

SUTHERLANDSHIRE

SOCIAL IMPACT

DCP 2015 CHAPTER 41



Contents

1.	Objectives	2
2.	Controls	2
3.	Social Impact Evaluation	6

Sutherland Shire Council believes that people have a right to live and work in an environment where development is focused on achieving positive outcomes for the community. *The Environmental Planning and Assessment Act 1979* makes the consideration of social impacts a statutory part of development assessment. There are some types of development activity that are considered more likely to have greater or more significant social impacts than others. These more sensitive types of development require a Social Impact Evaluation.

Social impacts refer to the ways in which individuals or communities might be affected by new development in respect of:

- Health and wellbeing;
- Access to facilities, amenities and services (including transport, health, education, retail etc);
- Cultural cohesion, identity, safety and security;
- Socio-economic outcomes and
- Equitable, inclusive and sustainable opportunities in relation to the above.

This chapter identifies developments which are more likely to have a significant social impact, and requires that the social impacts of such developments are identified and appropriate processes and procedures are put in place to manage those impacts. The primary aim is to ensure that the potential impact of new development on existing development and local communities is acknowledged, actioned and monitored.

Social impact evaluation is a key component of Council's development assessment process. In order to be valid, social impact evaluation needs to be based on rigorous assessment and consultation with the local community. The involvement of the local community is often required to assist in understanding the full range of impacts and to ensure a socially acceptable outcome is achieved through harm minimisation or other appropriate management strategies.

1. Objectives

1. To ensure social impact considerations are an integral part of the development assessment process;
2. To ensure communities are engaged in a meaningful way during the development assessment process;
3. To ensure the identification of potential risks and/or opportunities across each stage of the project lifecycle – that is, pre-development, during the development process and post-development.
4. To ensure the analysis, monitoring and adaptive management of social impacts in respect of:
 - a. Health and wellbeing;
 - b. Access to facilities, amenities and services (including transport, health, education, retail etc);
 - c. Cultural cohesion, identity, safety and security;
 - d. Socio-economic outcomes and
 - e. Equitable, inclusive and sustainable opportunities in relation to the above.
5. To avoiding, mitigating or offsetting the predicted negative social impacts of new development
6. To capitalise on the potential for positive social impacts of new development on the existing environment and local communities.

2. Controls

1. Social Impact Evaluation is required for the range of development types identified in Table 1 below.
2. The Social Impact Evaluation shall address the heads of consideration listed in Table 1 for that form of development, in accordance with the detailed requirements set out in Table 2.

Table 1: Development Requiring Social Impact Evaluation and Matters for Consideration

Development	Heads of Consideration (Refer to Table 2 for detailed requirements of each head of consideration)
Residential	
<ul style="list-style-type: none"> • Residential Flat Building (more than 50 dwellings) • Affordable Housing • Boarding Houses • Group Homes • Adaptable/Accessible Housing • Seniors Housing • Mixed Use Residential • Serviced Apartments 	<ul style="list-style-type: none"> ✓ Anti-social behaviour and crime prevention ✓ Access and Mobility ✓ Housing Mix ✓ Participation and Inclusion ✓ Quality of Life ✓ Contribution to the existing environment ✓ Safety and Security ✓ Transportation ✓ Community risk perception
Liquor and Gaming	
<ul style="list-style-type: none"> • Extended Trading Hours, wholesale licence sale, liquor retail outlets and licensed restaurants • Pubs, Bottle Shops, Registered Clubs, Licensed Public Entertainment Venues • Gaming and Poker Machine Licences • Night Clubs 	<ul style="list-style-type: none"> ✓ Anti-social behaviour and crime prevention ✓ Access and Mobility ✓ Contribution to the existing environment ✓ Health and Amenity ✓ Transportation ✓ Economic advantage ✓ Safety and Security ✓ Community risk perception
Information and Education	
<ul style="list-style-type: none"> • Information and Educational Facilities • Child Care Centres • Places of Public Worship 	<ul style="list-style-type: none"> ✓ Access and Mobility ✓ Contribution to the existing environment ✓ Economic advantage ✓ Transportation ✓ Anti-social behaviour and crime prevention ✓ Quality of Life ✓ Culture and Community Values ✓ Participation and Inclusion ✓ Contribution to the existing environment ✓ Transport ✓ Safety and Security ✓ Community risk perception

