand patterns for real estate in the local real estate.</p>
CI3	An increase in available housing and short-stay accommodation would result in increased available accommodation on the tourist market.			<p>Workers have previously resided in short-stay accommodation scattered across the region—occupying rooms as dwellings that would otherwise be made available to the tourist market. The Project will provide one facility that can house the workforce and relieve the pressure on short-stay accommodation options within the region.</p> <p>As the tourism market grows due to the loosening of COVID travel restrictions, the demand for short-stay accommodation will also increase. The Project would prevent upward pressure on short-term accommodation supply and facilitate further growth of the high-yield tourist market.</p> <p>The Project will likely increase the availability of short-stay accommodation for tourists across the region.</p>

5.3 Community services and facilities

As detailed in Section 3.8, Binningup features a childcare centre, a community garden, and a general store. Residents must travel for other services, such as medical care, education, recreation and many leisure activities. Despite the limited services, the consultation outcomes indicate that residents are satisfied with the current community services and facilities.

A common perspective amongst residents suggests that little to no additional community services and/or facilities are desired. However, it is important to note that a minority of residents made suggestions for some additional services and opportunities during the survey consultation. These include:

- bus services for seniors
- bike and/or walking trails from Binningup Road to Taranto Road
- future use of the village as tourist accommodation
- community investment
- improved road access; and
- investment in public facilities.

When asked what the local area may need, feedback included:

- “I don’t think the local area needs anything at all. Because the residents of Binningup like it this way, they always have.”
- “I think the local area is fine as it is because of its small size and friendly community.”
- “Very little, we have serenity and that is why we live in Binningup.”
- “Peace and quiet, no big developments.”
- “It is fine as it is, I live here for this reason, the small coastal community.”
- “To retain its identity as a small coastal village.”

As noted in the consultation outcomes, the community was heavily concerned with the Project’s impacts on local community services and facilities, particularly the town beach. The following summarises the key concerns raised during the consultation process:

- increase in use of beach; local residents value the uncrowded beaches
- disruption to existing road networks; Binningup Road is the community’s main access in and out; and
- expanding the existing infrastructure of Binningup.

The potential impacts raised during the community consultation have been addressed in Table 5.3, considering the community’s perception of the existing Binningup services and facilities. A brief description of exiting Project measures and/or controls that would assist in mitigating these potential impacts are detailed in Table 5.3.

Table 5.3 Potential impacts on community services and facilities

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CSF1	Village residents using Binningup Beach results in deterioration and changes to access and use of natural assets.	<ul style="list-style-type: none"> — Workforce using beaches during their time off. — Disruption and damage to local beaches. — Shire preventing vehicle access to beaches due to damage/poor behaviour. 	<ul style="list-style-type: none"> — Project policy and procedures — Adopt environmental management principles — The design of Project will provide amenities for the workforce (e.g. recreational and leisure services) 	<p>It is estimated that during peak tourist season, Binningup has an increase of 200 to 300 people, all of which would frequent the local beaches and use the services and facilities the town provides. There are approximately 34 short holiday rentals and a caravan park within the town to accommodate the annual influx of tourists. This prevalence of accommodation options, the corresponding uptick in beach users throughout the year without any identified significant detrimental impacts on the beach, and consultation outcomes, suggest that it is not necessarily the volume of beach users that is the primary concern, but rather who they are.</p> <p>The village residents will work approximately a 12-hour shift at the plant, including travel to and from the site. A distributional analysis of shift times cross-referenced with sunrise and sunset time across the year demonstrates that the available daylight hours for workers to utilise the beach would be limited. As illustrated in Appendix B, the maximum daylight available during the year to the workforce outside shifts is 58 minutes during peak summer.</p> <p>Within these 58 minutes, workers would need to change and make their way to the beach. The daylight available only reduces for the remainder of the year, with the workforce experiencing no daylight before and after the shiftwork in winter. Given this, it is unlikely that the workforce will frequent the beach after a 12-hour work day for the limited free-time available. Therefore, workers will unlikely have the time to partake in recreational activities away from the village after their shifts.</p>

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
				<p>Consultation outcomes noted concerns about village residents using and accessing the beach on their days off. Kemerton Workers will not be provided accommodation in the Village when their swing ends. They will be expected the check out by 10 am on the morning after their shift ends. If members of the workforce wished to remain in Binningup outside of shifts, they would need to arrange alternative accommodation at their own expense, through the caravan park or a short let booking platform. This situation would result in workforce members integrating into the existing transient tourist population of Binningup, which would place no additional net burden on the beach.</p> <p>It is unlikely that the Project and village residents will result in a noticeable increase in the utilisation of the beach.</p>
CSF2	Increased pressure on local and surrounding community services would reduce access to these facilities for existing residents.	<ul style="list-style-type: none"> — Impact to medical services. — Use of Binningup facilities and services by the workforce. 	<ul style="list-style-type: none"> — Emergency management plan. — Health and safety policy and regulations. — Design of Project will provide amenities for the workforce (e.g. recreational and leisure services). 	<p>An increase in population can put pressure on local services and facilities. However, the services and facilities within Binningup are limited. Binningup provides residents with a childcare centre, a community garden, and a general store. Residents must travel for other services, such as medical care, education, recreation and most leisure activities.</p> <p>It is unlikely that the workforce will seek to use the limited local services and facilities provided by Binningup as the Project provides all necessary amenities, including recreation and leisure options. Including various amenities and facilities onsite will remove any need for the workforce to travel into either Binningup and/or any surrounding suburbs for services and facilities. Additionally, health and safety policies and regulations would cover the basic medical needs of the workforce.</p> <p>Therefore, it is unlikely the Project would cause an increase in pressure on local services and facilities.</p>

5.4 Local businesses and employment

The operation of the Project will require a substantial range of services, these would include:

- cleaners
- maintenance goods and associated deliveries
- maintenance workers
- gardeners
- administration workers
- hospitality staff
- food and associated deliveries, and
- cooks.

The Project will offer a range of jobs that will be made available to Binningup residents should they wish to apply. A high-level resourcing profile for the village includes:

- 20–30 Food services staff
- 10–20 Housekeeping and cleaning staff
- 2–4 Security staff
- 1 Operations Manager: oversees resident relations, supervisors, maintenance, and inspections
- 3 Operations Supervisor: Food services, housekeeping and front office
- 3 Maintenance Staff
- 2 Gardeners
- 1 General Manager: overseeing all aspects of facility upkeep
- 1 Assistant General Manager: oversees daily operations, human resourcing, and purchasing
- 4 front office and administration staff.

Most of the positions would be low and or no skill roles and, therefore, more open to casual work arrangements or the use of local contractors and small businesses. These job profiles would benefit young people, those with children at school and older workers/pre-retirees.

