



# Environmental Impact and Rezoning Statement

## Green Square Town Centre– Sites 8 and 19

411 Botany Road and 6 Geddes Avenue, Zetland

Submitted to Department of Planning Housing and Infrastructure  
on behalf of Mirvac Green Square Pty Limited

Prepared by Colliers Urban Planning

19 February 2026 | 2240198



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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# Contents

|                                                                  |    |
|------------------------------------------------------------------|----|
| Signed Declaration .....                                         | 11 |
| Summary.....                                                     | 12 |
| The Site and Context.....                                        | 12 |
| Alternatives Considered .....                                    | 13 |
| The Proposal.....                                                | 14 |
| Engagement.....                                                  | 16 |
| Design Excellence.....                                           | 16 |
| Strategic Context .....                                          | 17 |
| Statutory Context .....                                          | 17 |
| Environmental Impacts and Mitigation Measures .....              | 18 |
| Conclusion and Justification.....                                | 18 |
| 1.0 Introduction .....                                           | 19 |
| 1.1 The Applicant .....                                          | 20 |
| 1.2 Overview of Proposed Development.....                        | 20 |
| 1.3 Objectives of the Development .....                          | 20 |
| 1.4 Background .....                                             | 21 |
| 1.5 Housing Delivery Authority and National Housing Accord ..... | 21 |
| 1.6 Prior Approvals.....                                         | 22 |
| 1.7 Early Works SSDA .....                                       | 23 |
| 1.8 Restrictions or Covenants .....                              | 23 |
| 2.0 Strategic Context .....                                      | 24 |
| 2.1 Site Location and Context .....                              | 24 |
| 2.2 Strategic Planning Context.....                              | 28 |
| 2.3 Cumulative Impacts .....                                     | 29 |
| 2.4 Project Agreements.....                                      | 30 |
| 2.5 Development Contributions .....                              | 31 |
| 2.6 Analysis of Alternatives.....                                | 32 |
| 3.0 Project Description.....                                     | 33 |
| 3.1 Project Overview .....                                       | 33 |
| 3.2 Key Project Information.....                                 | 34 |
| 3.3 Design Principles .....                                      | 35 |

|      |                                                                 |    |
|------|-----------------------------------------------------------------|----|
| 3.4  | Designing with Country .....                                    | 37 |
| 3.5  | Precinct Layout and Built Form .....                            | 38 |
| 3.6  | Public Domain.....                                              | 39 |
| 3.7  | Site Access.....                                                | 40 |
| 3.8  | Affordable Housing .....                                        | 41 |
| 3.9  | Site 8A and 8C.....                                             | 42 |
| 3.10 | Site 8B and 8D .....                                            | 46 |
| 3.11 | Site 19A and 19B .....                                          | 49 |
| 3.12 | Basement .....                                                  | 53 |
| 3.13 | Parking.....                                                    | 53 |
| 3.14 | Site Preparation.....                                           | 54 |
| 3.15 | Site Servicing and Utilities .....                              | 55 |
| 3.16 | ESD Infrastructure.....                                         | 56 |
| 3.17 | Civil and Stormwater Infrastructure .....                       | 56 |
| 3.18 | Staging and Delivery .....                                      | 56 |
| 3.19 | Subdivision.....                                                | 56 |
| 4.0  | Proposed Rezoning Amendments.....                               | 59 |
| 4.1  | Objectives and Intended Outcomes .....                          | 59 |
| 4.2  | Explanation of provisions.....                                  | 59 |
| 5.0  | Justification of Strategic and Site-Specific Merit .....        | 61 |
| 5.1  | Strategic Merit .....                                           | 61 |
| 5.2  | Site-Specific Merit.....                                        | 71 |
| 6.0  | Statutory Context .....                                         | 73 |
| 6.1  | Power to Grant Approval.....                                    | 73 |
| 6.2  | Permissibility.....                                             | 73 |
| 6.3  | Other Approvals .....                                           | 74 |
| 6.4  | Pre-Conditions to Exercising the Power to Grant Consent .....   | 75 |
| 6.5  | Mandatory Matters for Consideration.....                        | 76 |
| 7.0  | Stakeholder Engagement .....                                    | 83 |
| 7.1  | Engagement Carried Out.....                                     | 83 |
| 7.2  | Stakeholder Views.....                                          | 85 |
| 7.3  | Project Specific Design Review Panel.....                       | 87 |
| 7.4  | DPHI Engagement and Agencies consulted Prior to Lodgement ..... | 88 |
| 7.5  | Engagement to be Carried Out.....                               | 88 |

