



TOWN PLANNING SCHEME NO.8 LOCAL PLANNING POLICY DP20 SOCIAL IMPACT ASSESSMENTS

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1. OBJECTIVE

The purpose of this Policy is to provide guidance to applicants, agencies and the City of Karratha in the consideration of social impacts, both positive and negative, in relation to proposed new developments and extensions to existing developments.

The objectives of this Policy are to:

- ~~1)~~ **Facilitate** a consistent and transparent approach to the consideration of local social impacts, both positive and negative, in land use planning decision-making.
- ~~2)~~ **Ensure** that there is a consistent and transparent approach to social impact assessment for development proposals.
- ~~3)~~ **Minimise** adverse impacts and maximise beneficial impacts of proposed developments.
- ~~4)~~ **Provide** clear guidance as to the specific development types and circumstances where a social impact assessment is required.
- 4) Encourage** upfront and ongoing engagement with the community and other key stakeholders regarding the potential impacts of a proposed development.
- 5) Assist** agencies and proponents minimise the amount of time taken to prepare social impact management plans for major projects.

2. PRINCIPLES

This Local Planning Policy (the Policy) is made pursuant to Part V, Clause 5.1 of City of Karratha Town Planning Scheme No. 8 (the Scheme).

2.1 Application of Policy

This Policy applies to the entire City of Karratha Local Government area and where its consideration is triggered by a major project or a development proposal.

The Policy is to be read in conjunction with the Scheme and any other relevant local planning policy.

If a provision of the Policy is inconsistent with the Scheme, the Scheme prevails.

3. DEFINITIONS

For the purpose of this Policy, the following definitions apply:

Social Impact Assessment (SIA) means a process of identifying, anticipating, understanding and managing the social and community outcomes of a development that are likely to impact on community wellbeing. The fundamental objective of a SIA is to ensure that development maximises positive impacts and minimises negative impacts.

Social Impact Management Plan (SIMP) is a plan to guide the implementation of impact mitigation and enhancement strategies, identifies in a social impact assessment report.

4. CONSEQUENCES

This policy represents the formal policy and expected standards of the Council. Appropriate approvals need to be obtained prior to any deviation from the policy. ~~It is imperative that Councillors and Officers retain appropriate documentation to substantiate their expenditure. Disregard for the policy is likely to result in delays in approval processes and a dissatisfied local community.~~ Elected Members and Employees are reminded of their obligations under the Council's Code of Conduct to give full effect to the lawful policies, decisions and practices of the Council.

5. BACKGROUND AND COUNCIL POSITION

Background

Given the scale and cyclical nature of the resource sector in the City of Karratha, major projects can have substantial direct and indirect impacts on the local community and ~~the~~ available infrastructure and services. It is important that direct and indirect social impacts from such projects are clearly understood and that sufficient attention is directed to identifying the potential for positive impacts, and to mitigating and offsetting negative impacts, as part of the assessment process.

Social impact assessment (SIA) is a process that seeks to identify, anticipate, understand and manage potential impacts of a proposed major project or development on a local community. The key objective of a SIA is to maximise positive impacts and minimise negative impacts. The City recognises that SIA is often undertaken as part of other approval processes and believes this policy can help reduce the processing timeframes in those cases by clarifying expectations from a local community perspective.

Key matters to be considered as part of the SIA process from a City perspective (as a minimum) include impacts on the enumerated and resident population ~~change~~, housing demand, community infrastructure, accessibility to community services and facilities, cultural values and beliefs, community values and identity, health and wellbeing, crime and public safety, ~~economic considerations~~ local business and employment, ~~and local benefits~~.

This policy seeks to outline the Council's expectations in respect of ~~social impact assessments~~ SIAs, in terms of when a SIA is required ~~to be completed~~ and the scope and methodology for completing ~~such an impact assessment~~ SIA. Commitments to delivering positive impacts and mitigating and offsetting negative impacts should be encapsulated in a Social Impact Management Plan.

Council Position

The City of Karratha's position on Transient Workforce Accommodation is set out as follows:

- The Council believes there are considerable benefits in clarity and time-saving for major projects and related development proposals in setting out important local SIA considerations.
- The Council is committed to ensuring that potential social impacts of major projects and related development proposals are properly considered early in the planning process and as an integral part of formal decision making processes.
- The Council considers it important that potential social impacts are identified as early as possible, where there is likely greatest flexibility in the scope of the development proposal and greatest opportunity to maximise positive impacts and minimise and offset negative impacts. This is considered particularly important for large scale projects and associated developments. In the case of the Lead Agency Framework, this would occur at the Proposal Scoping and Proposed Definition Document stages.