The following key issues were highlighted during the community consultation processes:

- only short-term employment opportunities for local residents
- removes jobs that local residents would be eligible for; and
- local employment opportunities for residents to provide any services required by the Project.

The potential impacts to local businesses and employment, alongside any concerns raised by the community, have been addressed in Table 5.4. A brief description of existing Project measures and/or controls that would assist in mitigating these potential impacts are also included in Table 5.4.

Table 5.4 Potential impacts on the local businesses and employment

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
LBE1	The Project affects local amenity and character resulting in changes to visitor numbers and/or the local tourism market.	<ul style="list-style-type: none"> — Visual impact on the local community. — Visual pollution to the local area and consequently disrupting environmental aesthetics of Binningup. 	<ul style="list-style-type: none"> — The design of the Project includes landscaping, land berms and screening. — The buffer zone (Figure 5.1) of 600 m between the Project location and the nearest residents of Binningup. 	<p>Binningup has a caravan park and approximately 34 short-term holiday rentals supporting a small but established tourism sector. Given the relatively limited entertainment and hospitality venues, it can be assumed that tourists come to Binningup for the quiet environment.</p> <p>Fears that the Project may impact tourism due to changes in visual amenity and local character are understandable but generally unfounded for the following reasons:</p> <ul style="list-style-type: none"> — The village is designed with buffer zones from residential (approximately 600 m of agricultural and wooded land) and setbacks from Binningup Road (approximately 200 m) with landscaping to improve visual amenity and reduce noise for surrounding property owners. — Workforce rostering schedules, the provision of on-site food services and recreation and the limited supply of hospitality/retail activity in Binningup would effectively remove any potential draw for off-shift workers to enter the town. Should some workers choose to access the beach for swimming or recreational purposes in the final hours of daylight in summer, it is considered that they would be so few in number as to be unnoticeable from the general population or tourists. <p>Overall, it is unlikely the local tourism market will be impacted.</p>

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
LBE2	Increase in employment opportunities for the local community results in improved livelihoods.	— Employment opportunities for residents.	— Village resourcing strategy.	<p>Research suggests there are suitably-skilled local workers in the region; the Bunbury region has a high proportion of workers within the construction workforce (9.2%) and within the accommodation and food services (7.0%)¹. These trends in employment are reflected in the 2016 Census: technicians and trades workers are the most common occupation in Binningup (23.5%) and Harvey LGA (19.6%).</p> <p>The employment opportunities provided by the Project would primarily be low and no skilled positions and, therefore, more open to casual work arrangements. These job profiles would benefit young people, parents with children and pre-retirees looking for part-time and casual roles.</p> <p>It is likely that the Project will positively impact the employment opportunities for the community of Binningup.</p>
LBE3	The increase in DIDO workers within the local area results in a decrease in pressure on the regional labour market.	— Employment opportunities for local residents but concerns about the longevity of these jobs.	— Albemarle policy and procedures, which includes providing employment opportunities locally.	<p>The unemployment rate for the broader Bunbury labour market region was 3.5% in August 2022, demonstrating a constrained market. Further, the Shire of Harvey has documented the construction of two community precincts due to commence in early 2023, which will require construction workers, technicians, and trades workers.</p> <p>The Albemarle Kemerton Expansion would add significant additional pressure to the local labour market if an entirely local resourcing model were pursued. The Project will provide accommodation for 500 workers, without which Albemarle would need to source 500 workers from the region. This could place further upward pressure on wages, increase worker mobility, and disadvantage smaller local businesses and industries' ability to retain staff.</p> <p>It is likely that the Project would provide a means to decrease the pressure on the regional labour market.</p>

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
LBE4	Project procurements will result in improvements to the regional economy, which will improve the livelihood of the regional population	— Economic benefits for landholder and Albemarle only.	— Albemarle policy and procedures, which includes providing employment opportunities locally.	<p>The Project has the potential to deliver flow-on economic benefits within the regional area. The village will require a range of low and no-skilled roles to oversee the functioning of the accommodation facility. These roles can be widely advertised, and candidates can be trained in a short time. This limits further competition for skilled workers across the labour market.</p> <p>Further economic benefits would be derived through supply chains including services such as food deliveries, supply of materials, and intermittent specialist trades. These jobs could also be sourced from the region, benefiting the regional economic market.</p> <p>It is likely the Project will positively affect the regional economic market.</p>

5.5 Community health and safety

Health is defined as a state of complete physical, mental, and social wellbeing. In this sense, any social impact can result in poor health outcomes if it causes affected individuals or groups significant stress and anxiety. This, in turn, can then affect people's physical health. Community consultation outcomes included a large number of responses on the changes to perceived family safety within the area, and comments relating to this concern included:

- “Keeping our kids safe from increased workers who may not respect the community and its members, especially our kids. People that choose to live here make a very purposeful decision to not live in a busy area where the kids have to be heavily supervised at all times, rather we all look out for each other.”
- “During summer in particular it's concerning that the workers will be knocking off work at 6pm with plenty of daylight left and may be spending extended periods of time on the beachfront or at the community facilities that won't cope with such a large influx of people. Alcohol and unruly behaviour will no doubt become an issue also, as this area is not the workers home, and the same respect you would show to your home and community is unlikely to be shown to our community as their 'work accommodation'.”
- “Number [of] men in town and safety of our children.”
- “Safety of families using the beach Ongoing issues could possibly cause closure of beach access as what happened with off road motorbikes.”
- “Bored construction workers accessing Binningup either on their days off, before or after work. This has the potential to create spikes in crime and antisocial activities.”

Another common outcome was the community's concern surrounding the changes to road safety. Specifically, comments from the community consultation included:

- “Road safety at the intersection of Binningup Rd and Forrest Highway. This intersection has already been voted the 5th most dangerous intersection in regional WA. There should be NO access to or from the Workers Camp from Binningup Road.”
- “Health and safety impact at the entrance off the Forrest Highway and increased traffic of the workers movements between the village and work site. Impact on fishing and beaches due to workers being active after hours. Albemarle need to do their own health and safety assessment to realise that they are putting 500 of their own workers at risk by crossing that road twice a day everyday after a 12 hour shift. 4wds that are supplied by the company as shift utes that will be used after hours on the local beaches.”
- “Overuse of Binningup Road and traffic increase.”
- “Increased traffic on Binningup Road, clogging up the highway access.”

In summary, the key themes as a result of the community consultation include:

- decrease in the perceived safety of the local area due to a concern about the increase in crime
- impact on the perceived safety of children in the local area due to an increase in population; and
- decreased road safety concerns included increased drunk driving incidents, dangerous road traffic, and accidents.

The potential impacts on community health and safety have been addressed in Table 5.5. A brief description of existing Project measures and/or controls that would assist in mitigating these potential impacts are also included in Table 5.5.

