

D14 – Social Impact Assessment

History Adopted dd mmmm yyyy (Resolution No. xxxxxx.xx)

Statutory Context Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Shire of Narrogin Local Planning Scheme No. 3 (LPS3)

Introduction

This is a Local Planning Policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Narrogin Local Planning Scheme No. 3. This policy may be cited as Local Planning Policy (LPP) – Social Impact Assessment.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

Purpose

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This Local Planning Policy (“the Policy”) provides guidance for the preparation, submission, and assessment of Social Impact Assessments (SIA) within the Shire of Narrogin. It seeks to ensure that land use planning decisions consider the full range of potential social impacts arising from significant development proposals. By doing so, the Policy aims to promote informed, transparent, and balanced decision-making that supports community wellbeing, sustainable growth, and the long-term vision for Narrogin.

The Policy outlines the circumstances in which a Social Impact Assessment is required, the expectations for consultation and engagement, and the matters to be addressed in both Social Impact Assessments and accompanying Social Impact Statements. It aligns with the *Planning and Development Act 2005*, relevant State Planning Policies, and the Shire’s Local Planning Scheme No. 3 (LPS3).

The Shire will have due regard to this Policy when determining planning proposals. In the event of any inconsistency between this Policy and LPS3, the provisions of LPS3 shall prevail.

This policy aims to:

- Facilitate a consistent and transparent approach to the consideration of local social impacts, both positive and negative, in land use planning decision-making.
- Minimise adverse impacts and maximise beneficial impacts of proposed developments.
- Provide clear guidance as to the specific development types and circumstances where a social impact assessment is required.
- Encourage upfront and ongoing engagement with the community and other key stakeholders regarding potential impacts of a proposed development.
- Assist agencies and proponents to minimise the amount of time taken to prepare social impact assessment plans for major projects.
- Consider a wide range of issues that have social implications, including infrastructure, resource issues (and access to those resources), heritage impacts, landform impacts, economic and fiscal impacts, community impacts, indigenous rights impacts, demographic impacts, transport impacts, and other relevant considerations.

Definitions

Social Impact Assessment (SIA)

The processes of analysing, monitoring, and managing the intended and unintended social consequences including impact on community wellbeing, both positive and negative, of a land use planning decision to be made in respect of a particular development proposal and any social change process that results from that decision.

Social Impact Statement (SIS)

A SIS forms part of the SIA process and is a report that summarises findings of the SIA which includes the type and significance of impacts (temporary and permanent) and the Applicant's proposed response to mitigate negative impacts and enhance positive impacts.

Application

This Policy applies to the following:

1. All Standard and Complex scheme amendment proposals (including amendment to the Local Planning Scheme) under Local Planning Scheme No. 10 and/or Local Planning Scheme No. 3 of State or regional significance that would have a substantial impact on the Shire of Narrogin.
2. All proposals for Structure Plans and Local Development Plans.
3. All proposals subject to a community consultation/advertising public notice process where the land or development or land use is considered by the Shire to result in significant social impact.
4. All proposals that consist of one or more of the following use classes being on land that is zoned 'Rural':
 - Industry;
 - Mining Operations;
 - Renewable Energy Facility; and
 - Workforce Accommodation.
5. Applications for development approval that relate to existing development/land uses that fall within clause 4 and consist of one or more of the following:
 - An extension of time in excess of 12 months; and/or
 - An extension to the scale of the project in excess of 10%, as determined by either the capacity of the development or the development value (whichever is the greater).
6. Where the Shire is consulted on uses of proposals listed below, a Social Impact Assessment shall be recommended:
 - Proposals under the *Mining Act 1978*;
 - Proposals covered by a State Agreement; and
 - Proposed Development of State Significance under the *Planning and Development Act 2005*.

Policy Measures

The local government shall have regard to the following provisions when assessing Social Impact Assessments:

1. A SIA is to be prepared by a suitably qualified and experienced person with specific demonstrated expertise in the completion of SIAs.
2. The level of detail, consultation and investigation should relate directly to the scale of the development proposed and the extent of issues inherent in the consideration of the proposal.
3. Proposals that have the potential for social impacts will be required to be accompanied by a comprehensive SIA prepared on the basis of pre-lodgement consultation and liaison with the local community and stakeholder consultation.
4. A SIS may form part of the SIA process and is a statement that provides strategies and monitoring mechanisms for impacts identified in the SIA process. Where a SIS is prepared as a stand-alone document,

the replication of information may be required to ensure that the proposal, its context, and its potential impacts are fully described in the SIS.

5. The following matters shall be addressed in a SIA/SIS, to the satisfaction of the local government:

5.1 Economic Impact

- Employment opportunities and estimate of number of jobs that will be created directly and indirectly as a result of the proposal;
- Income generation (short and long term);
- Impact on the local economy; including the engagement of local labour, local goods and services in the proposal;
- Provision of capital infrastructure; and
- Provision of telecommunications and advanced technology.