|      |                                                   |     |
|------|---------------------------------------------------|-----|
| 8.0  | Assessment of Impacts .....                       | 89  |
| 8.1  | Built Form and Urban Design .....                 | 89  |
| 8.2  | Land Use.....                                     | 90  |
| 8.3  | Design Excellence.....                            | 93  |
| 8.4  | Environmental Amenity .....                       | 95  |
| 8.5  | Residential Amenity .....                         | 100 |
| 8.6  | Trees and Landscaping.....                        | 105 |
| 8.7  | Traffic and Transport .....                       | 106 |
| 8.8  | Noise and Vibration .....                         | 108 |
| 8.9  | Flooding.....                                     | 113 |
| 8.10 | Waste Management.....                             | 114 |
| 8.11 | Ground and Water Conditions.....                  | 118 |
| 8.12 | Water Cycle Management.....                       | 119 |
| 8.13 | Social Impact.....                                | 120 |
| 8.14 | Economic Impact.....                              | 121 |
| 8.15 | Other Impacts.....                                | 123 |
| 9.0  | Project Justification.....                        | 127 |
| 9.1  | Design of the Proposed Development .....          | 127 |
| 9.2  | Consistency with Strategic Context.....           | 127 |
| 9.3  | Consistency with the Statutory Requirements ..... | 127 |
| 9.4  | Likely Impacts of Development .....               | 129 |
| 9.5  | Suitability of the Site .....                     | 129 |
| 9.6  | Public Interest.....                              | 130 |
| 10.0 | Conclusion.....                                   | 131 |

## Figures

|          |                                                                                                     |    |
|----------|-----------------------------------------------------------------------------------------------------|----|
| Figure 1 | Green Square Town Centre Illustrative Masterplan (Sites 3, 4 and 5) (Site Outlined in Orange) ..... | 13 |
| Figure 2 | Sites 8A-D and 19A-B Aerial .....                                                                   | 13 |
| Figure 3 | Precinct Aerial.....                                                                                | 15 |
| Figure 4 | Geddes Avenue and Paul Street Intersection .....                                                    | 15 |
| Figure 5 | Design team for Stage 3 (left) and Stage 4/5 (right) .....                                          | 16 |
| Figure 6 | Green Square Town Centre Illustrative Masterplan (Sites 3, 4 and 5) (Site Outlined in Orange) ..... | 21 |
| Figure 7 | Site Context Map .....                                                                              | 24 |

