

# Part D: Social planning design criteria

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## 1. INTRODUCTION

Council has a responsibility under the Local Government Act to conduct social planning to ensure that appropriate facilities and services are provided for the current and future needs of the community, and that the quality of life and well-being of the local community is maintained and improved.

An important component of social planning is social impact assessment. Social impact assessment is concerned with assessing the impact of developments on people. It involves research, planning and action to deal with social change or impacts arising from development.

The legislative basis for Council to undertake social impact assessment derives from Section 79c of the Environmental Planning and Assessment Act. This requires Council, as the consent authority for developments, to consider the social effect and the economic effect of the development in the locality and the public interest.

Section 79c requires Councils to take into account any other prescribed matter when considering development applications, for example relevant legislation such as the *Disability Discrimination Act 1992* (Commonwealth) and the *Anti – Discrimination Act 1977* (NSW). Section 111(1) also requires determining authorities to consider

environmental impacts to “the fullest extent possible” when assessing major projects.

This Plan stresses the need for all development to have regard to the social environment and ways by which the well being of the community may be improved. The extent to which social aspects are considered depends on the scale and nature of the development. For example, a large development site that is likely to have significant social impacts, may require a social impact study; the development of an industrial complex may only need to consider issues of accessibility, security and the provision of public art.

Some of the key objectives of social impact assessments include ensuring that:

- Public and semi-public spaces are accessible. As well as being physically accessible individuals and groups need to feel “comfortable” accessing them.
- A mix of housing options is available in the local community and in particular that affordable and low cost options are maintained.
- The impact of developments, both individually and cumulatively, on the demographics of the local area, including types of households, ethnic mix and age breakdown is considered and socio-economic diversity is maintained
- Cultural diversity is expressed in the design and use of space.
- Appropriate community infrastructure is available to support increases or changes in populations arising from development.
- Developments do not adversely impact on community health.
- Development contributes to a safe environment.
- The livelihood of the community and its economic capacity is protected, and enhanced where possible.
- Cumulative impacts arising from developments are identified and managed.
- The positive aspects of proposals are maximised and costs or losses avoided, minimised or mitigated against.

### Aims

- To ensure a social impact assessment is conducted for development proposals where there is likely to be a potential impact on the well being of the community. This would include consideration of issues such as accessibility, the availability of community infrastructure, social and housing mix and housing affordability, cultural diversity, economic, health and security considerations, and cumulative impacts and trade-offs.
- To maximise community input when assessing social impacts.

Council may require plans of management for particular sensitive uses. This can be included as a part of your Statement of Environmental Effects. These Plans of Management will be required to address issues such as measures undertaken to ensure the safety and security, hours of operation, and staffing levels. Greater detail about what uses will require a plan of management and what needs to be included, can be found at the rear of this DCP in Appendix iii.

## 2. ACCESS

### Objectives

- To maximise access to, and use of, public and semi-public spaces.
- To encourage the design of spaces so that use promotes socialisation, a sense of belonging and safety, and civic pride.

### Performance criteria

- Development is designed to maximise access for occupants, and the general public where appropriate.
- Developments provide active frontages which are friendly to the streetscape and create linkages with the broader community.
- Buildings are developed to a human scale.

## 3. SOCIAL AND HOUSING MIX

### Objectives

- To ensure a range of housing options are available in terms of building and dwelling type, tenure and levels of affordability to maximise housing choice and maintain the cultural and socio-economic diversity in the local population
- To retain and support the development of quality and affordable housing options, including board and lodging houses
- To support the development of high quality publichousing projects, in response to identified priorities and needs
- To ensure existing cultures and social groupings are not displaced or marginalised as a result of development

### Performance criteria

- Development maintains, and increases, existing housing choice and socio-economic diversity by incorporating a mix in the type and figuration of dwellings and buildings. This mix is to reflect ABS Census data.
- Development takes account of factors such as the existing housing mix and needs within a particular area, including the demand for the type of accommodation proposed and the provision of affordable housing.

## FIGURE D-1: SOCIAL MIX REQUIREMENTS FOR NEW DEVELOPMENTS

Note: Percentage (%) Mix of Dwelling type as indicated by 1991 Census data.

<b>SUBURB</b>	<b>0-1 Bedrooms (%)</b>	<b>2 Bedrooms (%)</b>	<b>3 Bedrooms (%)</b>	<b>4+ Bedrooms (%)</b>
Alexandria/St Peters	14	55	26	5
Beaconsfield	15	56	27	2
Camperdown	42	43	11	4
Chippendale	29	35	24	12
Centennial Park	39	38	11	12
Darlinghurst	58	30	13	9
Darlington	19	36	30	15
Erskineville	18	57	20	5
Eveleigh	11	48	30	11
Kensington	18	82	N/A	N/A
Newtown	23	42	25	10
Paddington	35	30	24	11
Potts Point/Elizabeth Bay/Rushcutters Bay	63	29	6	2
Redfern	24	46	20	10
Rosebery	3	22	58	17
Surry Hills	30	42	18	10
Waterloo	28	50	18	4
Woolloomooloo				
Ultimo	25	33	29	13
Zetland	4	54	38	8
South Sydney	35	40	18	7

## 4. CULTURAL ISSUES

### Objectives

- To recognise and actively support the cultural diversity and identity within the City including cultural expressions which predominate in certain areas.
- To take account of cultural issues including religious needs, and the needs of specific cultural groupings, during the development process.
- To link cultural identity and practices to urban design and development.
- To use cultural identity as a means of integrating changes within the local community.
- To promote the inclusion of public art into development in South Sydney, particularly in locations visible from the street, to improve the City's aesthetic value and interest.