Tourism and Entertainment (Non-Licensed)	
<ul style="list-style-type: none"> • Cinema, amusement complex • Market • Recreation Facility (indoor or outdoor) • Major Recreation Facility • Function Centre • Tourist Facility 	<ul style="list-style-type: none"> ✓ Access and Mobility ✓ Anti-social behaviour and crime prevention ✓ Quality of Life ✓ Participation and Inclusion ✓ Economic advantage ✓ Contribution to the existing environment ✓ Transportation ✓ Safety and Security
Commercial	
<ul style="list-style-type: none"> • Major Retail Complex • Mixed Commercial/Residential • Sex Service Premises, Restricted Premises • Service Station • Heavy Industry • Heavy Industry Storage 	<ul style="list-style-type: none"> ✓ Anti-social behaviour and crime prevention ✓ Access and Mobility ✓ Culture and Community Values ✓ Quality of Life ✓ Economic advantage ✓ Contribution to the existing environment ✓ Safety and Security ✓ Transportation ✓ Community risk perception
Transport	
<ul style="list-style-type: none"> • Passenger transport, Public Transport Facilities, • Major roads, arterial or transport corridors 	<ul style="list-style-type: none"> ✓ Access and Mobility ✓ Transportation ✓ Safety and Security ✓ Quality of Life
Health and Medical	
<ul style="list-style-type: none"> • Health Services Facilities • Drug Rehabilitation Service Facilities 	<ul style="list-style-type: none"> ✓ Anti-social behaviour and crime prevention ✓ Access and Mobility ✓ Culture and Community Values ✓ Quality of Life ✓ Economic advantage ✓ Contribution to the existing environment ✓ Safety and Security ✓ Transportation ✓ Community risk perception

Urban Development	
<ul style="list-style-type: none"> • Planning Proposals that seek complex rezoning • New Urban Areas • Waste Resource Management Facility 	<ul style="list-style-type: none"> ✓ Anti-social behaviour and crime prevention ✓ Access and Mobility ✓ Quality of Life ✓ Participation and Inclusion ✓ Culture and Community Values ✓ Economic advantage ✓ Contribution to the existing environment ✓ Safety and Security ✓ Transportation ✓ Community risk perception

Table 2 - Matters to Be Addressed in a Social Impact Evaluation

Consideration	Matters to Be Addressed
Anti-social behaviour and crime prevention	The proposal seeks to reduce or avoid opportunities for criminal activity and/or anti-social behaviour through the adoption of relevant CPTED principles.
Access and Mobility	The proposal provides reasonable accessibility and reflects mobility considerations within and around the development, including integration with adjoining environments.
Culture and Community Values	The proposal reflects mainstream culture and community values and provides opportunities to integrate and promote acceptance of minority cultures and values.
Economic advantage	The proposal provides opportunities for sustainable employment and other forms of economic advantage to enhance community wealth, innovation and prosperity.
Housing Mix	The proposal reflects awareness of population and demographic influences and contributes to a mix of housing styles and levels of affordability without reducing the existing stock of low-moderate rental housing.
Quality of Life	The proposal enhances community health and amenity through increased opportunities for recreation, relaxation, physical activity, worship and/or improved safety and security.
Participation and Inclusion	The proposal enhances opportunities for people to participate and interact in community life and seeks to reduce social severance and disadvantage.
Contribution to the existing environment	The proposal reflects the existing character of the local environment, including Indigenous sacred sites and heritage sites, and provides opportunities for sustainable enhancement.
Safety and Security	The proposal seeks to improve safety and security in the public domain through the adoption of relevant CPTED principles.

Transportation	The proposal encourages the use of public and active transport options as a means by which to reduce private vehicle dependence.
Community risk perception	The proposal acknowledges community perception of risk to social, environmental and/or economic outcomes and demonstrates how risks will be avoided, mitigated or offset.

Note:

Depending on the development proposed, some impacts listed above may be dealt with briefly, while others may require more detailed analysis. Applicants are advised to consult with Council as to what is required before arranging for the preparing the Social Impact Evaluation to ensure that all relevant issues can be explored appropriately.

