

Preliminary Social Impact Assessment Memo

207 – 229 Young Street – Scoping Study

Prepared by: Isabelle Best and Madeleine Beart

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Project Name: 207 – 229 Young Street, Waterloo

Project No: 2240721

1.0 Introduction

This memo has been prepared to provide a Social Impact Assessment (SIA) scoping study for 207-299 Young Street, 881-885 and 887-893 Bourke Street, Waterloo (known as 207 Young Street) in which is a Housing Delivery Authority (HDA) nominated State Significant Development Application and concurrent rezoning application.

The Planning Secretary's Environmental Assessment Requirements (SEARs) note that the Environmental Impact Statement (EIS) must consider social impacts and, should any significant social impacts be identified, a Social Impact assessment must be prepared in accordance with the *Social Impact Assessment Guideline for State significant Projects (SEARS)*.

Early research and identification of potential social impacts and project responses have been undertaken to determine if a comprehensive SIA is required or whether impacts can be addressed within the EIS.

1.1 Scoping study methodology

The below methodology was undertaken to inform this study:

- Site visit and site analysis to understand any sensitive receivers and the local context.
- Review of previous consultation outcomes undertaken for Concept DA (D/2020/45) in 2021.
- High level demographic analysis
- High level policy review summary
- Identification of impacted communities
- Assessment of likely social impacts, potential project responses and overall residual impact.

2.0 Project Understanding

2.1 Project background

The Project was accepted as one of the first projects to progress through a HDA pathway, accelerating detailed approval and deliver of development on Site.

The Project is a large and strategically important project for Coronation and is transformative for the Danks Street South precinct, which was previously a light industrial site.

The original structures of the site have recently been demolished, with subdivision to create two lots that align with the originally anticipated development staging.

Previous Concept DA/2020/45

The site is zoned part E1 Local Centre and MU1 Mixed Use and has an existing concept DA with a first stage of development (DA/2020/45) that was approved in 2021. This DA was:

- Granted a maximum GFA of 41,324m² across several buildings, delivering approximately 390 residential apartments.
- Accompanied by a Voluntary Planning Agreement (VPA), which was executed between Jeffman Pty Ltd and Red Breast Pty Ltd and the City of Sydney for 881-893 Bourke Street and 207-229 Young Street, Waterloo on 11 March 2022 for the establishment of a new road, pedestrian links and a park.

Since approval in 2021, the consent has been modified three times, most recently on 7 March 2024. Under this DA, existing structures were demolished and remedial works undertaken from 2022 onwards to ready the site for development and are now nearly complete. It was anticipated that the next steps would be to carry out a competitive design process prior to lodgement, however Coronation was accepted under the HDA pathway.

2.2 Previous community engagement

During the exhibition of Concept DA (D/2020/45), the City of Sydney received 49 community submissions between 19 February and 19 March 2021.

Submissions raised a mix of support and concern regarding the proposal. Some welcomed additional density and affordable housing in a convenient location, however many voiced strong opposition to overdevelopment, drawing comparisons to areas like Zetland and Green Square. Key concerns included impacts on local character, amenity, infrastructure, and the environment. A summary of the key feedback themes are provided below.

- Overdevelopment and bulk: too tall, not sympathetic to street character, loss of village feel.
- Public space loss: reduced green and communal areas and lack of landscaping.
- Privacy and amenity: overlooking issues, overshadowing and noise.
- Infrastructure strain: overloaded public transport, lack of schools and community spaces.
- Environmental risks: stormwater impacts, soil instability, wind tunnel effects.
- Construction impacts: Risk of property damage, vibration and noise.
- Traffic and access: parking issues, some support for better pedestrian and cycling pathways.
- Mixed views on density: Some supported affordable housing in a central location.
- Site-specific concerns: Raised by owners at 895-899 Bourke Road, 17 Danks Street and 1 Danks Street.

Coronation also have ongoing discussions with City of Sydney about the Project.

2.3 Engagement undertaken to support the HDA

A webinar was held with the community in June 2025 to seek feedback on the revised scheme. Further detail can be found in the Engagement Outcomes Report prepared by Ethos Urban and submitted as part of the SSDA.

