

SIA Scoping Study

Mirvac Green Square – Scoping Study

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Project Name: Mirvac Green Square HDA SSDA Stage 3

Project No: 2240198

Application number: SSD-83899206

1.0 Introduction

This memorandum has been prepared to provide a Social Impact Assessment (SIA) scoping study for Green Square mixed-use project comprising residential and retail uses, located at 960A Bourke Street, 6 Geddes Avenue, and 411 Botany Road, Zetland ('subject site'). The proponent is Mirvac Green Square Pty Ltd ('Mircvac').

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).

This scoping study provides early research and identification of potential social impacts and project responses to determine whether 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.
- 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

This memorandum supports one of the detailed State Significant Development Applications (SSDA) (SSD-83899206) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the construction of three mixed-use Build-to-Rent buildings at 960A Bourke Street (the site). The site is also known collectively as Sites 7, 17 and 18 of the Green Square Town Centre (GSTC) and is legally described as Lot 6, DP 1199427. The proponent for the SSDA is Mirvac Green Square Pty Limited.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location;
- Demonstrate the strategic and site-specific merit of accommodating the proposed height and FSR of development on the site;
- Contribute to the establishment of Green Square as a town centre through a mixed-use approach and use urban design principles to integrate residential and non-residential land uses;
- Improve the pedestrian connectivity throughout the site, while encouraging the direct connections to public transport and the existing street network; and
- Appropriately respond to the neighbouring development and public domain within the GSTC through podium and tower forms with appropriate massing, which minimises overshadowing.

2.2 Previous Social Impact Statement (2022) and community consultation (2021)

2.2.1 Previous Community Consultation

Mirvac has undertaken extensive engagement across the Green Square precinct since 2012. This engagement has supported concept Development Applications (DAs), Planning Proposals, subsequent DAs, and ongoing community relations. Activities have included webinars, information sessions, on-site meetings, community events, fortnightly construction updates, a 24-hour hotline, and dedicated management of enquiries and complaints via email.

Elton Consulting managed community relations for Mirvac up until 2024 (noting that Elton was acquired by WSP in 2019), acting as a single point of contact for existing residents and developers undertaking works in the area.

In August 2024, WSP ceased its community relations function, and responsibility transitioned to Mirvac's in-house team, with support from Colliers Urban Planning (formerly Ethos Urban) as required.

In addition to the above:

- An Engagement Outcomes Report for the Burrow Pit Development Application (D/2022/548) was prepared in 2022 for the associated site remediation and bulk excavation works;
- Targeted engagement with adjoining owners of the Portman Street Terraces commenced in 2024; and
- Ongoing engagement has occurred with the City of Sydney regarding the delivery of Stages 3, 4 and 5

2.3 Engagement Outcomes

Community engagement was undertaken by Colliers Urban Planning for the Stage 3 Main Works. For a full report of engagement and findings, please refer to the Engagement Report prepared by Colliers Urban Planning. All Engagement outcomes have been considered within this assessment of the social impacts.

2.4 Proposal

2.4.1 HDA Changes

On 19 December 2024, the Housing Development Authority (HDA) was established by DPHI to accelerate the delivery of housing across NSW, under the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024. This has provided a new State Significant Development pathway in which the proposed redevelopment can be undertaken through.

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (No 2) issued on 26 February 2025. The order specifies development in EOI application 232525 dated 17 January 2025, including development for the purposes of mixed-use development comprising commercial premises and residential accommodation with the provision for affordable housing and build to rent at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland as identified in Schedule 18, is declared to be SSD.

The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs). Current SEARs for the project were issued for Early Works on 15 April 2025 (SSD-82328958) (SSDA 1), Sites 7, 17 and 18 on 15 May 2025 (SSD-83899206) (SSDA 2) and for Sites 8 and 19 on 15 May 2025 (SSD- 84322496) (SSDA 3).

The key features of the Mirvac Green Square HDA proposal are:

- Detailed development consent for the purposes of a mixed-use development, with significant residential components comprising build to sell and build to rent dwelling stock and ground floor non-residential uses.
- Delivery of between 1,000 to 1,200 dwellings across 9 buildings in low-rise and high-rise tower formats.
- Delivery of Affordable Housing dwellings.
- Delivery of the components in two-stage detailed SSDA process.