~~The Council considers it important that potential social impacts are identified as early as possible, where there is likely greatest flexibility in the scope of the development proposal and greatest opportunity to maximise positive impacts and minimise and offset negative impacts.~~

6. POLICY MEASURES

6.1 Requirement for a social impact assessment

Where planning approval is required, A social impact assessment SIA shall be completed for, and form part of, **new proposals** for development approval that consist of one or more of the following:

- Falling within the use class of 'Industry – Resource Processing'
- Falling within the use class of 'Transient Workforce Accommodation'
- Being on land that is zoned 'Strategic Industry'

as established in the City of Karratha Town Planning Scheme No. 8.

The Council may, at its discretion, require a SIA to be completed and submitted for other forms of development/proposed land uses that are likely to have a significant local social impact.

A SIA shall be completed for, and form part of, applications for development approval that relate to **existing development / land uses** that consist of one or more of the following:

- An extension of time in excess of 12 months
- 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)

If in the cases of new proposals or existing development / land uses where a SIA has been prepared in the last three years under another process at the State or Commonwealth level (ie. SIA components of environmental assessments under the *Environmental Protection Act 1986* or *Environment Protection and Biodiversity Conservation Act 1999*), then that SIA will be used by the Council as the basis for determining coverage of local social impacts, identifying any gaps, highlighting any need for additional information and/or enhancing social impact management plans.

A SIA provided in support of a proposal shall be considered to form part of the proposal and where necessary shall be advertised for public comment as part of the overall proposal and subsequently form part of the formal determination on the proposal.

The Council reserves the right to seek independent review of a SIA prior to formally determining the merits of an application.

~~A social impact assessment shall be completed for, and form part of, applications for development approval that relate to existing development / land uses that consist of one or more of the following:~~

- ~~• An extension of time in excess of 12 months~~
- ~~• 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)~~

~~The City will recommend Aa social impact assessment SIA shall be required to be submitted with proposed developments that **do not require development planning approval under the provisions of the Council's town planning scheme** but that are required to be referred to the Council-City for comment, such as:~~

- ~~• proposals under the *Mining Act 1978*~~
- ~~• proposals covered by a State Agreement.~~

Where a proponent in such circumstances can demonstrate that:

- ~~• A social impact assessment City approved SIA has been completed in the last three years, and~~
- ~~• Commitments given in the social impact management plan have been, or are being met to the extent within the control of the proponent to the City's satisfaction and no further management measures should be required,~~

~~a copy of the existing social impact assessment SIA, and details of stakeholder engagement progressed in its preparation, may be provided with an application for development approval and a new social impact assessment SIA shall not generally be required.~~

~~The City recognises that SIA may be incorporated into other project assessment processes (ie. a State-level Infrastructure Services Assessment Framework). This policy is not intended to duplicate such processes but rather to assist in guiding, informing and streamlining them (refer to Figure 1).~~

~~The Council may, at its discretion, require a social impact assessment to be completed and submitted for other forms of development/proposed land uses.~~

~~A social impact assessment provided in support of a proposal shall be considered to form part of the proposal and where necessary shall be advertised for public comment as part of the overall proposal and subsequently form part of the formal determination on the proposal.~~

~~The Council reserves the right to seek independent review of the social impact assessment prior to formally determining the merits of an application.~~

6.2 Social impact assessment to be prepared by suitable person(s)

A social impact assessment SIA is to be completed by a suitably qualified and experienced person, with specific demonstrated expertise in the completion of social impact assessments SIAs.

The Council may request the details (relevant qualifications and experience) of the person who prepared the social impact assessment SIA.

6.3 Proponents encouraged to complete initial investigations

Proponents are encouraged to complete their own investigations, through an initial proposal scoping and proposal definition phases, to inform themselves of the likely impacts of the proposal on the local community and to assist with identifying potential direct, indirect and cumulative impacts.

The completion of an initial proposal scoping and proposal definition phases may should assist in the timely and cost effective completion of a social impact assessment SIA process; however it shall ultimately remain the responsibility of the proponent to decide whether to complete initial scoping investigations.

A series of initial questions have been established in Attachment A to assist with initial investigations. These questions are provided for general reference purpose only.

Proponents are encouraged to consult with Council-City staff, such as through a pre-lodgement meeting, to seek clarification (where necessary) of any technical assessment of the proposal, including the requirements for social impact assessment SIA and to confirm the availability of any

background data. Proponents should be aware of the fact that pre-lodgement discussions are to be progressed in good faith and shall not bind the Council in subsequently determining the merits of an application in accordance with statutory decision-making processes.