Table 5.5 Potential impacts on community health and safety

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CHS1	<p>The proximity of the Project to Binningup may change the residents' perceptions of safety and wellbeing due to increased crime associated with the new residents.</p>	<ul style="list-style-type: none"> — Safe operating distance between the community and facility. — The ability to report inappropriate behaviours, crime, and any potential risk to the community's health or safety as a result of the workforce. — Age of the workforce. — The behaviour of workforce within the local community. 	<ul style="list-style-type: none"> — The buffer zone (Figure 5.1) of 600 m between the Project location and the nearest residents of Binningup. — Health and safety policies and regulations. — Project policy and procedures. 	<p>Binningup has a low crime rate; approximately one offence was recorded for every 39 people per year. The community consultation outcomes indicated that the town is tranquil, calm, and has a family-friendly, safe atmosphere. The environment and characteristics of this town are heavily linked to the residents' perceived safety within the area.</p> <p>An influx of approximately 500 DIDO workers within the local area can potentially disrupt the existing atmosphere, which includes a perceived increased sense of danger, distrust, and anxiety within the community. It is important to consider perceptions, as they can be directly linked to wellbeing. However, perceptions are often influenced by a lack of awareness or experience.</p> <p>Despite the town experiencing transient populations, especially during peak tourist seasons, the perceived idea of the workforce and their associated behaviours contrasts greatly with the existing atmosphere of the community. These concerns are noted and understandable, given the recent media attention surrounding the issue.</p> <p>Although unlikely to increase the crime rate within the local area, the Project may impact the community's perceived sense of safety.</p>

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CHS2	Increased vehicle movements along local and regional roads reduce safety outcomes and road users' experience and perceptions of safety.	<ul style="list-style-type: none"> — Increase in use and condition of the road network and the potential impacts associated with increased utilisation. — Road upgrades, including the sealing of roads. — Increase in vehicle accidents within the local area. — Concerns surrounding vehicle behaviour of the workforce. 	<ul style="list-style-type: none"> — Traffic management impact assessment. 	<p>The local area is highly car-dependent, likely due to rural locality, lack of public transport, and limited transport infrastructure. In Australia, less than one-third of the population lives in regional and remote areas, but nearly two-thirds of all fatal road crashes occur on rural and remote roads. Regional roads often have high-speed limits, are covered in higher levels of dust and debris, and are frequented by heavy vehicles travelling at high speeds.</p> <p>The community consultation has highlighted the residents' concern about road safety in the local area. In addition, a survey of WA drivers by RAC WA⁵ found that Forrest Highway and Binningup Road intersection was rated the fifth most risky intersection across regional WA. These findings suggest that concerns are grounded in lived experience.</p> <p>The Project has been designed in such a way that there should be no change to traffic conditions along Binningup Road. Access, including worker vehicles, coaches and service vehicles, will access the village via Taranto Road to the north. Only emergency services will be permitted to access the site from Binningup Road to support emergency response.</p> <p>The traffic and transport impact assessment suggests an additional 300 daily trips through Taranto Road and along the Forrest Highway due to the Project. However, this increase is insufficient to cause any adverse impacts on the road network operation.</p> <p>Overall, it is unlikely that the Project will reduce the safety outcomes of road users along Binningup Road or across the local area.</p>

⁵ RAC WA (2022). WA's most dangerous roads revealed.

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CHS3	Operational noise and light from the Project that may cause changes to local amenity and the way people use and enjoy private space.	<ul style="list-style-type: none"> — Noise, light, and visual pollution from the operation of the Project. 	<ul style="list-style-type: none"> — Location of Project; 230 m away from the neighbouring farms on the eastern border of the lot. — Establishment of buffer areas between the Project and the nearest residents of Binningup; this is approximately 600 m. — Fencing. — Retention of existing canopy and planting of new trees. — Single storey design. — Project will be located within the natural site topography with limited cut and fill proposed. — Design materials will reflect local landscape. 	<p>Potential noise and light impacts would only be experienced close to the Project site. The location of the Project will negate this impact. The village is designed with buffer zones from residential (approximately 600 m of agricultural and wooded land) and setbacks from the road (approximately 200 m) with landscaping to improve visual amenity and reduce noise for surrounding property owners.</p> <p>Overall, the level of light and noise disturbance is unlikely experienced by the community.</p>

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CHS4	Changes to the demand profile for emergency services result in reduced access and/or availability to local residents.	— Pressure on local services.	<ul style="list-style-type: none"> — Emergency management plan. — Health and safety policy and regulations. 	<p>There are no emergency services within Binningup, and the community relies on the infrastructure across the LGA. Generally, it is anticipated that the construction workforce will be in good health and continue to seek health care from their general practitioners at home via telehealth or in their off weeks.</p> <p>Additionally, the Project itself will not produce activity that is likely to result in a need for emergency services. Health and safety plans will be developed by the operator and informed by consultation with local emergency services providers.</p> <p>It is unlikely that the Project will result in any impact on the local emergency services.</p>

5.6 Community cohesion

Community cohesion refers to a community's connectedness, including social networks and capacity for mutual help. Small communities, such as those near the Project, rely on cohesion to generate contributions to social resources (from community events management to shared farming equipment) to sustain community wellbeing. The Binningup community has a strong sense of community cohesion, and consultation outcomes indicate that residents pride themselves on their caring, peaceful, and tranquil community.

Feedback related to community cohesion has been extracted from the consultation activities. When asked about what was most valued about the local area with relevance to community cohesion, the following responses were provided:

- “Small town feels, knowing everyone around, other parents looking out for everyone else's kids, peace and quiet, safety of the village, local to beach, kids can ride around town safely, can drive on noncrowded beach. Local looking out for each other and looking after their town and it' facilities. Minimal criminal activity.”
- “...The sense of community and all that a small community offers. Almost NO light pollution at night and the amazing star gazing. Quiet sunsets at the beach. Almost no crime.”
- “Relaxed lifestyle, small town where we mostly know each other, limited pressure on resources. Small town size.”
- “...Beautiful people who absolutely know each other and what is happening in this community and care about each other and the social well being of this community.”
- “Strong local community spirit.”
- “Losing our little town feel. Undesirable persons who aren't locals being in our little township and have no connection with our way of life.”
- “...you can walk with confidence and everyone is friendly.”

Consultation outcomes indicate that overall, the community is hesitant to pursue the opportunity of the accommodation village due to a view that there was a general lack of transparency from Albemarle in the decision-making process. The absence of Project information for months following the community sessions created distrust amongst the community and a perceived loss of control. Consequently, this allowed for several narratives to form in the community, and a lack of information was replaced by general misinformation.