In conjunction with the SSDA, a State-assessed rezoning process is intended to facilitate the proposed development. This SSDA forms the second application as part of broader HDA declared development and forms the main works to develop sites 7, 17 and 18 of the GSTC.

2.4.2 Proposal Overview - Sites 7, 17 and 18

The proposed development seeks to deliver the construction of three BTR buildings which will integrate residential, retail, commercial and public domain uses. Specifically, the proposal seeks approval for:

- Excavation and enabling works.
- Construction of 3 mixed use BTR buildings up to 21 storeys in height, comprising:
 - Approximately 500 BTR dwellings including a variety of dwelling types including Studio, 1, 2 and 3-bedroom apartments, a portion of which will be affordable housing.
 - Non-residential floor space including retail, commercial, food and beverage tenancies.
 - A shared basement level, incorporating carparking and servicing.
- Public domain and landscaping improvements, including:
 - Internal pedestrian laneways, pathways and through-site links.
 - Tree removal, protection, new plantings and landscaping works.
- Car parking to service the proposed development.
- Utility and stormwater connections to support the new development.
- Concurrent amendments to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to facilitate the SSDA.

3.0 Subject Site

3.1 Local Context

Strategically located just four kilometres from the heart of Sydney’s CBD and within walking distance of Green Square Station, the site is well connected to transport, employment, and amenity. It sits within one of Sydney’s most dynamic urban renewal precincts, where sustained public and private investment have already transformed the area into a vibrant, mixed-use hub with a strong design legacy and established infrastructure.

The subject site of this scoping study includes one parcel of land located at 960A Bourke St, Zetland within the Green Square Town Centre and positioned on either side of the Green Square Plaza.

The parcel of land at 960A Bourke Street, Zetland (known as Phase 3) has an area of ~5,130sqm, with primary frontages to Ebsworth Street to the northeast and Green Square Plaza to the southwest. The area is proposed to include three buildings (Site 7, 17, 18) as Build-to-Rent (c. 500 units) and affordable housing.

The land has been cleared and presently have chain-link fencing and hoarding surrounding the boundaries. A detailed aerial map of the site is shown below.

3.2 Site Description

The site is located at 960A Bourke Street, Zetland and is located within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney CBD and within immediate proximity of the Green Square Railway Station. The site forms the northern component of the Mirvac HDA proposal, consisting of one lot which is legally described as Lot 6, DP 1199427. An aerial photo of the site is shown at **Figure 1** below.