3. Social Impact Evaluation

1. Where this chapter requires the preparation of a Social Impact Assessment, the following information shall be used to guide its preparation.

3.1 Scoping Phase

1. Scoping identifies potential social impacts at the earliest stage and is based on researching the history of similar developments and understanding the social context of the area in which the development is proposed.
2. The following questions will assist in initiating the scoping phase:
 - What are the social issues typically associated with this type of development?
 - What social impacts are typically associated with development at this location? (access/mobility, safety/security etc)
 - What is the social context in this location? (demographic/ socio-economic/socio-cultural profiles, crime rates etc)
 - Who are the stakeholders (individuals or groups) to involve in the assessment process?

The answers to these questions will establish the potential scale and reach of social impact associated with the proposed development. It will also help to identify the key stakeholders and guide the consultation process.

3.2 Engaging the Community

1. It is important that those likely to be affected by the proposed development are engaged early. The key stakeholders (individuals, groups, Police, Council etc) can assist the applicant to understand the environment, the scale and extent of potential impacts and how best to mitigate or avoid them.

Not only does this ensure a thorough consideration of the issues and views, but enables greater transparency and empowerment in planning processes and is more likely to result in more equitable and sustainable outcomes for the wider community.

It is essential that information be presented in a format that is accessible to the whole community. It may be necessary to translate information into community languages or involve the use of advisers to explain technical issues in plain English.

Strategies for involving the community include:

- holding information meetings at which the communities of interest are advised of the project details, the expected social impacts and opportunities, and the possible mitigation strategies identified to date
- consult with the communities of interest to verify social impacts and opportunities and to formulate mitigation strategies based on the responses from the communities of interest
- seek responses from communities of interest and the transparent integration of these responses in the project's Social Impact Evaluation.

3.3 Social Baseline Study

1. The social baseline study, also referred to as the social profile, identifies what the existing environment is like before the proposed development goes ahead and how the proposed development will likely impact on the existing social and physical environment.

The Social Impact Evaluation must provide a baseline profile of the existing area based around the issues identified at the scoping phase. The profile should include relevant statistical data as well as information about the community or communities presently interacting in and around the space.

There is extensive data available from government departments at all levels as well as profile.id, Bureau of Crime Statistics and Research (BOCSAR), and the Australian Census that will assist in the development of an evidence-based social profile.

Consult Sutherland Shire Council's Social Plan as a guide for more detailed information.

3.4 Identification of Development Options

1. An assessment of potential impacts and opportunities across each stage of the project lifecycle (pre-development, during the development process and post-development) is to be informed by the social baseline study and the feedback from stakeholder engagement.

The Social Impact Evaluation will identify potential opportunities and impacts by considering the potential changes to key areas included in the social baseline study and canvas options to either address risk or opportunity, and canvas options that seek to resolve those concerns and avoid or consideration of options involves:

- evidence-based analysis; and
- consultation with key stakeholders.

These shall be evidenced in conjunction with the:

- a. Projected scope and scale of impacts if the proposal were to proceed as planned; and identifiable positive and negative social impacts; and options to manage negative impacts.
- b. Projected scope and scale of impacts if the proposal were to be altered (Option 1, Option 2 etc); and for each option identifiable positive and negative social impacts; and options to manage negative impacts.
- c. Preferred development option and justification(s) for proceeding.

If it is considered that an impact identified in consultation is not relevant, this should be noted and justified in the submission.

The following questions may assist in your evaluation:

- What is the scope of the impact (what is the issue and why is it an issue?)
- What is the scale of the impact (individuals or groups potentially affected)?
- What can be done to limit the negative impacts?
- What can be done to enhance the positive impacts?

In demonstrating that viable development options have been considered, Council has some guidance for the issuing of consent and can undertake a more streamlined approvals process.

3.5 Monitoring Framework

1. Once risks and/or opportunities have been identified, the applicant will need to demonstrate how they will monitor the progress and effectiveness of mitigation strategies and ensure ongoing stakeholder involvement. The monitoring framework should include:
 - Description of potential impacts and issues;
 - Targets, performance indicators and desired outcomes;
 - Description of impact management process, including timing and frequency of monitoring and reporting activities; and
 - Identification of key stakeholders, including names and contact details, roles and responsibilities