During the community consultation process for the SIA, residents noted appreciation for providing additional information about the Project and the ability to provide feedback. However, the existing negative connotation and wariness of the Project remain.

The focus group provided an opportunity to sense-check preliminary findings of the SIA. There was a range of responses from participants. Some expressed that the impacts had been underestimated; however, this was largely founded on misconceptions about the Project. These included a belief that workers would have rostered days off while staying at the accommodation village and that Albemarle employees would access the site from Binningup Road.

Overall, the community is concerned about the presence of the Project and potential disruptions to the area's existing social fabric and network. This could affect the atmosphere and environment the community has created within the local area.

The potential impacts on community cohesion and discussed in Table 5.6. A brief description of the existing Project measures and/or controls that would assist in mitigating these potential impacts are also detailed in Table 5.6.

Table 5.6 Potential impacts to community cohesion

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
CC1	An influx of new temporary residents results in changes to community cohesion and potential negative interactions and sentiment	<ul style="list-style-type: none"> — Ability for the workforce to use the facilities, services, and infrastructure of the Binningup community. — Timeframe of Project and operation hours. 	<ul style="list-style-type: none"> — The design of the Project will provide amenities for the workforce (e.g., recreational and leisure services). — Shift times. 	<p>The influx of approximately 500 workers to a community that has created a peaceful, quiet, and family-friendly environment could disrupt the residents' perceived sense of cohesion. Community concerns and perceptions of a 500-person workforce adjacent to the town have been addressed in previous sections. However, the opportunities for interactions between Binningup residents and the village residents would be limited.</p> <p>As noted in previous sections, the combination of long shifts, using different access roads, no accommodation outside of shifts, and the provision of extensive on-site amenities will limit any or nearly all opportunities for ongoing social interaction.</p> <p>However, the community's perception of the village residents, in combination with the distrust and perceived loss of control, has created a negative sentiment towards the Project. It is possible that this sentiment would continue even if the project was approved and could result in internal community rifts between those that are supportive and those against.</p> <p>It is possible that the Project will result in changes to community cohesion and potential negative interactions and sentiment.</p>

5.7 Land acquisition and resettlement

Land acquisition and resettlement relate to the management of the land used for the Project, and where practicable, land acquisition should be avoided or minimised. With relevance to the Project, a lease is required to use the land proposed for the Project. There is the potential for the Project to impact local agriculture and agricultural enterprise.

It is not possible to use the same land as that of the Kemerton Plant. The plant is located in the Kemerton Strategic Industrial Area, which is not zoned for residential use, and therefore the designated land use zone is incompatible with the Project. As such, an alternative location on the outskirts of Binningup town is proposed. Extensive investigations were conducted with the Shire of Harvey and the City of Bunbury to identify suitable locations for the Project; as a result, 96 Binningup Road was shortlisted. This area of land is approximately 144 hectares (Ha) and zoned for rural use; the Project requires a maximum of 24 Ha.

The community raised concerns about the choice of land during the consultation process, and key outcomes included:

- the existing relationship with the landholder and Albemarle; and
- revenue for the landholder.

Residents have commented on keeping the peaceful and calm atmosphere of Binningup, with which maintaining current land as farmland is preferred and to avoid industrialising these areas. Table 5.7 details the potential impacts on land acquisition and resettlement and a brief description of the Project measures and/or controls the Project proposes to minimise and/or avoid the potential impacts.

Table 5.7 Potential impacts to land acquisition and resettlement

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
LAR1	Removal of land that could generate agricultural business and/or be used for agricultural purposes results in a decrease in business opportunities for local farmers.	<ul style="list-style-type: none"> — Community concerns were raised concerning the zoning of the proposed land. Although the Project would not be located on essential agricultural land, working farms are located along the eastern boundary of the lot. — Consideration of other sites, including those closer to the plant. — The landholder of selected site received compensation. — Approval and permits for selected site, including rezoning approvals and lease. 	Nil	<p>The land that will be leased to Albemarle is low-priority agricultural land with dual road access via Taranto Road and Forrest Highway. This land is privately owned and there are ongoing discussions regarding the land management arrangement, including a lease with the landowner for up to 15 years.</p> <p>The landholder will receive payment for leasing the land; therefore, any agriculture business lost due to the Project would be limited solely to that landholder who would be compensated under the lease agreements.</p> <p>It is noted that the land has been historically cleared and does not have any significant flora or fauna and therefore is not a protected area. Therefore, it is unlikely the Project will significantly impact the agricultural land adjacent to the eastern border. The Project measures incorporated into the design (e.g. the physical separation, boundary fencing and vegetation, and the setback from the road) result in little to no impact on the surrounding land.</p> <p>Overall, it is unlikely that the Project will cause a decrease in business opportunities for local farmers.</p>

5.8 Dismantling and reinstatement

The dismantling and/or reinstatement of a Project involves the process following the end of the Project and how the land is managed. It is essential that this category is considered from the outset of a project to prevent any unnecessary and lasting impacts on the community (e.g. future land use). Where possible and practicable, accommodation facilities should be handed over to the local community and/or the Shire once the operation of the project ceases.

The community consultations highlighted perceptions of distrust within the community for Albemarle and the Project. Many negative views on the process stem from a general lack of proactive communications in the Projects early stages, which resulted in high levels of uncertainty amongst the community. For example, it has been stated that “[The Project] is a dirty deal done behind closed doors between a landowner wanting to cash in with no regard for our community. Just because Abermarle has money does not mean it is ok to lob this development onto us.”

Beyond the current proposed lease for the village, the future site use are unknown at this stage. It is recommended that this information is made readily available to the community of Binningup as soon as practicable by the landowner and provided as part of continuing community engagement.

Table 5.8 details the potential impacts as a result of either the dismantling or reinstatement of the land used for the Project and a brief description of the Project measures and/or controls implemented to assist in minimising and/or avoiding these potential impacts.

Table 5.8 Potential impacts as a result of the dismantling and reinstatement of the land used for the Project

Impact code	Potential impact	Community consultation outcomes	Project measures	Justification
DR1	Dismantling and reinstatement cause permanent alterations, which affect future land use and amenity.	<ul style="list-style-type: none"> — Environmental impact of Project. — Long-term impacts and future of the Project. 	<ul style="list-style-type: none"> — Location of Project; 230 m away from the neighbouring farms on the eastern border of the lot. — Establishment of buffer areas between the Project and the nearest residents of Binningup; this is approximately 600 m. 	<p>The land lease has been agreed upon with the landholder, with which the landholder is aware of any implications to land as a result of the Project. One of the core tenets of property rights in Australia is that citizens can pursue the economic benefits of the property in which they have invested.</p> <p>Careful land management practices will minimise any ongoing effects to the project site. However, given the project sits on entirely private land and the landholder has accepted any risk associated with the project, impacts related to Project land use will be solely borne by that landholder and are of no consequence to the broader community.</p> <p>It is possible that the Project will affect future land use, however, this risk is entirely borne by the subject landholder.</p>

5.9 Summary impact assessment

Table 5.9 summarises the potential impacts, details on the group of people impacted, the duration, and extent of the impact are discussed, and as such an overall magnitude of the impact has been reported. The Project has measures and/or controls that will be implemented as a result of legislation, policies and procedures, and Project design that alleviate the potential impacts. Additionally, the location and context of the Project negate some of the potential impacts that were discussed throughout Section 5.