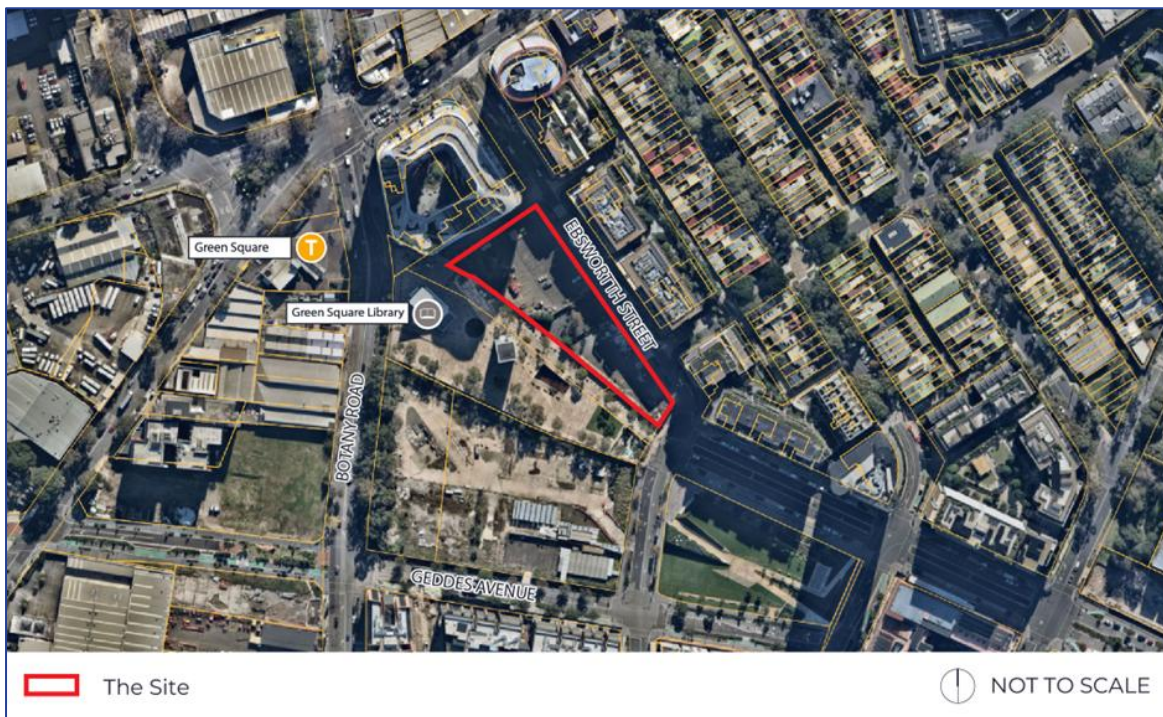


Figure 1 Site Aerial

Source: Nearmap, Colliers

3.2.1 Site Visit Observations

A site visit was undertaken on 29 November 2025 mid-afternoon 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 boarded up with hoarding surrounding the boundaries clearly denoting Mirvac's ownership and the intention of future development of the site.
- A landscaped through site link (Small Lane) is provided to allow for access between Ebsworth Street and the Green Square Plaza.
- Several businesses, primarily food and dining establishments, as well as a supermarket, operate along Ebsworth Street, Paul Street, and Zetland Avenue.
- The surrounding land use is characterised by a mix of uses including a library and community facility, new high density mixed-use residential, retail and serviced apartment uses, together with previous low scale light industrial and business premises.
- The site experiences medium to high pedestrian traffic around the station during peak periods due to its proximity to Green Square train station but is generally quiet throughout the day.
- The northwestern frontage of the site adjoins the Infinity by Crown Group building - a high-rise residential and serviced apartment development - which utilises a loading dock accessed via Tweed Place through Ebsworth Road.



Figure 2 The site viewed from Paul St and Zetland Ave



Figure 3 The site viewed from Ebsworth St



Figure 4 Temporary through site link from Ebsworth St to Green Square Plaza via Small Lane