The following key themes were raised:

- Queries around the provision of affordable housing and number of apartments.
- Increased built form and scale and queries around planning controls.
- Queries about the VPA and what public benefits will be offered on site.
- Some concerns raised about privacy for terrace houses located along Danks Street.
- Some concerns raised about solar access impacts, particularly on Crystal Street.
- Queries about the number of car parks proposed on site.
- Comments raised that Waterloo is already a dense suburb and therefore potential impacts on local infrastructure like roads, local schools, public transport and open space.
- Comments raised about construction impacts to nearby dwellings.
- Interest from the community on further consultation and what the retail strategy will be for Danks Street so that this will be a successful village precinct.

2.4 Proposal overview

The proposed development seeks consent for the construction of a mixed-use development comprising approximately 800 residential apartments (BTR), affordable housing and retail space. Consent is sought for the following:

- Amendment to the Sydney LEP 2012 (rezoning) to:
 - Increase the maximum FSR development standard from 2:1 to suit the resolved FSR
 - Increase the height of buildings across the site from 18m-30m up to a new height that accommodates approximately 34-38 storeys
- Main SSDA
 - Construction of mixed-use development comprising:
 - Potentially up to 800 residential apartments (BTR)
 - A percentage of affordable housing to be determined following feasibility analysis (likely to be around 10-15% which is 80-120 dwellings).
 - Retail floor space.
- Early Works SSDA
 - Site embellishment works and construction of piled shoring wall and capping beam
 - Bulk excavation and anchoring of shoring wall
 - Infrastructure services coordination and deviation (as needed)
 - Erosion and sediment control
 - Removal of trees (as needed, noting the site is largely cleared under a separate approval).