Table 5.9 Summary of potential impacts

Potential impact code	Who	Duration	Extent	Magnitude	Summary of project measures
C1	Binningup community	Short	Local	Low	<ul style="list-style-type: none"> — Conduct a traffic and transport impact assessment. — Design and implement a traffic management plan.
C2	Binningup community	Short	Local	Low	<ul style="list-style-type: none"> — Under the WA Department of Water and Environmental Regulation – Noise Regulation (13: Construction Noise) construction work will occur within the approved times of Monday to Saturday 7 am to 7 pm. — Construction work must be carried out in accordance with control of environmental noise practices set out in Section 4 of AS 2436-2010. If works are to occur outside of these hours a noise management plan must be prepared. — As per the WA Department of Water and Environmental Regulation – Dust Emissions Regulation, to reduce impacts from dust, the Project will be located a minimum of 0.4 Hectares from the nearest residential home. — Adopt environmental management principles.
CI1	Binningup community, including local environment	Medium	Local	Low	<ul style="list-style-type: none"> — Adopt environmental management principles. — Project design.
CI2	Binningup community Transient population (e.g. tourists or visitors)	Medium	Local	Low	<ul style="list-style-type: none"> — The design of the Project includes landscaping. — The buffer zone (Figure 5.1) of 600 m between the Project location and the nearest residents of Binningup.
CI3	Binningup community Regional population (Harvey LGA)	Medium	Local	Low (Positive)	<ul style="list-style-type: none"> — Project policy and procedures. — Design of Project will ensure workforce is accommodated for.

Potential impact code	Who	Duration	Extent	Magnitude	Summary of project measures
CSF1	Binningup community Transient population (e.g. tourists or visitors)	Medium	Local	Medium	<ul style="list-style-type: none"> — Project policy and procedures. — Adopt environmental management principles. — Design of Project will provide amenities for the workforce (e.g. recreational and leisure services).
CSF2	Binningup community	Medium	Local	Low	<ul style="list-style-type: none"> — Emergency management plan. — Health and safety policy and regulations. — Design of Project will provide amenities for the workforce (e.g. recreational and leisure services).
LBE1	Binningup community Transient population (e.g. tourists or visitors)	Medium	Local	Low	<ul style="list-style-type: none"> — The design of the Project includes landscaping. — The buffer zone (Figure 5.1) of 600 m between the Project location and the nearest residents of Binningup.
LBE2	Binningup community Regional economy	Medium	Regional	Low (Positive)	<ul style="list-style-type: none"> — Project policy and procedures.
LBE3	Binningup community Regional population (Harvey LGA)	Medium	Regional	Medium (Positive)	<ul style="list-style-type: none"> — Albemarle policy and procedures, which includes providing employment opportunities locally.
LBE4	Binningup community Regional population (Harvey LGA)	Long	Regional	Medium (Positive)	<ul style="list-style-type: none"> — Albemarle policy and procedures, which includes providing employment opportunities locally.

Potential impact code	Who	Duration	Extent	Magnitude	Summary of project measures
CHS1	Binningup community Local police services Emergency services	Medium	Local	Medium	<ul style="list-style-type: none"> — The buffer zone (Figure 5.1) of 600 m between the Project location and the nearest residents of Binningup. — Health and safety policy and regulations. — Project policy and procedures.
CHS2	Binningup community Local police services Emergency services Regional population (Harvey LGA)	Medium	Regional	Medium	<ul style="list-style-type: none"> — Traffic management impact assessment.
CHS3	Binningup community	Medium	Local	Low	<ul style="list-style-type: none"> — Location of Project; 230 m away from the neighbouring farms on the eastern border of the lot. — Establishment of buffer areas between the Project and the nearest residents of Binningup; this is approximately 600 m. — Fencing. — Retention of existing canopy and planting of new trees. — Single storey design. — Project will be located within the natural site topography with limited cut and fill proposed. — Design materials will reflect local landscape.
CHS4	Binningup community Regional population (Harvey LGA)	Medium	Regional	Medium	<ul style="list-style-type: none"> — Emergency management plan. — Health and safety policy and regulations.

Potential impact code	Who	Duration	Extent	Magnitude	Summary of project measures
CC1	Binningup community Police services Emergency services Regional population (Harvey LGA)	Medium	Regional	Medium	— Design of Project will provide amenities for the workforce (e.g. recreational and leisure services).
LAR1	Binningup farmers Agricultural businesses Landholder of Project site	Medium	Local	Low	— Mature Tuart trees will remain. — Extensive landscaping. — Project design will blend into surrounding landscape.
DR1	Binningup community	Medium	Local	Low	— Location of Project; 230 m away from the neighbouring farms on the eastern border of the lot. — Establishment of buffer areas between the Project and the nearest residents of Binningup; this is approximately 600 m.

6 Impact management

Social impacts and opportunities associated with the project will be managed by implementing management and mitigation measures identified below. The information provided will form the basis of a detailed SIMP to be prepared by the proponent.

Proposed social impact management measures are detailed in Sections 6.1 to 6.4.

6.1 Community and stakeholder engagement

The proponent and construction contractor will prepare a comprehensive Stakeholder and Community Engagement Plan to guide engagement activities during the pre-construction, construction and operation phase. The plan will incorporate:

- ongoing engagement with Shire of Harvey will be provided regarding the social impact and opportunity issues arising from the project
- operation of a project phone number and direct email address to which complaints regarding social issues can be reported
- ongoing updates through the website and mailing lists to allow for the easy flow of project communication.

Any complaint from the general community relating to social impact issues will be managed through the development and implementation of a Complaints Handling Policy, which will involve:

- all complainants will receive an acknowledgement within 24 hours and either resolution or an update on progress within five business days
- in the first instance, complaints will be sent to the Project Stakeholder Engagement Lead for triage and/or resolution.

As a minimum, records of the complaint will include:

- date and time the complaint was lodged
- personal details provided by the complainant
- nature of the complaint
- action taken regarding the complaint, or if no action was taken, the reason why; and
- follow-up contact with the complainant.

Albemarle will also regularly liaise with the Shire of Harvey during construction and operation on issues including:

- workforce ramp up and numbers of workers likely to be in the local area
- Council plans, including implementation of the Binningup Master Plan.