6.4 Social impact assessment scope and methodology

Where a SIA is to be completed for a development proposal, in accordance with Section ~~86~~.1, the SIA shall be required to be lodged with, and form part of, the formal ~~development proposal~~application for planning approval. Figure 1 illustrates how the SIA process is intended to be integrated into the statutory planning decision-making processes or other decision making frameworks.

It is generally 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) A brief description of the subject site and surrounds.
- b) A description of the development project.
- c) Likely direct and indirect impacts and the potential for cumulative impacts.
- d) The significance of likely and potential impacts.
- e) Completed ~~impact assessment~~SIA findings report, outlining the type and significance of impacts (temporary and permanent) and the Applicants proposed response to mitigate negative impacts and enhance positive impacts.

The ~~process structure~~ of ~~undertaking~~ a SIA should generally be in accordance with Attachment B of this Policy.

In assessing a SIA, the City ~~of Karratha~~ will consider (at a minimum):

- a) 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 ~~Council~~City.
- b) The number and nature of people likely to be affected, both positively and negatively.
- c) Whether the impact will be direct or indirect.
- d) The potential for cumulative impacts as a result of the development.

~~A SIA shall include a Social Impact Management Plan (SIMP) to provide strategies and monitoring mechanisms, in accordance with Section 8.4 of this Policy.~~

In preparing a SIA, proponents ~~will~~may be required to undertake consultation with relevant stakeholders and/or the community, ~~in accordance with Section 7.0 of this Policy.~~

6.5 Social Impact Management Plan

~~A SIA shall include a Social Impact Management Plan (SIMP) to provide strategies and monitoring mechanisms for impacts identified through the process generally set out under Section 6.4 of this Policy.~~ A social impact management plan (SIMP) is required to be provided as part of an application lodged with the Council.

A SIMP shall contain:

- a) Proposed measures to enhance positive impacts and mitigate negative impacts.
- b) A monitoring program for assessing the performance of the mitigation and enhancement measures
- c) Details of how the community will be involved in the monitoring and evaluation process, if appropriate.
- d) Procedures for periodically reviewing and updating the SIMP.

To maximise efficiency ~~for both the Council and Applicants of process~~, Applicants are encouraged to liaise with the ~~Council~~City as part of the preparation of the SIA and SIMP to ensure the SIA ~~reporting is consistent with the Council's determination of the development is appropriately addressing all relevant considerations.~~

7. COMMUNITY AND STAKEHOLDER CONSULTATION

Notwithstanding the requirements of the Council's Scheme, TWA applications may be advertised for public comment, where the Council considers the application may have an impact on the community.

The type and extent of consultation will vary depending on the scale of development and the identified likely impacts.

It is recommended that proponents facilitate consultation with key stakeholders as part of ~~an~~ the initial proposal scoping ~~review and proposal definition phases~~, however consultation ~~must~~ may still be ~~undertaken required~~ as part of the preparation of a SIA itself.

A record of consultation is to be provided as part of an y initial proposal scoping ~~review and proposal definition~~ (if undertaken) and must form part of a SIA.