3.0 The site

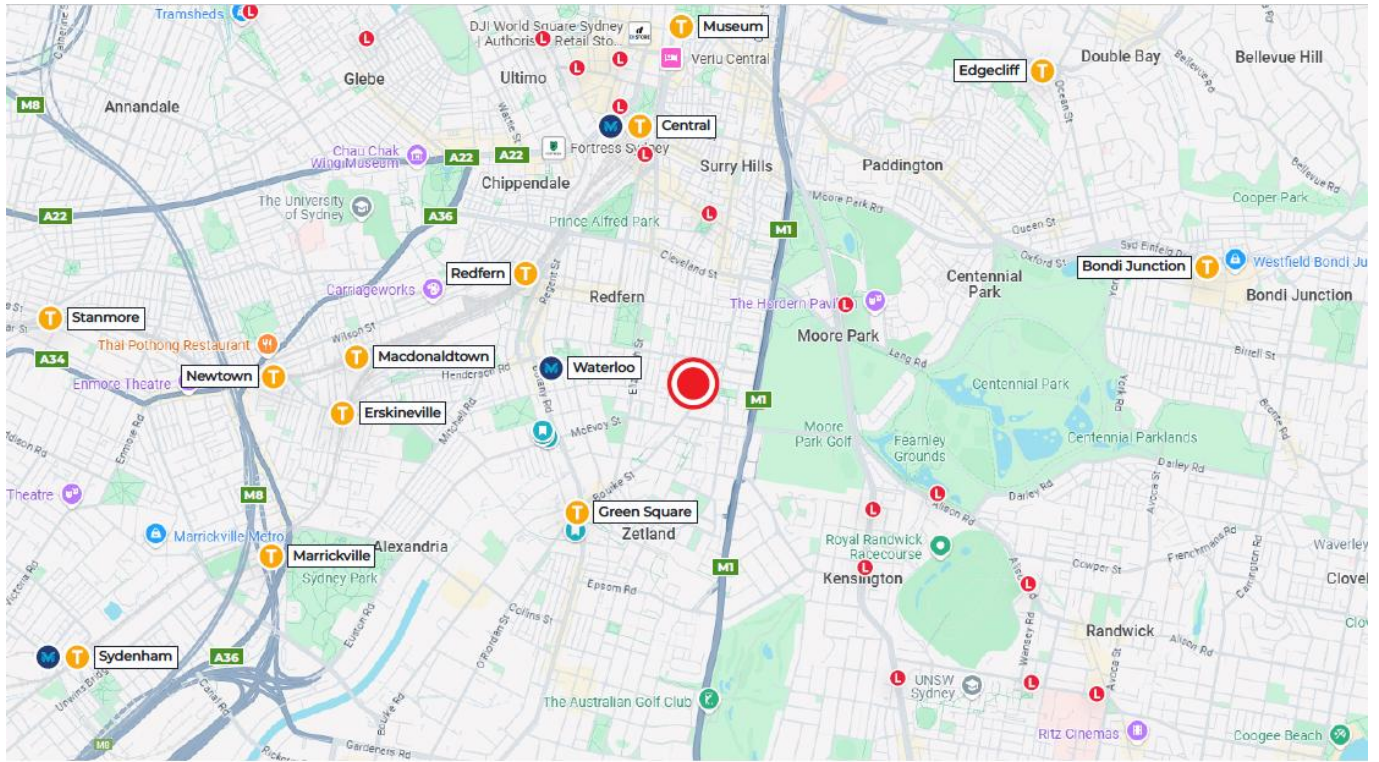
3.1 Local context

The site is located within the suburb of Waterloo, which is in the City of Sydney Local Government Area (LGA). It is approximately 3km south of the Sydney CBD.

Waterloo is an inner-city suburb that has and will continue to experience change and regeneration. It has varied character, with terrace and cottage housing, medium and high-rise residential towers including social housing, industrial and commercial uses which have been progressively transforming into a modern mixed-use and residential precinct.

The site is well connected by public transport. It is 1km or a 15-minute walk east of the new Waterloo Metro station. It is also just over 1km or a 15–20-minute walk north of Green Square Station. Local bus services are also located along Bourke Street providing access to surrounding suburbs, Sydney CBD, Central Station and Prince of Wales Hospital.

The site's locational context is shown at **Figure 1**.