It is suggested that further details on the Project are provided to the local community to address concerns, such as the Project timeframe, the provision for construction and/or operational workers, and the hours of operation.

There will be continued community engagement and consultation beyond the information sessions, workshops, and door knocking and this will include regular project updates (online and paper). Albemarle will also ensure the provision of regular, accessible information about the proposal to the community members to support their ability to cope with changes to community cohesion.

6.2 Workforce management

Workforce management impacts will primarily be managed by developing and implementing the Workforce Management Plan, which will incorporate:

- information on the local context and social fabric
- a code of conduct for village residents
- general rules and conditions of stay.

6.3 Community health and wellbeing

Community Health and Wellbeing impacts will be primarily managed through yet-to-be-decided social investments. Key opportunities to support the local community will be focused on:

- supporting local initiatives that contribute to the workforce and community wellbeing
- supporting initiatives that promote liveability, improved social outcomes and associated economic growth
- contribute to community initiatives identified through ongoing community consultation.

6.3.1 *Community benefit and opportunity*

It is noted that the community consultation activities highlighted the belief that there are little to no benefits and/or opportunities as a result of the Project. Most residents used words such as ‘none’, ‘zero’, and ‘unknown’ when asked what opportunities and/or benefits the Project would bring to the local community. Responses included:

- “Absolutely nothing. Would be better suited in a town like Brunswick or Harvey, where they have access to shops, food and cafes, doctors, chemists and sport recreation facilities etc. workers camps are not a new idea, they work best where boredom and isolation isn’t a problem.”
- “I do not think that there will be any benefits to the town of Binningup. There will be more pressure on limited services.”
- “Can’t think of any benefit for Binningup township. The workforce will be provided by someone like Sedexo or similar who pay very poor wages. And we have a large retired population who aren’t interested in working.”
- “Nil – everything will be outsourced just as happened in Boddington with the gold mine. The local community was promised everything and ended up with nothing but lies and false hope.”

It is important to note the residents did suggest the following:

- the use of the gym, pool, and function centre
- a walking and/or bike trail from Binningup Road to Taranto Road
- a reserve fund sponsored by Albemarle that community groups could access to develop assets
- revenue for the landholder; and
- revenue for local community and business.

The Albemarle – Kemerton Community Investment Program is an initiative that is committed to supporting communities through sustainable and targeted programs.

It is suggested that a range of civil infrastructure upgrades (e.g. road upgrades) are explored as an alternative community benefit. However, it must be noted that although Albemarle has the potential to investigate and support these opportunities, the development and completion of such benefits are beyond the scope of Albemarle.

There is an opportunity for the Project to offer training and experience for TAFE students studying subjects such as hospitality, business, or trade. Similarly, the Project provides an option for DIDO workers where necessary. The unemployment rate across the region is low, which suggests there is limited opportunity for sourcing workers within the LGA. The patterns for unemployment suggest young people and people aged over 60 years older, of which the Project could develop targeted employment to fulfil employment needed for the facility. This mitigation measure would avoid increasing the pressure on other work groups, such as the ‘parents and homebuilders’ group.

6.4 Local procurement

Maximising local participation will primarily occur through implementing a Local Procurement Strategy, which the proponent and operator can prepare as the project proceeds.

7 Residual impact assessment

Table 7.1 reassesses the potential social impacts, which have been discussed in Section 5.9. A residual risk evaluation is provided for each potential impact based on the mitigation and management measures detailed in Section 6.

Table 7.1 Residual impact assessment

Potential impact code	Who	Magnitude	Mitigation measures	Duration	Extent	Residual magnitude
C1	Binningup community	Low	— Community consultation plan	Short	Local	Low
C2	Binningup community	Low	— Community consultation plan	Short	Local	Low
CI1	Binningup community, including local environment	Low	— Community consultation plan	Medium	Local	Low
CI2	Binningup community Transient population (e.g. tourists or visitors)	Low	— Community consultation plan — Community investment strategy — Workforce behaviour management plan	Medium	Local	Low
CI3	Binningup community Regional population (Harvey LGA)	Low (Positive)				Low (Positive)
CSF1	Binningup community Transient population (e.g. tourists or visitors)	Medium	— Community consultation plan — Workforce behaviour management plan	Medium	Local	Low
CSF2	Binningup community	Low	— Community consultation plan — Community investment strategy — Workforce behaviour management plan	Medium	Local	Low
LBE1	Binningup community Transient population (e.g. tourists or visitors)	Low	— Community consultation plan — Community investment strategy	Medium	Local	Low
LBE2	Binningup community Regional economy	Low (Positive)		Medium	Regional	Low (Positive)

Potential impact code	Who	Magnitude	Mitigation measures	Duration	Extent	Residual magnitude
LBE3	Binningup community Regional population (Harvey LGA)	Medium (Positive)		Medium	Regional	Medium (Positive)
LBE4	Binningup community Regional population (Harvey LGA)	Medium (Positive)		Long	Regional	Medium (Positive)
CHS1	Binningup community Local police services Emergency services	Medium	— Community consultation plan — Workforce behaviour management plan	Medium	Local	Low
CHS2	Binningup community Local police services Emergency services Regional population (Harvey LGA)	Medium	— Community consultation plan — Community investment strategy	Medium	Regional	Low
CHS3	Binningup community	Low	— Community consultation plan — Workforce behaviour management plan	Medium	Local	Low
CHS4	Binningup community Regional population (Harvey LGA)	Medium	— Community consultation plan — Community investment strategy — Workforce behaviour management plan	Medium	Regional	Low
CC1	Binningup community Police services Emergency services Regional population (Harvey LGA)	Medium	— Community consultation plan — Community investment strategy — Workforce behaviour management plan	Medium	Regional	Medium

Potential impact code	Who	Magnitude	Mitigation measures	Duration	Extent	Residual magnitude
LAR1	Binningup farmers Agricultural businesses Landholder of Project site	Low	— Community consultation plan — Community investment strategy	Medium	Local	Low
DR1	Binningup community	Low	— Community consultation plan — Community investment strategy	Medium	Local	Low

8 Conclusion

This SIA has been prepared based on the information provided by the client and other technical disciplines. This SIA was prepared using an assessment methodology developed to address the Terms of Reference determined in the Binningup Accommodation Village Social Impact Scoping Report and best practice social impact assessment principles. This included a precautionary approach being applied to any potential impacts where there is uncertainty if the impact will occur.

A comprehensive assessment of the social context, community consultation outcomes, and impact assessment across the social study area identified a variety of potential impacts; however, the assessment determined that the local community would have a reasonable ability to cope with the potential impacts.