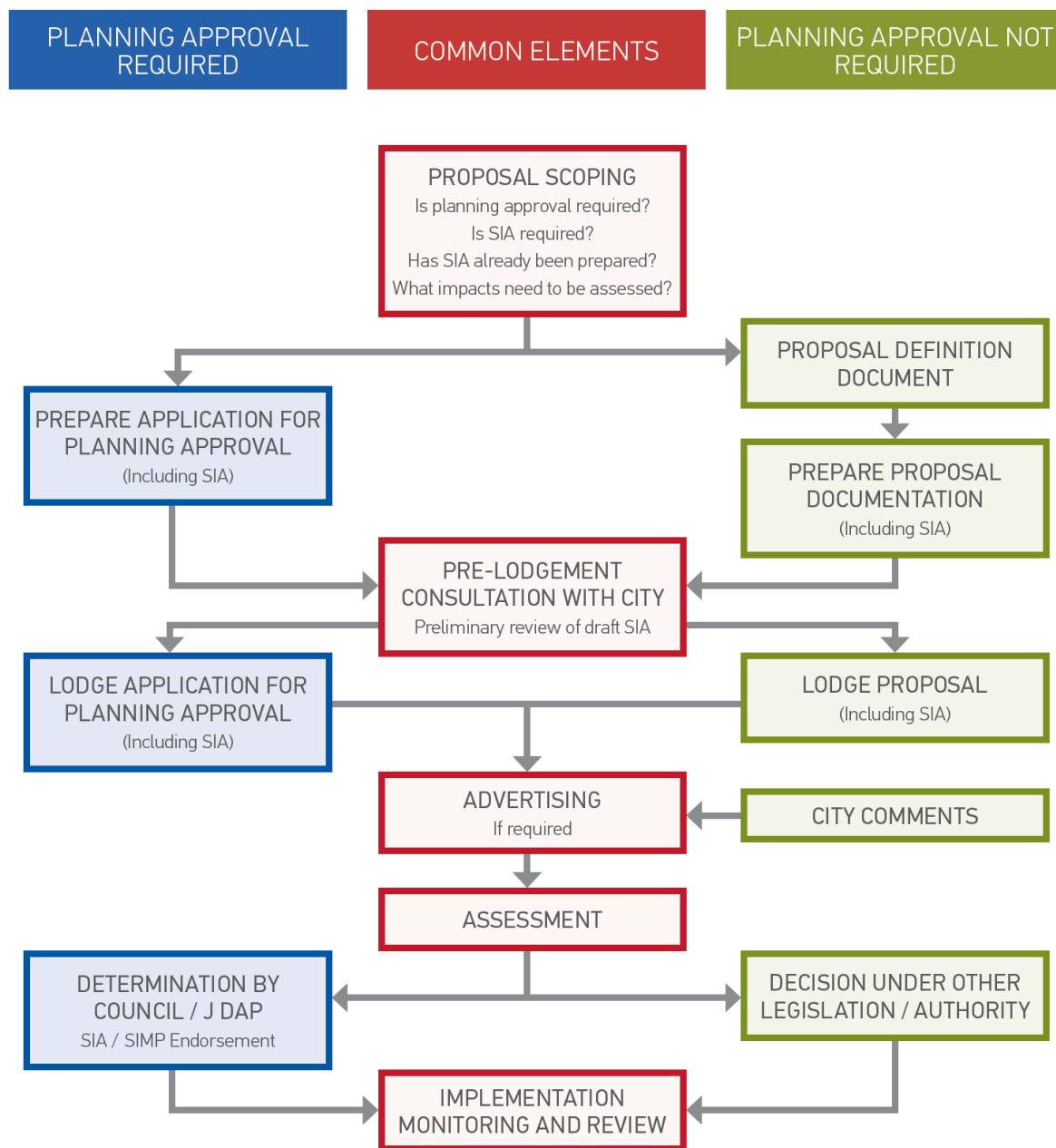
8. REFERENCES TO RELATED DOCUMENTS

- **Town Planning Scheme No.8**
This Policy will assist in the achievement of the objectives of the Scheme.
- **State Planning Policies**
State Planning Framework Policy (Variation No 2)
- **Local Planning Policies**
DP-10 Transient Workforce Accommodation

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Responsible Officer:	Manager Planning Services

This Policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.

**FIGURE 1 - CONSIDERATION OF SOCIAL IMPACTS AS PART OF DEVELOPMENT
PROPOSAL ASSESSMENT PROCESS**



SIA : SOCIAL IMPACT ASSESSMENT
SIMP: SOCIAL IMPACT MANAGEMENT PLAN

ATTACHMENT A – POTENTIAL SOCIAL IMPACTS AND SCOPING QUESTIONS

IMPACT	BASELINE INFORMATION/SCOPING QUESTIONS
1. 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 City of Karratha? - 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?
2. 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?
3. 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?
4. Social Infrastructure	<ul style="list-style-type: none"> - Will the development have implications on community and social infrastructure and services, either positively or negatively?
5. Cultural Values and Beliefs	<ul style="list-style-type: none"> - Will the development significantly affect cultural or community values and beliefs (positively or negatively)?
6. 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 (eg. through design, facilities etc). - Would the development affect the capacity for people to participate in community affairs or other social interactions?
7. 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)?
8. 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?
9. Economic Considerations	<ul style="list-style-type: none"> - Does Will the development propose to incorporate commercial uses available to the broader public? If so, will the development affect the viability of surrounding or town-based have an impact on local businesses (positively or negatively)?
10. 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 City of Karratha. - Will the development provide diverse local employment opportunities?

ATTACHMENT B – GENERAL OUTLINE OF A SOCIAL IMPACT ASSESSMENT PROCESS

HEADING	PROCESS/SCOPE
1. 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.
2. 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.
3. 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.
4. 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.
5. Social Impact Management Plan	<ul style="list-style-type: none"> - Develop a SIMP which: <ul style="list-style-type: none"> - Details 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 SIMP (if necessary).