|           |                                                                                 |    |
|-----------|---------------------------------------------------------------------------------|----|
| Figure 8  | Green Square Town Centre and Development Parcels (Site Shown in Blue)           | 25 |
| Figure 9  | Sites 8A-D and 19A-B Aerial                                                     | 26 |
| Figure 10 | Photographs of the surrounding development context                              | 28 |
| Figure 11 | Voluntary Planning Agreement Land Dedications and Easements – Stage 4           | 31 |
| Figure 12 | Voluntary Planning Agreement Land Dedications and Easements – Stage 5           | 31 |
| Figure 13 | Precinct Aerial                                                                 | 33 |
| Figure 14 | Geddes Avenue and Paul Street Intersection                                      | 34 |
| Figure 15 | Macro urban design principles                                                   | 36 |
| Figure 16 | Micro urban design principles                                                   | 36 |
| Figure 17 | Plaza response urban design principles                                          | 37 |
| Figure 18 | Precinct Layout Plan                                                            | 38 |
| Figure 19 | Barker Street and Woolpack Street – Typical Sections                            | 39 |
| Figure 20 | Proposed Hinchcliffe – Typical Section                                          | 39 |
| Figure 21 | Proposed Public Domain Plan                                                     | 40 |
| Figure 22 | Site Access Plan                                                                | 41 |
| Figure 23 | Loading Dock Plan                                                               | 41 |
| Figure 24 | Façade and Materiality – Site 8A (left) and 8C (right)                          | 43 |
| Figure 25 | Ground floor Plan - Site 8A (left) and Site 8C (right)                          | 44 |
| Figure 26 | Typical floor Plan Level 2 – 9 - Site 8A (left) and Site 8C (right)             | 46 |
| Figure 27 | Proposed Materiality – Site 8B (left) and Site 8D (right)                       | 47 |
| Figure 28 | Proposed Ground Floor Plan – Site 8B (left) and Site 8D (right)                 | 48 |
| Figure 29 | Proposed Materiality Site 19A (left) and Site 19B (right)                       | 50 |
| Figure 30 | Proposed Ground Floor Plan 19A (upper) and Site 19B (lower)                     | 51 |
| Figure 31 | Basement layout plan – Level 1                                                  | 53 |
| Figure 32 | Tree Removal Plan                                                               | 54 |
| Figure 33 | Combined Services Plan                                                          | 55 |
| Figure 34 | Plan of Subdivision - Subdivision 1                                             | 57 |
| Figure 35 | Plan of Subdivision - Subdivision 2                                             | 58 |
| Figure 36 | Plan of Subdivision - Subdivision 3                                             | 58 |
| Figure 37 | Evolution of Proposed Massing and Built Form                                    | 90 |
| Figure 38 | Proposed Ground Level Activation                                                | 93 |
| Figure 39 | Shadow Diagrams – Winter Solstice at hourly intervals                           | 95 |
| Figure 40 | Surrounding residential properties selected for detailed overshadowing analysis | 96 |
| Figure 41 | Viewpoint 1: Green Square Station – Existing (left) and Proposed (right)        | 98 |
| Figure 42 | Viewpoint 2: The Drying Green – Existing (left) and Proposed (right)            | 98 |

|           |                                                                      |     |
|-----------|----------------------------------------------------------------------|-----|
| Figure 43 | Viewpoint 3: Botany Toad – Existing (left) and Proposed (right)..... | 99  |
| Figure 44 | Proposed outdoor communal open space .....                           | 102 |
| Figure 45 | Proposed approach to communal space in student accommodation .....   | 102 |
| Figure 46 | Acoustic and ventilation measures for Botany Road apartments.....    | 103 |
| Figure 47 | Design of circulation corridors for 8A and 8C.....                   | 105 |
| Figure 48 | Sensitive Receivers .....                                            | 109 |
| Figure 49 | Proposed OSD Locations (Outlined in Red) .....                       | 119 |
| Figure 50 | Expanded Retail Area (Site outlined in blue).....                    | 122 |