From the potential impacts identified, this SIA concluded that the Project could possibly impact community cohesion and the social fabric of Binningup. However, it is important to note that with a regular transient tourist population amongst the Binningup community, this community's cohesion and social fabric are constantly evolving and changing over time. The remaining potential impacts discussed throughout this report were evaluated to have little to no impact on the local community as the Project measures to be implemented negated these impacts.

This SIA suggests that the Project develop a Community and Stakeholder Engagement Plan and a Workforce Management Plan to manage the likely impacts. Implementing a community investment program will also assist in mitigating the potential impacts.

This SIA found that the project will likely impact the regional areas positively. These include employment opportunities and a decrease in employment pressure within the regional area, improvement to the regional economy, and an increase in the availability of temporary accommodation solutions for tourists within the local area. Overall, the local community would experience benefits and economic opportunities as a result of the accommodation village.

Appendix A

Online survey



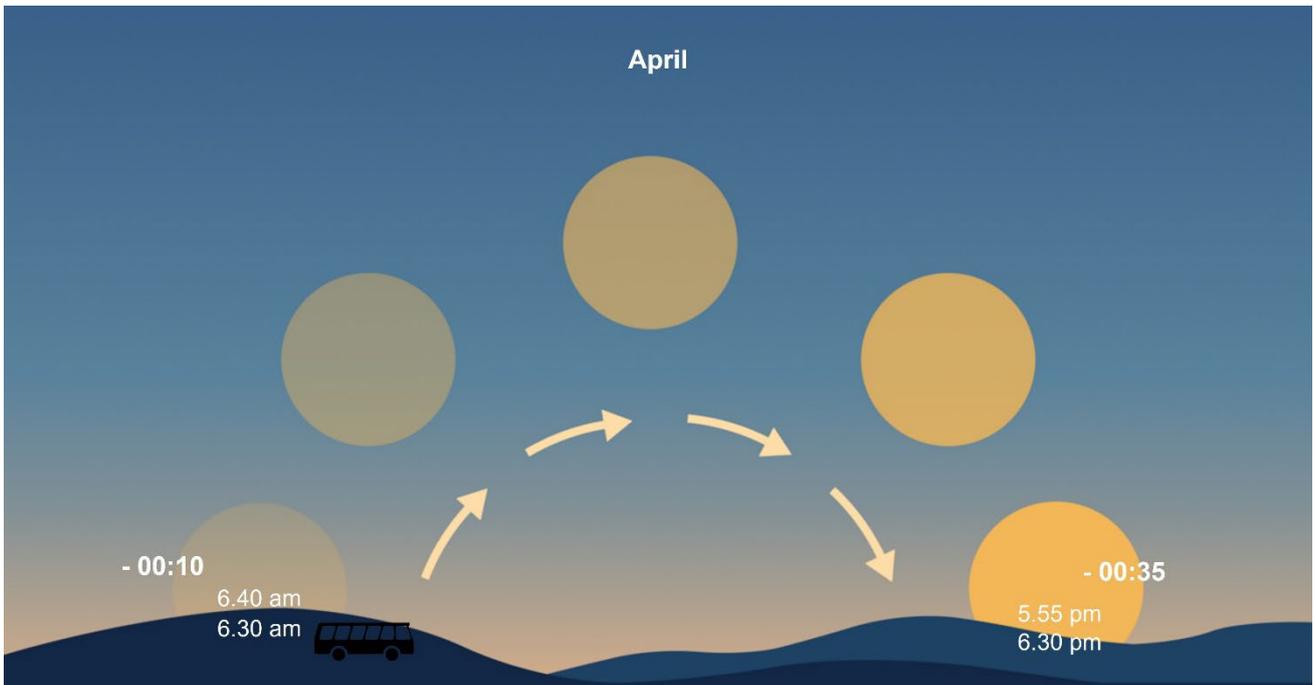
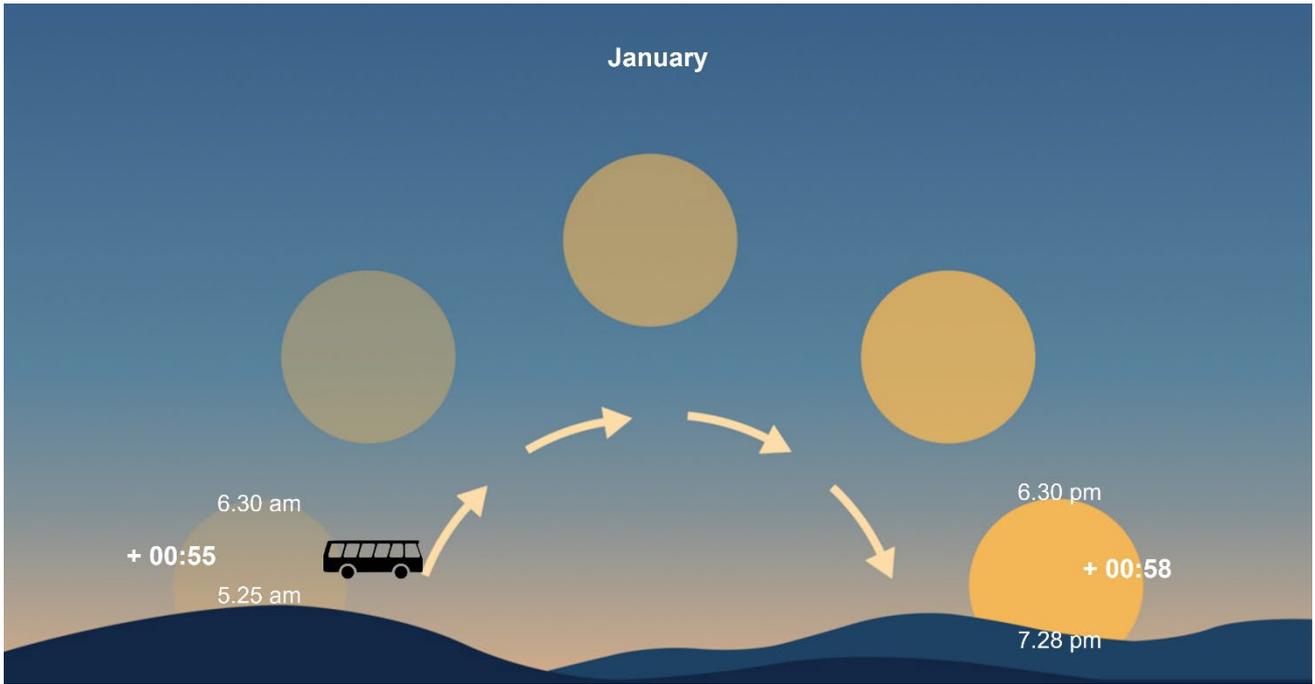
Community survey questions