5.2 Social Impact

- Benefits to existing community services;
- Impact on existing community facilities;
- Provision of affordable housing;
- Impact on quality of life;
- Provision of useable open space;
- Identify stakeholders, the consultation level required and possible strategies to engage community and maximise the informed debate on the proposal, including an outline of the process for approval;
- Long term costs and benefits to the community;
- Requirements for additional facilities;
- Access to resources;
- Impact on community safety, security and social amenity;
- Noise and acoustic impacts (may require a separate technical report); and
- Visual Impact assessment impacts (may require a separate technical report).

5.3 Transport Issues

- Traffic Impact Statement.
- Examination of pedestrian and cycle trips.

5.4 Ecological Impact

- Environmental Impact Assessment where required to address potential impacts on the environment.
- Sustainability principles to be used in development and ongoing operation of the proposal.

5.5 Cultural Impact

- Impact on local character, amenity and 'sense of place';
- Impact on historic built form and cultural landscapes;
- Form partnerships with community;
- Impact on attractions of the area; and
- Impact on places of heritage significance, both indigenous and post European settlement.

5.6 Other relevant considerations

- Construction impacts (short to medium term);
- Operational impacts (long term); and
- Likely flow on and cumulative impacts arising from the likely precedent a favourable planning decision may create.

- Identify management and monitoring measures for all potentially significant adverse impacts and demonstrate hierarchy of avoidance and mitigation options.
 - Establish roles and responsibilities of the proponent, stakeholders, and potential partnerships throughout life of a proposal.
6. The local government recognises that a SIA may be incorporated into other project assessment processes (i.e., A State-level Infrastructure Assessment Framework). This policy is not intended to duplicate such processes but rather to assist in guiding, informing, and streamlining them.

Approval Requirements

Where a SIA is to be completed for a development proposal or a Scheme Amendment in accordance with Policy Measures, the SIA shall be required to be lodged with, and form part of the formal application.

1. It is recommended that a SIA report is a standalone document that is appended to the balance of the development proposal. The SIA report shall include the following information:
 - A brief description of the subject site and surrounds.
 - A description of the development project.
 - Likely direct and indirect impacts and the potential for cumulative impacts.
 - The significance of likely and potential impacts.
 - Completed SIA findings report (being the SIS) outlining the type and significance of impacts (temporary and permanent) and the Applicant's proposed response to mitigate negative impacts and enhance positive impacts.
2. The structure of a SIA should generally be in accordance with Attachment 1 of this Policy.
3. In considering a SIA the local government will have regard to:
 - The degree of change likely to arise from the proposed development, relative to existing circumstances and consideration of the alignment of the change with the long-term vision for the Shire.
 - The number and nature of people likely to be affected, both positively and negatively.
 - Whether the impact will be direct or indirect.
 - The potential for cumulative impacts as a result of the development.
4. In preparing a SIA, proponents may be required to undertake consultation with relevant stakeholders and/or the community as outlined in the Advertising and Consultation Requirements of this Policy.
5. A SIA shall include a Social Impact Statement to provide strategies and monitoring mechanisms for impacts identified through the process generally set out under the Approval Requirements of this Policy and in accordance with Attachment 2 of this Policy. A Social Impact Statement is required to form part of the SIA to be provided as part of an application lodged with the Council and shall contain:
 - Proposed measures to enhance positive impacts and mitigate negative impacts.
 - A monitoring program for assessing performance of the mitigation and enhancement measures.
 - Details of how the community will be involved in the monitoring and evaluation process, if appropriate.
 - Procedures for periodically reviewing and updating the SIS.

Advertising and Consultation Requirements

Consultation is required to meet the needs of the community based upon the principle that as the complexity and scale of a proposal increases, so does the community's need for constructive engagement in the planning process. A SIA prepared in accordance with this policy shall address the following requirements:

1. Stakeholder and community consultation shall be the responsibility of the proponent in accordance with this policy, including the identification of key stakeholders and the expected methods of community consultation to be undertaken by the proponent.
2. The local government will be responsible for the statutory responsibility to advertise, inform and respond to submissions lodged during the formal advertising period. The local government acknowledges submissions

and informs submitters of the relevant process in respect to a final decision on the proposal. The local government will make available a SIA prepared in support of a proposal and relevant associated documentation to whomever it is appropriate to consult in order to consider the proposal during the formal advertising.