 The Site



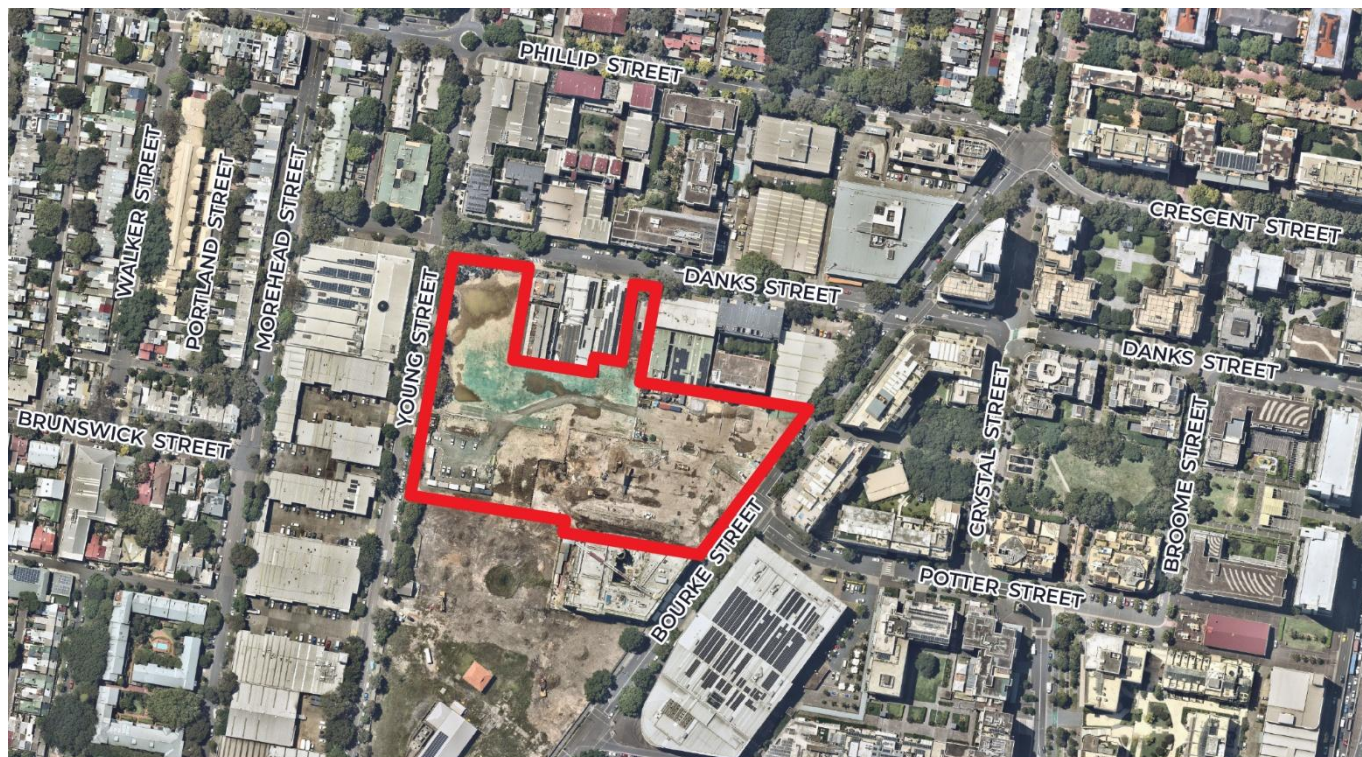
NOT TO SCALE

Figure 1 Site Context

Source: Google Maps / Ethos Urban

3.2 Site description

The site is legally described as Lot 1 DP1308636 and located at 207-229 Young Street, Waterloo (shown in **Figure 2**). The site has an area of 8,388sqm and is irregular in shape. It has frontages to Young Street to the west and Danks Street to the north with the site bordering Stage 2 of the development to the east at 881-885 Bourke Street, Waterloo and an adjacent property at 903-921 Bourke Street, Waterloo to the south. The site is mostly flat and clear of vegetation and buildings. Vehicle access to the site is from Young Street.



The Site



NOT TO SCALE

Figure 2 Site Aerial

Source: Nearmap / Ethos Urban

3.3 Site visit observations

A site visit was undertaken on 13 May 2025 at 8:30am to understand the local context and any potential sensitive receivers. Observations from the site visit are noted below and site visit images are shown in **Figure 3** to **Figure 6**.

- The site is currently under construction for early works and boarded.
- Danks and Young Street are relatively quiet with some local vehicle and pedestrian traffic observed. Comparatively, Bourke Street is very busy with vehicles, particularly at the morning peak hour time the site visit was undertaken.
- The commercial suites on the opposite side of the site along Danks Street were quiet, and most looked to be display suites for businesses rather than highly active commercial offices.
- Hillsong Church Waterloo Campus is located at the intersection of Young and Danks Street opposite the site and are a potential sensitive receiver.
- Other land uses are mixed, with some low density located along Young Street to the north, mixed-use buildings and industrial/commercial.

Based on the site visit observations, social impacts are most likely to be experienced during construction due to the proximity of nearby residents, businesses and community uses (noise, construction vehicles, dust).



Figure 3 *The site viewed from Danks Street*

Source: Ethos Urban



Figure 4 *The site viewed along Young Street*

Source: Ethos Urban



Figure 5 *Hillsong Waterloo at corner of Danks and Young Streets*

Source: Ethos Urban



Figure 6 *Mixed use building at 6 Danks Street opposite the site*

Source: Ethos Urban

4.0 Strategic Policy Context

The following section identifies high-level social drivers for the site, based on a review of federal, state and local policies and strategies.