Figure 5 Businesses along Ebsworth St



Figure 6 The site from Tweed Place

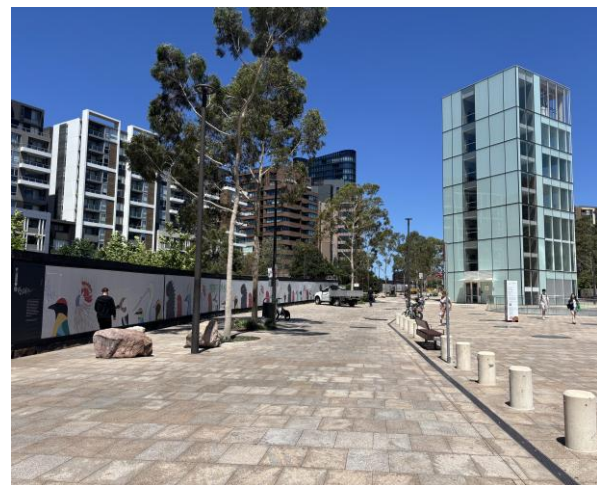


Figure 7 The site, adjacent to Green Square Library

4.0 Social Context

4.1 Strategic Policy Review

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	<ul style="list-style-type: none"> As part of its commitment to the National Housing Accord, the NSW Government has set a target to deliver 377,000 new, well-located homes across the state by 2029. The Housing Strategy is a 20-year framework guiding the scale, location, and diversity of future housing across local government areas. It outlines the City's priorities, objectives, and actions for housing delivery through to 2036, covering private market housing, social housing, affordable rental housing, and non-private housing such as student accommodation and boarding houses. The City is projected to grow by 56,000 new dwellings by 2036 and has capacity to accommodate an additional 57,000 homes—including student housing—supporting a population increase of approximately 115,000 people. A key priority is to ensure new housing is located near infrastructure, employment hubs, open space, and public transport to support high-density living and enhance urban liveability (Housing Strategy, p.5). The Strategy promotes housing diversity and aims to expand the supply of affordable rental housing. Between 2027 and 2036, the City targets the delivery of 5,428 additional affordable homes, contributing to a broader goal of 7.5% of all housing being affordable rental stock, as outlined in the Sustainable Sydney 2030–2050 Strategy (Housing Strategy, p.13). Specifically pertaining to the Green Square area, the 2013 Public Domain Strategy anticipated 6,750 residents and 7,600 workers within the Town Centre, supported by 330,800 m² of residential floor space and high-density housing above retail and civic spaces (p. 13, 28, 31). 	<ul style="list-style-type: none"> National Housing Accord (Australian Government, 2022) Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) Green Square Town Centre Public Domain Strategy (CoS, 2013)
Increasing diversity and choice in housing	<ul style="list-style-type: none"> The <i>Housing for All Strategy</i> outlines a long-term vision to deliver inclusive, diverse, and affordable housing across the City of Sydney. It emphasizes the importance of responding to demographic shifts, evolving household needs, and affordability pressures through a range of targeted actions The Strategy promotes a balanced mix of studio, one-, two-, and three-bedroom dwellings to meet the needs of singles, couples, families, and multigenerational households. This diversity is key to improving affordability and ensuring housing supply reflects the changing composition of the population Recognising the growing demand for secure rental housing, the City supports build-to-rent developments as a way to offer long-term tenure stability, professional management, and increased rental supply—particularly in high-demand urban areas With a rising proportion of older residents, the Strategy prioritizes universally designed, accessible, and adaptable housing to 	<ul style="list-style-type: none"> Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) Green Square Town Centre Public Domain Strategy (CoS, 2013)

Policy theme	Key implications for the site and assessment	Source
	<p>support ageing in place. This includes homes that can accommodate changing mobility and care needs, enabling seniors to remain in their communities with dignity and independence</p> <ul style="list-style-type: none"> The site is located within the designated 'Activity Precinct', a vibrant hub designed for communal activities such as play, learning, cultural events, and public transport access. The adjacent Civic Place is to be framed by retail and dining options, with high-density residential development positioned above this lively core. 	
Social, cultural and community vibrancy	<ul style="list-style-type: none"> 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). Specifically pertaining to the Green Square area, objectives of the public domain is to create inclusive spaces for children, older people, low-income groups, and people with disabilities (Public Domain Strategy, p. 15) The site is adjacent to Green Square Civic Place which is positioned to be the "social and cultural heart" with library, plaza, and event infrastructure (Public Domain Strategy, pp. 27–28, 56). Encourages mixed-use development and community facilities (childcare, cultural spaces), supporting diverse lifestyles (CoS 2013, p. 5–6). 	<ul style="list-style-type: none"> 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). Green Square Town Centre Public Domain Strategy (CoS, 2013) Green Square Community Floorspace Guidelines 2013 (CoS, 2013)

4.2 Social Locality Definition

This scoping study uses the following social localities, as shown in **Figure 8** and **Figure 9**.

Table 2 Social localities for assessment

Study Area	Relevance to SIA	Definition in this SIA
Primary Social Locality (PSL)	<ul style="list-style-type: none"> Likely to be localised social impacts relating to the immediate surrounds of the site, for example impacts associated with the construction of new buildings (i.e., amenity values, access, noise, air quality) Longer term impacts such as potential noise, light, traffic and/or increased activity in the area may occur within the close proximity to the proposed development 	<ul style="list-style-type: none"> Incorporates the immediate residents, businesses and other facilities most likely to experience direct impacts during construction, as well as operational impacts. We propose the primary social locality to be the suburb of Zetland where the Subject Site is located – which will be the proxy for local demographics. However, in practice an informal radius 500m from the project boundaries will also be considered when discussing impacts.
Secondary Social Locality (SSL)	<ul style="list-style-type: none"> Understand the broader impacts and benefits that the proposed development will likely have on the surrounding community 	<ul style="list-style-type: none"> Defined using the local government area boundary for City of Sydney LGA.