3. Where warranted by wider implications of social impacts, the local government may refer a SIA to adjacent local governments and relevant agencies and community groups for comment.
4. Following the conclusion of the advertising period the local government may require further information or details to modify an SIA where any inconsistencies within the document have been highlighted, the accuracy of the original information is questionable or unclear or the statements made in the SIA are subjective and not verifiable based on acceptable technical or professional details. The local government may highlight issues of the proponent as a result of submissions received, to which the proponent may be invited to respond.
5. The local government strongly recommends that the proponent initiates constructive engagement between the applicant and the community/stakeholders before, during and after the formal advertising period for all levels of consultation.
6. In assessing the appropriateness of consultation methods for a proposal, due regard should be given to the likely social impacts and the methods to be adopted to reduce or resolve these social impacts including the level and type of consultation proposed by the applicant.
7. A record of consultation undertaken by the proponent is to be provided as part of any initial proposal and must form part of a SIA.

Attachment 1 – Potential Social Impacts and Scoping Questions

Impact	Baseline Information/Scoping Questions
Demographic and Population Change	<ul style="list-style-type: none"> • Would the development result in a change to the age structure, household structure or permanence of the resident population in the immediate/broader locality? • To what degree will the development increase the permanent and temporary population of the Shire of Narrogin? • Would the development result in the displacement of current residents, visitors and/or workers? • Would the development increase the size of the population significantly in a short period of time?
Accommodation and Housing	<ul style="list-style-type: none"> • Would the development result in a mix of housing types and sizes? • Is the development targeted at specific groups in the community? • Would the development alter the availability of affordable housing in the community (either net increase or net loss)? • Would the development have a significant effect on the local housing market?
Accessibility to Community Services and Facilities	<ul style="list-style-type: none"> • Is the development appropriately located to maximise accessibility to existing towns/settlements, pedestrian/cycle networks? • Will the proposed development increase demand for community services and facilities? • Where an increased demand for services and facilities has been identified, how does this relate to existing capacity?
Social Infrastructure	<ul style="list-style-type: none"> • Will the development have implications on community and social infrastructure and services, either positively or negatively?
Cultural Values and Beliefs	<ul style="list-style-type: none"> • Will the development significantly affect cultural or community values and beliefs (positively or negatively)?
Community Values, Identity and Cohesion	<ul style="list-style-type: none"> • Would the development impact on an area/place/site/item of value or significance to the community? • Will the development promote integration with adjacent communities (e.g., through design, facilities etc.)? • Would the development affect the capacity for people to participate in community affairs or other social interactions?
Health and Wellbeing	<ul style="list-style-type: none"> • Will the development affect local health and wellbeing (either positively or negatively)? • Will the development contribute to the location's walkability (in terms of connectivity, density, and land use mix)?
Crime and Public Safety	<ul style="list-style-type: none"> • Will the development and associated operations provide opportunities for criminal or anti-social behaviour? • Will the development significantly impact on perceived or actual public safety?
Economic Considerations	<ul style="list-style-type: none"> • Will the development have an impact on local businesses (positively or negatively)?
Employment and Local Benefits	<ul style="list-style-type: none"> • How will the community benefit from this project? • What benefits can be offered to offset any adverse effect of the development on increasing the permanent population of the Shire of Narrogin. • Will the development provide diverse local employment opportunities?

Attachment 2 – Outline of Social Impact Assessment Process

Heading	Process/Scope
Context, Scoping, and Profiling	<ul style="list-style-type: none"> • Define the study area. • Prepare a baseline demographic profile of the community. Identification of key stakeholders (neighbours, stakeholder groups, community groups and organisations, Government stakeholders, industry). • Identify existing data relating to social conditions in the locality, existing community facilities and services etc. • Preparation of a community/stakeholder engagement plan.
Prediction	<ul style="list-style-type: none"> • Utilising the baseline data prepared in the section above, consider general community trends in the locality. • Facilitate a community/stakeholder engagement process. • Identify ways in which stakeholders are likely to be affected by the development. • Predict how the development will alter or influence existing trends, either positively or negatively.
Assessment and Evaluation	<ul style="list-style-type: none"> • Assess the significance of each predicted impact and the potential for cumulative impacts. • Identify possible alternatives and their advantages and disadvantages for different stakeholders. • Assess the alternatives. • Document outcomes of stakeholder and community consultation.
Recommendations	<ul style="list-style-type: none"> • Identify strategies that may enhance positive impacts and mitigate negative impacts. • Evaluate alternative enhancement and mitigation strategies, the likelihood of implementation and ongoing management, costs and benefits and effects on project viability. • Make recommendations about: <ul style="list-style-type: none"> • Whether positive social impacts outweigh negative social impacts. • Whether negative impacts and risks can be satisfactorily mitigated to acceptable levels. • The likely effectiveness of strategies to enhance positive impacts.
Social Impact Statement	<ul style="list-style-type: none"> • Develop a SIS which: <ul style="list-style-type: none"> ○ Detail strategies required to enhance positive impacts and mitigate negative impacts. ○ Develop contingency plans to identify and respond to future problems. ○ Develop monitoring and response plans. ○ Outline community/stakeholder consultation programs relevant to the proposed strategies. ○ Identify procedures for periodically reviewing and updating the SIS (if necessary).