Table 1 Strategic policy drivers

Policy theme	Key implications for the site and assessment	Source
Need for housing	- As a commitment to the National Housing Accord, the NSW Government has a target of delivering 377,000 new, well-located homes across the state by 2029. - The City has room to accommodate 57,000 new homes including student housing to 2036, accommodating around 115,000 people (p. 5, Housing Strategy). - It is a priority for the City to provide new housing that is located close to infrastructure, jobs, open space and public transport needs to support high density living (p. 5, Housing Strategy). - Most new housing will be apartments and by 2036 it is expected that around 80% of the population will live in an apartment. This shift to high-density inner-city living will require investment in high public domain, excellent parks and open space, libraries and community centres that are vital for people (p. 5, Housing Strategy). - The City has an affordable housing target of an additional 5,428 homes in 2027-2036 (p. 13, Housing Strategy) to achieve a target of 7.5% of all housing to be affordable rental housing as set out in the Sustainable Sydney 2030-2050 Strategy.	- National Housing Accord (Australian Government, 2022) - Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) - Sustainable Sydney 2030 – 2050: Continuing the Vision (CoS, 2023).
Increasing diversity and choice in housing and supporting vulnerable populations	- The Inner City has strong historical and place associations relating to the patterns of urban migration of First Nations peoples. It is a priority to ensure development in Waterloo and other areas provide culturally appropriate affordable and social housing for Aboriginal and Torres Strait Islander peoples (p. 37, Housing Strategy). - Delivering a mix of studio, one, two and three or more dwellings to promote housing diversity and affordability ((p. 31, Housing Strategy). - The City encourages the provision of build-to-rent residential offerings to provide more secure long-term options for renters (p. 29, Housing Strategy). - The housing has an ageing population and therefore the City encourages universally designed, accessible and adaptable housing to encouraging ageing in place (p. 29, Housing Strategy).	- Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) - Sustainable Sydney 2030 – 2050: Continuing the Vision (CoS, 2023).
Social, cultural and community vibrancy	- It is a key state and local priority for neighbourhoods to foster community connection and social connection through the provision of community and cultural infrastructure. - The City notes that major renewal sites increase residential density and therefore create significant demand on infrastructure, transport, open space, streets and community and cultural infrastructure (p. 44, Housing Strategy). - City surveys with the community identified that people care about the environment, transport, social cohesion and community harmony and affordable and diverse housing options (p.15, Community Strategic Plan).	- Eastern City District Plan (Greater Cities Commission 2019). - Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) - Sustainable Sydney 2030: Community Strategic Plan 2017-2021 (CoS, 2017).

5.0 Community profile

Based on 2021 ABS Census of Population and Housing data, an overview of the demographic profile of Waterloo and City of Sydney LGA is provided below and compared to Greater Sydney averages where relevant for this assessment.

Table 2 Community profile

Characteristic	Summary
 Population and age structure	- There are 16,379 people living in Waterloo. This represents around 7.7% of the City of Sydney LGA population. - The median age of Waterloo is 33 which is similar to City of Sydney, however younger than Greater Sydney (37). - The age profile breakdown of Waterloo shows that most residents are aged between 25-34 years. This is reflective of the younger median age. - Both Waterloo and City of Sydney LGA have a much higher proportion of couple families without children (65.3% and 63.9%) when compared with Greater Sydney (34.8%). - Waterloo and City of Sydney LGA also have a much higher proportion of single (or lone) person households (40.5% and 41.1%) respectively when compared with Greater Sydney (23.2%).
 Culture and diversity	- Waterloo has a higher Aboriginal and/or Torres Strait Islander population (2.8%) compared with City of Sydney LGA (1.4%) and Greater Sydney (1.7%). - Waterloo is culturally diverse as almost 63% of the population were born overseas. This is higher than City of Sydney LGA (55.4%) and much higher than Greater Sydney (43.2%). The top countries of birth in Waterloo are China, England and New Zealand. - Approximately half of the Waterloo population speak a non-English language at home, which is slightly higher than City of Sydney LGA. The top languages spoken at home in Waterloo are Mandarin, Spanish and Cantonese.
 Housing	- Almost all residents in Waterloo live in an apartment (91%). This is higher than City of Sydney LGA (78.5%). - A very high proportion of residents rent (72.7%) in Waterloo. This is higher than City of Sydney LGA (64.1%) and much higher than Greater Sydney (35.9%). - Almost one third (29.6%) of residents are experiencing rental stress and 21.5% of households are experiencing mortgage stress. A similar proportion of households in Greater Sydney are experiencing rental and mortgage stress (33% and 20% respectively). - Waterloo and City of Sydney have smaller households than Greater Sydney. The average number of people per household is 1.8 in Waterloo and 1.9 in City of Sydney LGA. Both are lower than Greater Sydney (2.7).
 Income and employment	- Waterloo is a mixed socio-economic area. It has higher unemployment (6.2%) when compared with City of Sydney (5.6%) and Greater Sydney (5.1%). - The median weekly household income in Waterloo is \$2,028. This is very similar to the Greater Sydney weekly household income of \$2,077 however lower than City of Sydney LGA (\$2,212). - The top occupation of employed people living in Waterloo is Professionals, followed by Managers and Clerical/Administrative workers. This is the same as the City of Sydney LGA. - The top industries of employment in Waterloo are Computer System Design and Related Services, Hospitals and Banking. Computer System Design and Related System is also the top industry of employment in City of Sydney, followed by Cafes and Restaurants and Hospitals.
 Socio-economic advantage/disadvantage	- Waterloo has high socio-economic status and is in the top 10% of all Australian suburbs for Relative Socio-economic Advantage and Disadvantage. - City of Sydney LGA also a high socio-economic LGA as it is in the top 10% of all LGAs for Relative Socio-economic Advantage and Disadvantage. - Whilst SEIFA data indicates high socio-economic advantage in Waterloo, 12.5% of all households rent social housing. - Additionally, Social Housing Waitlist Data (Homes NSW) shows that there are 521 general and 196 priority applicants at 30 June 2024 for the Inner-City Allocation Zone.