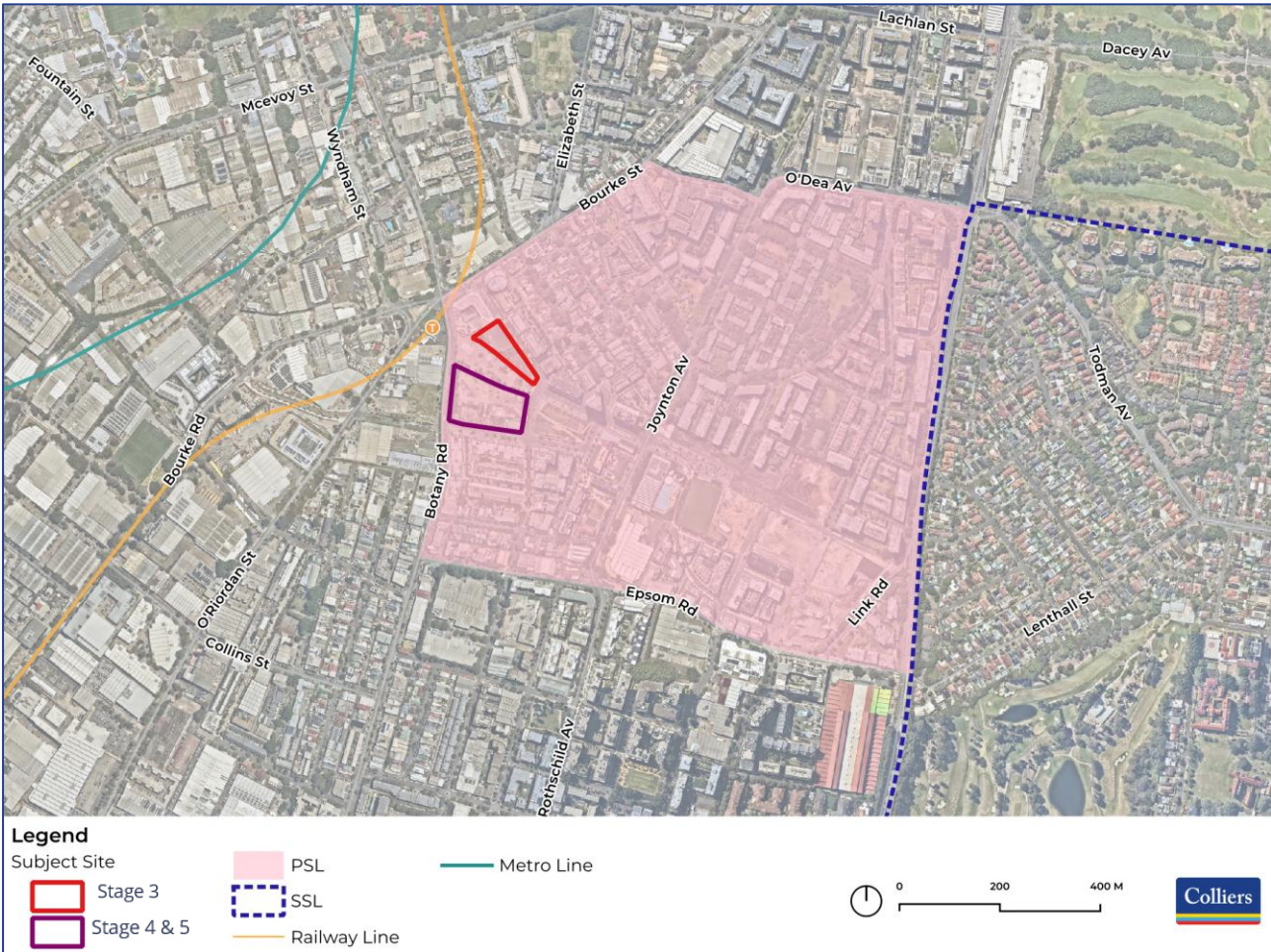


Figure 8 Primary Social Locality

Source: Nearmap, QGIS, Colliers








Figure 9 Secondary Social Locality


Source: Nearmap, QGIS, Colliers

4.3 Community Profile

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

Table 3 Community Profile

Category	Key findings
 <p>Population and age structure</p>	<p>The PSL has a younger population compared to the SSL and Greater Sydney</p> <ul style="list-style-type: none"> The PSL has a median age of 30.3 years, indicating a younger demographic profile compared to both the SSL at 33.3 years and Greater Sydney overall at 37.3 years. This younger age profile in the PSL is largely attributed to a significant proportion of residents aged between 25-34 years that make up 43.1% of the population.
 <p>Household and family characteristics</p>	<p>Couple only family households and group households make up a significant share of households.</p> <ul style="list-style-type: none"> The PSL largely comprises of smaller households including couple only (35.3%) and lone person (31.8%) households compared to 30.2% and 41.1% for these households in the SSL and 24.5% and 23.3% for these households across Greater Sydney. Group households make up 15.2% of household type in the PSL higher than the SSL (11.6%) and Greater Sydney (4.1%).
 <p>Cultural and linguistic diversity</p>	<p>More residents in the PSL were born overseas predominantly from English speaking nations compared to those in the SSL and Greater Sydney.</p> <ul style="list-style-type: none"> The PSL has a lower share of Aboriginal and Torres Strait Islander people at 0.9% compared to 1.5% in the SSL and 1.8% in Greater Sydney. In the PSL some 64.6% were born overseas compared to the SSL where 51.5% were born overseas and Greater Sydney where 38.9% were born overseas. The PSL has a significantly lower share of Australian born residents at 35.4% compared to the SSL (48.5%) and Greater Sydney (61.1%)
 <p>Income and employment</p>	<p>Relatively affluent income profile in the PSL</p> <ul style="list-style-type: none"> Residents in the PSL have a median annual household income of \$113,720, slightly lower than the SSL at \$114,250 and higher than Greater Sydney at \$108,750. The PSL has a higher individual income at \$66,000 compared to \$64,700 in the SSL and \$45,930 in Greater Sydney. A significant share of PSL residents are employed in Professional, scientific and technical services (17.8%) and Health care and social assistance (11.7%)