### Performance criteria

- Urban design reflects the cultural diversity of precincts, where appropriate, and generally enhances existing cultural expression and practices.
- Development supports the creation of precincts which add to the cultural identity of the locality, and the City overall.
- New buildings include public artworks, by professional artist(s) which are integrated into developments, accessible to the public, make a positive contribution to the urban environment and add to the cultural development of the City.
- Development, where possible, incorporates art in public spaces as identified in the Public Domain Improvement Plan

## 5. COMMUNITY INFRASTRUCTURE

### Objectives

- To ensure that appropriate and accessible community infrastructure is available, or provided, to support development and respond to the needs of the local community.
- To encourage development to contribute to the provision of local infrastructure including new types of facilities which are currently unavailable within the locality and the improvement of existing infrastructure.

### Performance criteria

Development relates to the capacity of existing community infrastructure, including roads, public transport and open space systems to cater to increased demands

Development to ensure that appropriate community infrastructure is available either within the development or the locality

Where community infrastructure is provided within developments this should be in response to the identified needs of the local community and be affordable

## 6. CUMULATIVE IMPACTS AND TRADE-OFFS

### Objectives

- To manage cumulative impacts arising from development activity and implement strategies to avoid or minimise these.
- To identify negative social impacts of development proposals and develop avoidance, minimisation or mitigation measures to address these.
- To maximise the benefits of development proposals to the local community.

### Performance criteria

- Development takes into account cumulative impacts of past development activity and does not exacerbate existing negative social impacts or issues.
- Development identifies and responds to opportunities to benefit the local community and provides measures to mitigate against negative impacts.

## 7. ECONOMIC ISSUES

### Objectives

- To maximise the economic advantages of development activity within the local area.
- To ensure development makes a positive contribution to the local economy.

### Performance criteria

- Development promotes the social and economic conditions of the local community, for example it offers employment opportunities and encourages local business which serves the needs of the local community.

## 8. FOOD SUPPLY

### Objectives

- To ensure that development contributes to the provision of fresh food outlets.
- To ensure a range of fresh food outlets are available in order to maximise the diversity in the local food supply.
- To support the provision of food retail outlets which are accessible to the local community.
- To support the provision of community vegetable gardens on development sites.

Council's Local Food Policy sets out a series of strategies for a safe, affordable, accessible and nutritious food supply in South Sydney.

### Performance criteria

- Development identifies and responds to the food needs of a local community with the provision of fresh food outlets, notably in areas identified as being underserved in Council's Comprehensive Retail Food Profile.
- Development results in the provision of an average of 2.2 fresh food outlets per 1000 population head.
- Development results in a diverse range of retail food outlets.
- Development provides community vegetable gardens in appropriate locations.

Refer to:

- South Sydney Food Policy "What's Eating South Sydney".

## 9. SECURITY

### Objectives

- To ensure development design maximises actual and perceived safety within the community.
- To encourage the use of all spaces so as to maximise their safe use.

### Performance criteria

- Urban design measures are included into all developments to maximise security.
- Public domain improvements are designed to cater for security and prevent crime.

## 10. HEALTH CONSIDERATIONS

### Objectives

- To create a physical environment which is conducive to good health.
- To minimise the adverse impact of developments on public health.
- To create an awareness of Council's health requirements as part of the planning control process in order to control the spread of infectious disease.
- To identify health issues arising out of the specific proposals, and identify appropriate responses.

### Performance criteria

- Development takes into account and where necessary complies with the relevant codes and legislation to ensure the well being of the community is maintained and improved.

Council may require compliance with the following legislation where relevant:

- *Schedule 1 for Places of Shared Accommodation of the Local Government (Orders) Regulation 1993.*
- *Part 3 (Skin Penetration) of the Public Health Act Regulations 1991.*
- *Schedule 3 (Standards for Beauty Salons) of the Local Government (Orders) Regulation 1993 for Beauty Salons.*
- *Schedule 2 (Standards for Hairdressers Shops) of the Local Government (Orders) Regulation 1993 for Hairdressers shops.*
- *Public Health Act and Regulations specified requirements for the installation of air handling systems, evaporative cooling systems, warm water systems and water cooling systems (cooling towers) for microbial (Legionella) control.*
- *The Local Government Act 1993, and the Public Health Regulations 1991 for the use of premises as mortuaries.*
- *The Public Health Act Regulations 1991 regarding the control of vermin.*
- *The Building Code of Australia (Section F and Part F2 and Part F4).*
- *The Food Act.*
- *The National Code for the construction and fit-out of food premises.*

Refer to:

- Health and Community Services Department for further information relating to these documents