6.0 Preliminary Social Impact Assessment

A SIA is required to consider impacts under the following 'social factors' as defined by the DPHI SIA Guideline:

- **Way of life** – including how people live, how they get around, how they work, how they play, how they interact.
- **Community** – including social cohesion, community composition, and people's sense of place.
- **Surroundings** – including access to and use of the natural and built environment.
- **Culture** – including both Aboriginal and non-Aboriginal.
- **Accessibility** – including how people access and use infrastructure, services and facilities.
- **Health and wellbeing** – including physical and mental health and social determinants of health.
- **Decision making systems** – including distributive equity and the impact on future generations.
- **Livelihoods** – including people's capacity to sustain themselves through employment or business.

The social impact significance matrix specified in the SIA Guideline has been adopted for the purposes of undertaking this SIA (see **Table 3**).

Table 3 Social Impact Significance Matrix

Likelihood	Magnitude				
	Minimal	Minor	Moderate	Major	Transformational
Very unlikely	Low	Low	Low	Medium	Medium
Unlikely	Low	Low	Medium	Medium	High
Possible	Low	Medium	Medium	High	High
Likely	Low	Medium	High	High	Very high
Almost certain	Low	Medium	High	Very high	Very high

Source: NSW DPE, 2023, Technical Supplement - Social Impact Assessment Guideline for State Significant Projects.

6.1 Key impacted communities

Considering the project and site context and background, community profile and strategic drivers, the following individuals and communities are likely to be impacted by the proposal:

People more likely to be highly impacted:

- people who access the area frequently and have mobility issues and may be sensitive to construction activities.
- people who live or work in the vicinity of the site and who have long term health conditions and may be sensitive to construction activities
- attendees of Hillsong Waterloo who may be sensitive to construction activities (however noting that advertised services online are only on Sundays).

Other local stakeholders:

- existing residents of Waterloo and surrounding suburbs
- City of Sydney LGA residents
- small business looking for retail space in the local area.

Future stakeholders:

- construction workers
- people looking to secure rental housing in the local area
- key workers looking to secure affordable rental housing in the local area
- future residents, employees and visitors to the site.

A summary of the likely social impacts alongside the relevant social factors, likely affected groups, and recommended project responses, is provided in **Table 4**.

Social impacts are only considered for any changes to the proposal, as marked by the Architectural Plans prepared by Bates Smart and SJB and submitted with the SSDA.