 <p>Dwellings and tenure</p>	<p>High density dwellings are the most common dwelling type across the PSL. The PSL also has a high proportion of rented dwellings.</p> <ul style="list-style-type: none"> Flats, units and apartments comprise of 92.7% of all dwelling types in the PSL compared to 78.9% in the SSL and 30.7% in Greater Sydney. Low to medium density dwellings including separate houses and semi-detached dwellings make up a significantly smaller share of dwelling types in the PSL. The PSL 71.1% of household living in rented dwellings compared to 65.0% in the SSL and 36.1% in Greater Sydney. The PSL has an average household size of 2.0 persons per household compared to 1.9 persons per household in the SSL and 2.7 persons per household in Greater Sydney.

Category	Key findings
 <p>Socio-economic advantage/ disadvantage</p>	<p>The PSL has a relatively advantaged socio-economic community</p> <ul style="list-style-type: none"> The PSL has high socio-economic status and is in the top 10% of all suburbs for Relative Socio-economic Advantage and Disadvantage. City of Sydney is also a high socio-economic LGA as it is in the top 10% of all LGAs for Relative Socio-economic Advantage and Disadvantage.

5.0 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 4**).

Table 4 Social Impact Significance Matrix

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

Source: NSW DPHI 2025, Technical Supplement - Social Impact Assessment Guideline for State Significant Projects.

5.1 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 – concentrated in and near the PSL:

- Green Square Library
- Adjacent businesses located along Botany Road, Ebsworth Street, Bourke Street, Geddes Avenue, Zetland Avenue, and Paul Street
- Immediate residential neighbours on Botany Road, Ebsworth Street, Bourke Street, Geddes Avenue, Zetland Avenue, and Paul Street
- Nearby development currently under construction at 499 Botany Road, Zetland
- Green Square Public School.

Other local stakeholders (within the PSL and broader SSL):

- Existing residents of Green Square/Zetland and surrounding suburbs.
- City of Sydney LGA residents.

Future stakeholders (relevant to the PSL and SSL):

- 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.

