

A13 - SOCIO-ECONOMIC IMPACT ASSESSMENT

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A13 - SOCIO-ECONOMIC IMPACT ASSESSMENT

A13.1 INTRODUCTION

A13.1.1 *Aims of this Section*

- Ensure that Development Applications for certain developments that are likely to have a significant social and/or economic impact are properly considered in accordance with Section 79C of the Environmental Planning & Assessment Act 1979, the Tweed Shire 2000+ Strategic Plan (policies 46 and 125) and the Tweed Local Environmental Plan 2000.
- Set out Council's requirements for Socio-Economic Impact Assessments as identified in Clause 17 of the Tweed Local Environmental Plan 2000.
- Achieve maximum benefit for the community from development activity, and mitigate negative impacts.
- Achieve economic growth through employment generating activities that adopts the concepts of Ecologically Sustainable Development.

A13.1.2 *Land to which this Section applies*

This Section applies to all land within the Tweed Shire.

A13.1.3 *Status of this Section*

This Section has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and Part 3 of the Environmental Planning and Assessment Regulation 2000. This Section came into effect on 18 September 2001.

A13.1.4 *How does this Section relate to other Sections and Environmental Planning Instruments?*

Within Part A

This Section is generally consistent with the other Sections from Part A of this DCP. Where there is an inconsistency then the higher standard/requirement shall prevail.

Between Part A and Part B

In the event of any inconsistency between this Section and a Section from Part B of this DCP, the provisions of the Section from Part B shall prevail.

This Section contains provisions in respect of economic and social impact assessment and relates to the Tweed Local Environmental Plan 2000, which is the principal planning instrument governing development in the Shire. Where an inconsistency arises between this Section and any environmental planning instrument applying to the same land, the provision of the environmental planning instrument prevails. An environmental planning instrument means a State Environmental Planning Policy, a Regional Environmental Plan or a Local Environmental Plan.

This Section is generally consistent with the provisions of the other Sections identified in this DCP. In the event of any inconsistencies, the provisions of this Section shall prevail.

A13.1.5 How to use this Section

Where a development is proposed in respect of land to which this Section applies Council shall consider the provisions of this Section in determining the application.

Compliance with the provisions of this Section does not necessarily imply that the Council will grant consent to the application. Council must, in relation to development applications, also take into consideration those matters listed under Section 79C of the Environmental Planning and Assessment Act, 1979.

In preparing an application for development there are a number of specific steps that should be followed:

- Step 1:** Check the zoning of the site under Tweed LEP 2000 to ensure that the proposed development is permissible and to determine what related provisions apply.
- Step 2:** Establish what other Sections of this DCP or Policies apply to the site.
- Step 3:** Follow the applicable design guidelines in this Section and refer to other applicable Sections and Policies to prepare your application. It is these components that Council will use to assess any development proposal.
- Step 4:** Discuss your final application with Council staff then lodge it for determination.

A13.2 THE SOCIAL AND ECONOMIC IMPACTS OF DEVELOPMENT

Currently the Tweed Shire is under increasing imperative to respond to fundamental changes to its social and economic structure. The high growth within the Tweed Shire has placed increasing pressure to encourage and accommodate employment-generating activities. Other factors such as the globalisation of information technology along with an increase in self-employment are helping alleviate some of this employment pressure but there is still a higher than average level of unemployment in the Shire.

To achieve a better community outcome from development the principles of Ecologically Sustainable Development (ESD) issues must be considered when reviewing the impacts of a development. This means that environmental factors need to be weighed against human impacts on the environment and their implications for economic and therefore social well being.

The Environmental Planning and Assessment Act 1979 identifies the need to give consideration to social and economic issues. These are incorporated into the objectives of the Act which Council is bound to support:

“5(a) to encourage:

- *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- *the promotion and co-ordination of the orderly and economic use and development of land”*

This clearly defines the balance that needs to be struck between the economic and social well being of a community. In implementing these objectives the Act

has identified that in determining a development application the consent authority is to take social and economic impacts into consideration.

“79C (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality”

The Planning and Environment Court have considered this balance between social, economic and environmental issues on numerous occasions. In 2000 the Land and Environment Court overruled Port Stevens Shire Council’s decision to not approve a sand mining operation on the grounds that *the conservation values of the site do not outweigh the significance of the resource*. (NSW Glass and Ceramic Silica Sand Users Association Ltd v Port Stevens Council NSWLEC 149)

A particular development may have a significant effect on the whole community, the local economy, or on particular groups, businesses or individuals in the community. One of the primary land use planning considerations relating to economic development, which Council must consider in development application assessments is public and social amenity through the provision of local facilities and services. For example if a shopping centre will be the cause for existing shops to close down then the shopping centre will need to fill the gaps that have been created by their closure. However the threat of a reduction in profitability or increase in competition are not relevant issues for consideration.