6.2 Social impact scoping study

Table 4 Scoping Study

Potential Impact	Initial Assessment			Project Responses
	Social factor/s	Key impacted communities	Impact dimensions (likelihood, duration, experience)	Recommended project responses
Increased supply of housing including affordable housing in a good location near transport and existing amenities. Up to 800 BTR apartments including 15% of residential GFA to be affordable housing for 15 years with a Community Housing Provider (CHP). Based on a development yield of 800 apartments, around 120 will be dedicated affordable housing.	- Accessibility - Livelihoods	- People looking to secure rental housing in the local area - Key workers looking to secure affordable rental housing in the local area.	Almost Certain/Moderate = High (positive)	- Affordable housing to be professionally managed by a Community Housing Provider. - Aligned with the Treasurer's Guidelines, lease terms of at least 3 years to BTR residents to provide greater housing security for residents. - Consideration of flexible lease conditions such as allowing pet ownership and minor interior alterations such as wall hangings.
Increased provision of residential amenities, additional public space opportunities and enhanced public realm to provide a better resident way of life and potentially reduce pressure on local social infrastructure Residential amenities will be provided, mostly at ground floor. This will include spaces like a pool, gym, sauna, co-working spaces, private dining rooms, podcast and music rooms and a cinema. Communal lounges, entertainment rooms and BBQ spaces are also proposed. Nation, Coronations BTR division will manage these spaces including running community events to enhance activation and useability of spaces. Pedestrian through-site link from Dank Street to New Street proposed will also provide a better public domain outcome by improving	- Way of life - Accessibility	- Future residents of the site. - Existing and future Waterloo residents and workers who frequent the area and could benefit from the open space and better public domain and pedestrian permeability outcomes.	Almost Certain/Moderate = High (positive)	- Implement a site wide operational management plan to ensure communal outdoor and indoor spaces are well cared for. - Ensure family friendly design of spaces to support social play and opportunities in outdoor and indoor residential amenity spaces. - Incorporation of wayfinding signage throughout the site to indicate where open space areas are publicly available. - Consider the landscaped design and programming of the park and additional areas of open space to ensure that it encourages active use. This could be inclusions like seating, shaded areas and a small playground. - Ensure a lighting strategy is provided for the through-site link and public open space areas so they are well lit at night-time and early morning.

permeability and access in and around this site. Opportunities for additional public space areas are also currently being explored to better accommodate the uplift in population.		
Retail offerings at ground floor to support placemaking and character outcomes and encourage social connection and cohesion The inclusion of 2,500sqm of retail spaces at ground floor will enhance activation along Dank, Young and Bourke Streets, as well as within the site with retail spaces fronting the through-site link, New Street and the park. A future retail strategy will be prepared to support the existing and future character of Danks Street South to provide a variety of retail opportunities.	• Livelihoods • Community • Culture • Existing residents of Waterloo and surrounding suburbs. • City of Sydney LGA residents. • Small business looking for retail space in the local area.	Almost Certain/Moderate = High (positive) • As part of a future retail strategy, include local procurement strategies to support local businesses first. • Incorporate public art at ground plane laneways and near retail spaces.
Enhanced opportunities for construction employment including career pathways for more vulnerable community members Coronation has a partnership with Wayside Chapel to provide on-site skills training and development opportunities at each development site and within head office to provide work experience and pathways to permanent employment. Coronation also has a partnership with the National Association of Women in Construction (NAWIC) to foster opportunities for women in construction.	• Livelihoods • Construction workers	Likely/Moderate = High (positive) • Develop and implement a construction workforce strategy with targets for graduates, ATSI and women. Also include strategies for local workforce opportunities where possible, either through employment or supplies. • Consider partnership with a local Aboriginal not-for-profit working with vulnerable young people such as Weave Youth & Community Services for work experience opportunities.
Increased height, bulk and scale of buildings which could impact amenity, sense of place and privacy for immediate neighbours The proposed uplift will increase tower heights, with one tower along Bourke Street proposed at 33 storeys tall and other towers along Young Street up to 20 storeys in height. The towers are set back from Dank Street and the public park to preserve amenity for users	• Surroundings • Way of life • Immediate nearby residents and businesses	Possible/Minor = Medium (negative) • Design to sensitively consider additional height and density to reduce amenity impacts on nearby residents and public open space areas where possible such as overshadowing, visual impacts and privacy. • Use of landscaping to soften built form and help reduce visual impacts. • Building setbacks will also protect existing mature trees on site which will screen built form.