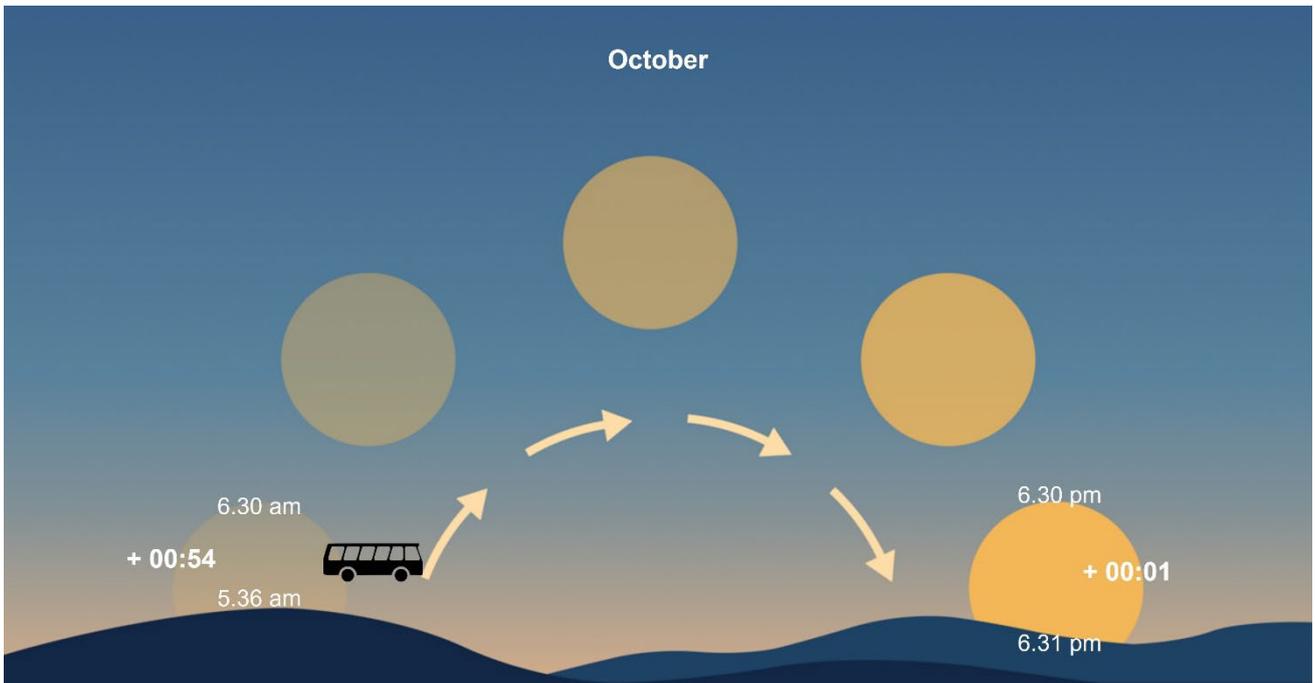
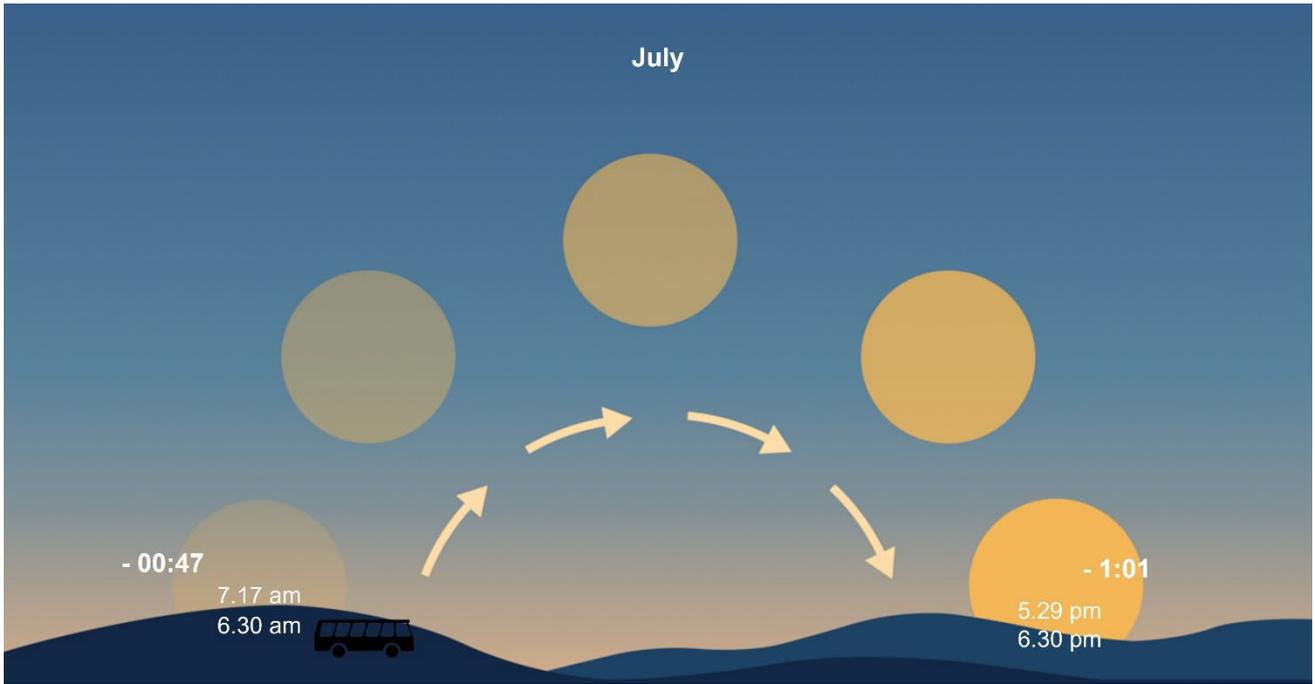
Question	Validation points
What do you currently value most about the local area?	Community values Fears and aspirations
What do you think the local area needs?	Community benefits program Project refinement
What potential impacts of the workers accommodation village are you most concerned about?	Project refinement
What opportunities or benefits do you think having a workers accommodation village might bring?	Community benefits program Project refinement

Appendix B

Sunrise and sunset analysis







About Us

WSP is one of the world's leading professional services consulting firms. We are dedicated to our local communities and propelled by international brainpower. We are technical experts and strategic advisors including engineers, technicians, scientists, planners, surveyors and environmental specialists, as well as other design, program and construction management professionals. We design lasting solutions in the Transport & Water, Property & Buildings, Earth & Environment, and Mining & Power sector as well as offering strategic Advisory, Engagement & Digital services. With approximately 6,100 talented people in more than 50 offices in Australia and New Zealand, we engineer future ready projects that will help societies grow for lifetimes to come. www.wsp.com/en-au/.