5.2 Social impact scoping study

5.2.1 Sites 7, 17 and 18 – Build to Rent

Table 5 Scoping Study

Potential Impact	Social Factors	Initial Assessment		Impact dimensions (likelihood, duration, experience)	Project Responses Suggested project responses
		Key impacted communities	Relevant context		
<p>Increased supply of rental housing in a good location near transport and existing amenities</p> <p>Up to 500 BTR apartments. The proposal includes a mix of Studio, 1, 2 and 3-bedrooms which can cater to the PSL.</p>	<ul style="list-style-type: none"> Accessibility Livelihoods Way of life 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> The City of Sydney Local Housing Strategy (CoS, 2020) promotes diverse dwelling mix and affordable rental supply, it targets 5,428 additional affordable homes by 2036. The City supports build-to-rent developments as a way to offer long-term tenure stability, professional management, and increased rental supply—particularly in high-demand urban area The site is situated adjacent to Green Square Station and Green Square Civic Place, aligning with Council's priority to ensure new housing is located near infrastructure, employment hubs, open space, and public transport to support high-density living and enhance urban liveability. Consultation with community reflected a strong desire for clarity on housing mix and number of occupants per apartment (Engagement Report prepared by Colliers Urban Planning, Dec 2025) 	<p>Almost Certain/Moderate = High (positive)</p>	<ul style="list-style-type: none"> Deliver a balanced mix of studios, 1-, 2-, 3-bed units reflecting PSL household profile Aligned with the Treasurer's Guidelines, lease terms at of least 6 months to 5 years to BTR residents to provide greater housing security for residents. Ensure LIV Mirvac implement that offering pet-friendly policies, and minor interior customisation to enhance tenure security and wellbeing
<p>Provision of affordable housing in central location, within the context of Sydney housing being highly unaffordable and a national housing affordability crisis</p> <p>60 residential housing apartments will be provided and managed by LIV Mirvac, and its National Community Housing provider partner (NAH) in-perpetuity.</p>	<ul style="list-style-type: none"> Accessibility Livelihoods Way of life 	<ul style="list-style-type: none"> Key workers seeking affordable rental housing. Low- to moderate-income households. Future residents of the site. 	<ul style="list-style-type: none"> Affordable housing provision aligns with Sustainable Sydney 2030–2050 and National Housing Accord priorities for well-located, secure rental housing near transport and amenities. City of Sydney Housing Strategy targets 5,428 additional affordable homes by 2036 and aims for 7.5% of all housing to be affordable rental stock. Median age is 30.3 years, with 43.1% aged 25–34 - typically a cohort with higher rental demand and affordability pressures. While incomes are higher than Greater Sydney, the area attracts diverse households, including group households (15.2%) and lone-person households (31.8%), which often face affordability challenges. This is supported by finding of community consultation, where there was a strong preference for affordable housing over student accommodation and desire for clarity on allocation and eligibility (Engagement Report prepared by Colliers Urban Planning, Dec 2025) 	<p>Almost Certain/Moderate = High (positive)</p>	<ul style="list-style-type: none"> Affordable housing to be professionally managed by a LIV Mirvac, and its National Community Housing provider partner (NAH) Monitor and report delivery of affordable housing commitments in annual compliance statements.
<p>Employment opportunities in construction and operation</p>	<ul style="list-style-type: none"> Livelihoods 	<ul style="list-style-type: none"> Construction workforce Future retail workers and small businesses Nearby existing businesses benefiting from secondary spend. 	<ul style="list-style-type: none"> Proposal will deliver new retail floorspace which will provide 60 direct FTE jobs and 20 indirect FTE jobs employment opportunities for workers in the childcare industry. Proposal will directly support around 450 direct Full-Time Equivalent (FTE) jobs and 1,490 indirect FTE jobs. . Indirect economic benefits will also extend to local businesses patronised by construction workers. Employment opportunities in retail and construction are not likely to benefit residents, who are more likely to work in professional, scientific and technical services and financial and insurance services (Section 4,3). Jobs are in a central and well-connected location, providing convenient access to employment opportunities for workers commuting from other areas of Sydney. 	<p>Likely/Moderate = High (positive)</p>	<ul style="list-style-type: none"> Seek local procurement opportunities to enhance local economic benefit. Advertise roles through local channels and with JobActive/CHPs; schedule deliveries/work hours to maintain access to existing businesses. Provide workforce code of conduct and induction on local amenity expectations.
<p>Retail offerings at ground floor to support placemaking and character outcomes and encourage social connection and cohesion</p> <p>The inclusion of 1,800 sqm of retail spaces on Level 1 (ground) and Level 2 enhance activation along Ebsworth Street and Paul Street</p>	<ul style="list-style-type: none"> Livelihoods Community Culture 	<ul style="list-style-type: none"> Existing residents of Green Square/Zetland and surrounding suburbs. City of Sydney LGA residents. Small business looking for retail space in the local area. Future residents, employees and visitors to the site. 	<ul style="list-style-type: none"> Public Domain Strategy positions Green Square Civic Place as the “social and cultural heart” with inclusive spaces for children, older people, low-income groups and people with disabilities (Public Domain Strategy, p. 15) Mixed-use development and retail activation encouraged to support diverse lifestyles (CoS 2013, p. 5–6). Strong support for public domain improvements, retail frontage, and pedestrian-friendly spaces with strong demand for essential services (chemist, post office, newsagent) and specialty stores (boutiques, butchers, grocers) Community members request more diverse dining options and sit-down restaurants, need for adequate car parking for retail customers Concerns about wind tunnel effect near Ebsworth and Paul Streets and amenity of outdoor dining. (Engagement Report prepared by Colliers Urban Planning, Dec 2025) 	<p>Almost certain/Moderate = High (positive)</p>	<ul style="list-style-type: none"> Any retail/activation plan for the areas should prioritise local operators and everyday services (e.g., grocer, pharmacy, cafés); Incorporate universal design for accessibility Consideration of curated public art and seating in laneways/edges Consider how the development will contribute to programming of community events in coordination with the Library/Council to reinforce social connection. Provide wind mitigation measures in design