and maintain the streetscape character of Danks Street. Contextual height analysis undertaken by Bates Smart and SJB shows that the tallest tower at 36 storeys will be on par with other towers in the vicinity including Waterloo South at 35 storeys.				
Increased residential population that will increase demand on local infrastructure including local schools, parks and social infrastructure The proposal has potential for 800 BTR dwellings. Adopting Waterloo's current household occupancy rate (see Section 5.0), there could be up to 1,500 people living on site. Given the current characteristics of Waterloo and the City of Sydney LGA more broadly, it is likely that the incoming population will be younger couples without children or singles. Nevertheless, the population will still require access to local childcare centres, schools, GP services, local parks and other social infrastructure like community spaces and libraries. As discussed above, there are several residential amenity spaces proposed like communal lounges, podcast and music rooms, dining rooms and health and wellbeing spaces. Access to residential amenities will reduce some pressure on social infrastructure as residents can access such spaces on site. A local park and other public open space will also be provided. However, there could still be some pressure on local childcare centres and local schools (particularly primary), noting that the site is in catchment for the new Green Square Public School which opened this year (2025).	• Accessibility	• Existing residents of Waterloo and surrounding suburbs. • City of Sydney LGA residents. • Future residents of the site.	Possible/Moderate = Medium (negative)	• City of Sydney to work with Department of Education to understand impacts on local school capacity in the area more broadly with consideration for general population uplift in the area. • A Social Infrastructure Needs Assessment has been undertaken and submitted with this application to understand pressures on local infrastructure, such as schools, health and local open space from this development, but also in the context of broader population growth expected for Waterloo. It found that the proposal is unlikely to generate demand for any additional community infrastructure or open space due to several reasons including: - The BTR development type (with high proportion of studio and one-bedroom apartments) which will predominately attract young couples and singles and a low proportion of family households. This influences the low demand on infrastructure like childcare and schools. - Relatively small on-site population when considering future population for Green Square City South and the established location of Waterloo. This means that existing community facilities and open space can absorb demand (if any) of the future population on-site. - On-site provision of open space and communal facilities including public parks and other on-site residential amenities like co-working spaces, a pickle ball court, lounge areas, music and podcast studios and a cinema.
Temporary disruption to daily routines during construction and amenity impacts related to construction	• Way of life • Health and wellbeing	• Immediate nearby residents	Possible/Minor = Medium (negative)	• Implement Construction Management Plan with protocols for pedestrian and vehicle safety.

Nearby residents and businesses may be impacted by construction activities, including attendees at the closely closed Hillsong Waterloo. However, it is noted that their service times are on Sundays when construction activities will not be occurring.	• Hillsong Waterloo attendees		• Implement a complaints management system during construction to ensure residents have a process to report any issues. • Regular construction notification letters to inform nearby residents of activities (particularly noisy activities) or any changes to vehicle access conditions. • No construction activities on Sunday.
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7.0 Conclusion

This social impact assessment scoping study has been undertaken to identify any potential social impacts and project responses because of the HDA changes to the approved development.

The scoping assessment has found positive social impacts, and some negative impacts related to the increase in density and height, population uplift which could lead to pressure on infrastructure and services and construction related impacts. Project responses have been identified to enhance positive impacts and mitigate negative impacts.

It is noted that comments were raised during the community engagement process that related to potential pressures on social infrastructure. The initial SIA scoping memo recommended that a Social Infrastructure Assessment was undertaken to understand the pressure on local infrastructure such as schools, health and local open space from the development. This assessment was undertaken by Ethos Urban and found that the incoming population will not generate need for new social infrastructure. Where the incoming population contributes to some demand, this can be absorbed by existing and planned facilities.

Therefore, social impacts can be addressed within the EIS, as required by the DPHI key guidance for social impact on HDA projects.