Council’s rationale for requiring Socio-Economic Impact Assessments is to ensure that:

- the amenity created by services and facilities is preserved.
- a liveable and sustainable community is achieved by establishing a balance between environmental and economic issues.
- the views of the people most affected are taken into account.
- effective community/local government participation is promoted.
- positive and negative impacts are identified early so as to allow the proper consideration of proposed developments.
- the impacts on amenity are equitably distributed in the community.
- the applicant can present the anticipated effects of the development in a detailed and balanced form for Council consideration, showing how it will meet Council’s Strategic Plan and other planning instruments and policies.
- Impacts that acceptable to the community can be identified.

B13.3 PRE-LODGEMENT CONSULTATION WITH COUNCIL

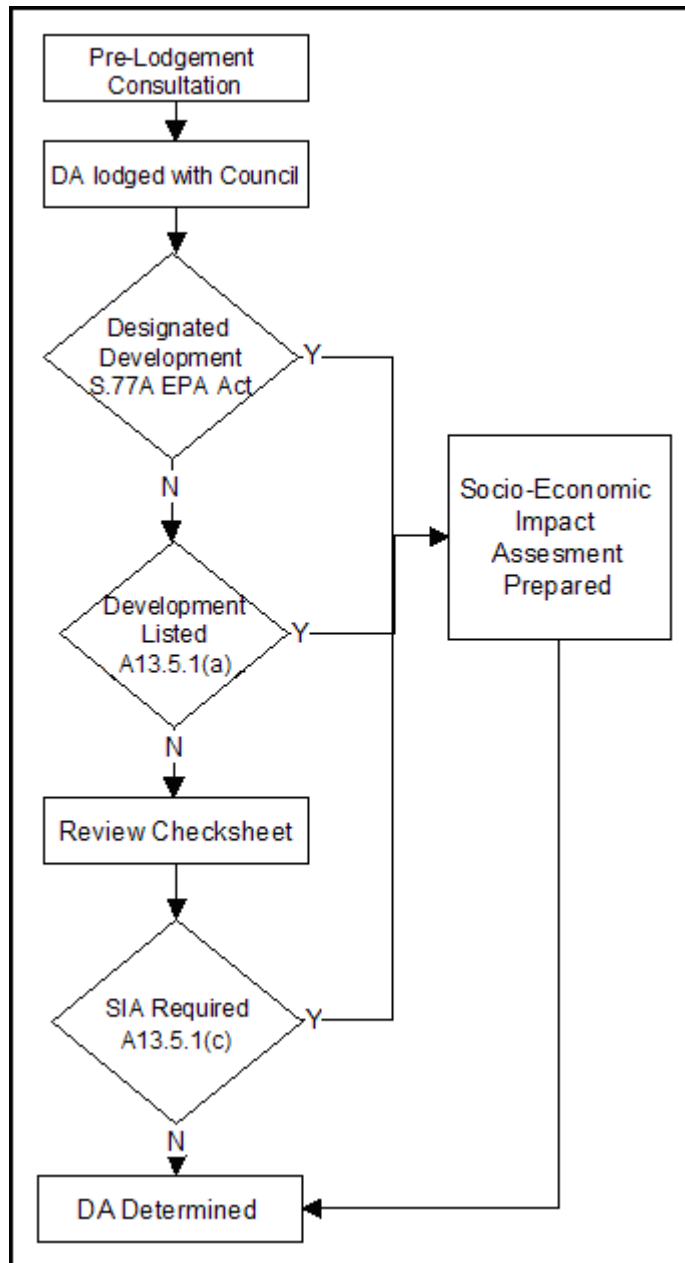
If a proposed development is identified as requiring a Socio-Economic Impact Assessment under Clause A13.5 the proponents should arrange a meeting with Council prior to lodging a Development Application. This may be organised either by”

- Arranging a meeting with Council’s Development Assessment Panel;
- Arranging a meeting with Council’s planning staff.

This may also allow Council to identify any other relevant work or assessments which have been undertaken within the local area.