<p>Increased pressure on local transport and social infrastructure due to the growing population</p> <p>The proposal comprises 511 BTR dwellings. Due to the household occupancy rate 2.0 persons, there could be up to 1,022 residents living on site (Economic Impact Assessment), which may place additional pressure on local social infrastructure and public transport.</p>	<ul style="list-style-type: none"> • Accessibility 	<ul style="list-style-type: none"> • Existing residents of Zetland/Green Square and surrounding suburbs. • City of Sydney LGA residents. • Future residents of the site. 	<ul style="list-style-type: none"> • The Proposal will increase the local population with the additional of up to ~500 BTR dwellings. • Given the current characteristics of Green Square/Zetland and the City of Sydney LGA more broadly, it is likely that the some of the incoming population will be younger couples without children or singles. Nevertheless, the population will still require access to local parks and other social infrastructure like community spaces and libraries. • Consultation feedback found residents were concerned about traffic management near parks and congestion with new developments. (Engagement Report prepared by Colliers Urban Planning, Dec 2025) 	<p>Possible/Moderate = Medium (negative)</p>	<ul style="list-style-type: none"> • Coordinate with City of Sydney/DPHI on contributions and staging to align with capacity and provision of transport and social infrastructure. • Implement travel demand mitigation measures including limited parking, end-of-trip facilities, and wayfinding to encourage active and public transport usage as described in the Green Travel Plan submitted with the SSDA. • Explore on-site community room and partnerships with childcare/health providers.
<p>Temporary disruption to daily routines during construction and amenity impacts related to construction</p> <p>Nearby residents and businesses may be impacted by construction activities, including patrons of the Green Square Library and parents and children of Green Square Public School.</p>	<ul style="list-style-type: none"> • Surroundings • Accessibility • Way of life • Health and wellbeing 	<ul style="list-style-type: none"> • Patrons of Green Square Library (sensitive receivers) • Green Square Public School (sensitive receivers) • Commuters using Green Square Station • Adjacent businesses located along Botany Road, Ebsworth Street, Bourke Street, Geddes Avenue, Zetland Avenue, and Paul Street • Immediate residential neighbours on Botany Road, Ebsworth Street, Bourke Street, Geddes Avenue, Zetland Avenue, and Paul Street • Existing residents of Green Square/Zetland and surrounding suburbs. 	<ul style="list-style-type: none"> • The site is located in a dense, urban environment with high pedestrian activity and narrow streets, causing sensitivity to noise, vibration, dust, traffic and station access changes. (Section 3.5). • The site's proximity to Green Square Library - largely underground and designed as a quiet space - means patrons will be sensitive receivers and may be disrupted by noise and vibration during bulk earthworks and excavation phases. • Engagement findings indicated community members are concerned about prolonged construction timelines, noise, vibration, and traffic disruptions during construction. • People who work nearby, including those who work from home, people who work night shifts, and those with long-term health conditions may be more impacted by construction amenity impacts. • Construction is anticipated to take approximately 30 months commencing from Q1 2027. 	<p>Almost certain/moderate = High (negative)</p>	<ul style="list-style-type: none"> • Implement Construction Management Plan with protocols for pedestrian and vehicle safety. • Implement a complaints management system during construction to ensure residents have a process to report issues. • Communications to keep library management and nearby residents and business informed, particularly noisy activities or vehicle access impacts.

6.0 Conclusion

This social impact assessment scoping study has been undertaken to identify any potential social impacts and project responses because of the construction of three mixed-use Build-to-Rent buildings at 960A Bourke Street proposed under the HDA process.

The scoping assessment has found positive social impacts, and some negative impacts related to the increase in density, population uplift and public domain impacts 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:

- Desire for clarity on housing mix and number of occupants per apartment.
- Support for public domain improvements, retail frontage and pedestrian-friendly spaces.
- Traffic management near parks and potential congestion with new developments.
- Questions regarding construction timelines and management of acoustic impacts and vibration noise.

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