B13.4 GENERAL ASSESSMENT OF SOCIAL AND ECONOMIC IMPACTS

- (a) A Socio-Economic Impact Assessment will be required in three specific circumstances. For any development that is identified in Clause A13.5 of this Section or if it is a Designated Development as identified under Section 77A of the Environmental Planning and Assessment Act 1979. If a Development Application is identified as a Designated Development this Section will need to be given due consideration in the preparation of an Environmental Impact Statement.
- (b) If the development is not specifically identified in Clause A13.5 but is considered likely to cause significant impacts Council will review the Development Application against the Checklist of Social and Economic Issues (Refer Table 1). This will identify issues and estimate the social and economic impact of a particular Development Application. Council will then consider any issues identified in the checklist and if there are any aspects of the development which may have significant effects, may require the developer to prepare a formal Socio-Economic Impact Assessment to address specified issues.
- (c) Subsequently if the impacts of a development assessment that is identified as requiring a Socio-Economic Impact Assessment in Clause A13.5 are considered to be negligible then Council may determine that a Socio-Economic Impact Assessment is not required.
- (d) When a Socio-Economic Impact Assessment is required it will enable the proponent to present the anticipated impacts of the development in a detailed and balanced assessment for Council consideration and to show how it will meet the Council's Strategic Plan and other planning instruments and policies.
- (e) Council shall consider a Socio-Economic Impact Assessment when determining the application, but is not bound to agree with its conclusions. Each application will be considered on its merits.



A13.5 WHICH DEVELOPMENTS REQUIRE A SOCIO-ECONOMIC IMPACT ASSESSMENT

A13.5.1 *Proposals which Require a Statement to be Prepared*

A Socio-Economic Impact Assessment is required by the applicant and submitted with the Development Application for the following types of developments:

(a) Land Use	Criteria
Residential subdivision	>50 lots/dwellings in all stages
Multi-dwelling housing	>50 units in all stages
Development subject to SEPP No 5	>20 units in all stages
Place of employment	>25 persons
Place of assembly/public worship	>200 persons capacity
Club/recreation facility	>1,000m ² GFA
Recreation area	>capacity for 100 patrons

- | (a) Land Use | Criteria |
|---------------------------------------|--|
| Tourist facility | >1,000m ² GFA, or tourist accommodation
>50 beds |
| Hotel | Any |
| Caravan park/manufactured home estate | Any |
| Retail development | >1,500m ² GFA |
| Brothel/restricted premises | Any |
- (b) Any Development Application that is a Designated Development as identified under Section 77A of the Environmental Planning and Assessment Act 1979.
- (c) Any Development Application that Council considers likely to hinder the achievement of the aims of this Section as identified in Clause A13.1.

A13.5.2 Proposals with Minimal Socio-Economic Impacts

It is recognised that some Development Applications will only have a limited impact. It is important to ensure that the extent of a Socio-Economic Impact Assessment be kept in relation to the extent of the development.

If a proponent can satisfy Council that a Development Application that is identified in Clause A13.5.1 (a) or (b) will have limited socio-economic impacts then Council may determine that a Socio-Economic Impact Assessment is not required.

A13.6 WHAT SHALL BE INCLUDED IN A SOCIO-ECONOMIC IMPACT ASSESSMENT?

The terms of reference shall keep the scale of the Socio-Economic Impact Assessment relative to the scale of the proposed development. Specific consideration shall be given to ensuring that suitable public consultation is carried out in preparing the terms of reference for larger scale commercial, industrial or retail developments.

The Socio-Economic Impact Assessment shall address the following points:

- state the objectives of the development or activity proposed.
- analyse any feasible alternatives to the carrying out of the development, including the consequences of not carrying out the development.
- identify the likely impacts of the development, their nature and extent, in terms of issues identified in the Matrix below for the specific development.
- evaluate the social and economic impacts by;
 - (a) Scoping – identify issues and affected groups.
 - (b) Profiling – data collection, historic trends, assessing current social and economic context.
 - (c) Predicting – identifying possible future impacts.
 - (d) Assessing – analyse the impacts.

- Consult with the community and other local agencies to determine the acceptable limits of impacts associated with the development.
- justify the carrying out of the development with respect to social and economic considerations.

It is recognised that some developments will not have impacts in some areas. The following matrix outlines which components of a Socio-Economic Impact Assessment will need to be included for particular developments. If a particular requirement is identified in the matrix below more specific requirements for each of the sections will be set out in Table 1.

Matrix: Specific Requirements for Socio-Economic Impact Statement

Development Type SIA Requirement	Res. Subdivision	Multi-dwelling House	SEPP 5 Development	Place of Employment	Club / Rec. Facility	Recreation Area	Tourist Facility	Hotel	Caravan Park	Retail	Restricted Premises
1 Economic Impacts	x	x	x	x	✓	✓	✓	✓	x	✓	✓
2 Employment	x	x	x	x	✓	✓	✓	✓	x	✓	✓
3 Investment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 Community Networks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5 Public Realm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6 Housing	✓	✓	✓	x	x	x	x	x	✓	x	x
7 Human Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8 Access	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

(Note: For more specific SIA requirements refer table 1)

A13.7 DICTIONARY

For the purposes of this Section:

‘Ecologically Sustainable Development’ means the principles presented in Environmental Planning and Assessment Regulations 2000 – Schedule 2 (6).

‘Severance’ means the creation of physical barriers to movement and communication.

‘Social Capital’ refers to the processes between people, organisations and groups which establish networks, norms, social trust and facilitate coordination and cooperation for mutual benefit. These processes are also known as social fabric or cohesion. Social cohesion is critical for societies to prosper economically and for development to be sustainable.

‘Socio-Economic Impact’ means all social, cultural and economic consequences of any public or private actions that alter the ways in which people live, work, meet their needs or relate to one another as members of society; or that alter their values, norms or beliefs.

‘Socio-Economic Impact Assessment’ means the process of assessing or estimating in advance the social and economic consequences that are likely to follow from a specific development which is presented in a report prepared in accordance with this Plan and recommends necessary mitigation measures for the social and/or economic impacts of a particular development.

‘Urban Identity’ - distinctive character of an urban area created by features including land uses, buildings, architectural styles, subdivision patterns, and by human activities in the area.

TABLE 1: TWEED SHIRE COUNCIL - ASSESSMENT OF SOCIAL AND ECONOMIC IMPACT OF DEVELOPMENTS

CHECKLIST OF SOCIAL AND ECONOMIC ISSUES

(To Accompany the Statement of Environmental Effects in a Development Application)

			EFFECT			
	ECONOMIC IMPACT	CRITERIA	POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
1	Economic Impacts	Increases or decreases retail and other services within the local area Increases or decreases facilities within the local area Better uses or makes redundant existing infrastructure Impact on existing economic land uses (commercial, tourism etc)				
2	Employment	Improves or reduces access to employment Increases or decreases long term jobs (temporary or permanent) Impact on skills/education Safeguards or threatens existing jobs				
3	Additional Information for Industrial, Commercial or Retail developments	Jobs created directly from the development Construction Phase Ongoing Operation Investment in the development Construction (excluding land value) Local Investment	N/A	N/A	N/A	
			EFFECT			
	SOCIAL IMPACT	CRITERIA	POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
4	Community Networks	Provides or reduces facilities or opportunities for social interaction Improves or reduces community identity and cohesion				

			EFFECT			
	ECONOMIC IMPACT	CRITERIA	POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
		<p>Improves or reduces existing residential amenity</p> <p>Creates or removes physical barriers between homes and community facilities</p> <p>Impacts on disadvantaged social groups</p> <p>Benefits or displaces disadvantaged groups</p> <p>Consolidates or dislocates existing social or cultural networks</p>				
5	Public Realm	<p>Safeguards or threatens heritage sites or buildings, or archaeological sites</p> <p>Makes available/enhances or detrimental to public places/open space</p> <p>Provides or displaces public facilities</p> <p>Avoids or exhibits overdevelopment/large scale buildings</p> <p>Significant positive or negative public response in submissions/ meetings</p>				
6	Housing	<p>Increases or decreases housing stock</p> <p>Increases or decreases stock of low income housing, or its affordability</p> <p>Increases or decreases housing rental averages</p> <p>Increases or decreases choice in housing</p> <p>Increases or decreases provision of special needs housing</p> <p>Increases or decreases the social mix of residents in the area</p>				
			EFFECT			
	COMMUNITY INFRASTRUCTURE	CRITERIA	POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
7	Human Service Facilities	<p>Increases or decreases supply of:</p> <p>- community support/welfare services</p>				

	ECONOMIC IMPACT	CRITERIA	EFFECT			
			POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
		<ul style="list-style-type: none"> - child care, health or educational services - special services for high need/disadvantaged groups Decreases or increases demand for: <ul style="list-style-type: none"> - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Increases or decreases in the choice of local shopping facilities Increases or decreases local recreation or leisure facilities				
8	Access	Decreases or increases distance from homes to local community facilities and services Improves or reduces public transport services or access to such services Improves or reduces disabled access to local facilities Improves or reduces access by cycle to local facilities Improves or reduces pedestrian access to local facilities				
			Total	Total	Total	Net Total

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