## Tables

|          |                                                                          |    |
|----------|--------------------------------------------------------------------------|----|
| Table 1  | Applicants Details .....                                                 | 20 |
| Table 2  | Existing Site Conditions .....                                           | 26 |
| Table 3  | Strategic Policy Drivers .....                                           | 29 |
| Table 4  | Surrounding Future Development .....                                     | 29 |
| Table 5  | Key Development Information .....                                        | 34 |
| Table 6  | Site 8A and 8C Dwelling Mix.....                                         | 44 |
| Table 7  | Site 8A and 8C Uses by Level .....                                       | 45 |
| Table 8  | Site 8B and 8D Dwelling Mix .....                                        | 48 |
| Table 9  | Site 8B and 8D Uses by Level .....                                       | 49 |
| Table 10 | Site 19A and 19B Dwelling Mix .....                                      | 51 |
| Table 11 | Site 19A and 19B Uses by Level .....                                     | 52 |
| Table 12 | Proposed amendments to the GSLEP .....                                   | 59 |
| Table 13 | Consistency with the GSRP directions .....                               | 62 |
| Table 14 | Consistency with Eastern City District Plan Direction .....              | 63 |
| Table 15 | Consistency with City Plan 2026 Local Strategic Planning Statement ..... | 64 |
| Table 16 | Consistency with City of Sydney Local Housing Strategy .....             | 65 |
| Table 17 | Consistency with objectives of GANSW's Better Placed .....               | 66 |
| Table 18 | Consistency with State Environmental Planning Policies .....             | 67 |
| Table 19 | Assessment of Section 9.1 Directions.....                                | 68 |
| Table 20 | Power to Grant Consent.....                                              | 73 |
| Table 21 | Permissibility.....                                                      | 73 |
| Table 22 | Other Approvals .....                                                    | 74 |
| Table 23 | Pre-Conditions to Exercising the Power to Grant Consent .....            | 75 |
| Table 24 | EP&A Act Compliance .....                                                | 76 |
| Table 25 | Summary of consistency with State Environmental Planning Policies .....  | 77 |

|          |                                                                                        |     |
|----------|----------------------------------------------------------------------------------------|-----|
| Table 26 | Assessment against the co-living non-discretionary standards of the Housing SEPP ..... | 77  |
| Table 27 | Assessment against GSLEP 2013 .....                                                    | 80  |
| Table 28 | Consultation Methods .....                                                             | 84  |
| Table 29 | Stakeholder Views .....                                                                | 85  |
| Table 30 | Assessment of Clause 6.9(4) .....                                                      | 93  |
| Table 31 | Overshadowing Impacts to Surrounding Properties .....                                  | 97  |
| Table 32 | Traffic modelling results – existing scenario .....                                    | 106 |
| Table 33 | Summary of Car Parking Provision .....                                                 | 107 |
| Table 34 | Measured Unattended and Attended Noise Monitoring Levels .....                         | 109 |
| Table 35 | Project Noise Trigger Levels .....                                                     | 110 |
| Table 36 | Predicted Structure Borne Noise Levels .....                                           | 111 |
| Table 37 | Vibration Dose Values .....                                                            | 111 |
| Table 38 | Construction Noise Criteria .....                                                      | 112 |
| Table 39 | Construction Noise Assessment .....                                                    | 112 |
| Table 40 | Demolition waste volumes and management .....                                          | 115 |
| Table 41 | Construction waste volumes and management .....                                        | 115 |
| Table 42 | Residential waste generation .....                                                     | 115 |
| Table 43 | Residential waste collection summary .....                                             | 116 |
| Table 44 | Commercial waste collection summary .....                                              | 116 |
| Table 45 | Student Accommodation and 8B Retail Waste Generation .....                             | 117 |
| Table 46 | Student Accommodation and Retail Waste Collection Summary .....                        | 117 |
| Table 47 | Residential and Retail Waste Generation Volumes .....                                  | 118 |
| Table 48 | OSD parameters .....                                                                   | 119 |
| Table 49 | MUSIC modelling results .....                                                          | 120 |
| Table 50 | Assessment of other impacts .....                                                      | 123 |

## Appendices

| Appendix                                            | Author                                                                 |
|-----------------------------------------------------|------------------------------------------------------------------------|
| A. SEARs and Rezoning Requirements Compliance Table | Colliers Urban Planning                                                |
| B. Architectural Plans                              | Mirvac Design, TZG and DKO                                             |
| C. Statutory Compliance Table                       | Colliers Urban Planning                                                |
| D. Mitigation Measures                              | Colliers Urban Planning                                                |
| E. Survey Plan                                      | Beveridge Williams                                                     |
| F. Draft Plan of Subdivision                        | Beveridge Williams                                                     |
| G. Civil Drawings                                   | AT&L                                                                   |
| H. Landscape Drawings                               | OCULUS                                                                 |
| I. Design Report and Verification Statements        | Mirvac Design, TZG,DKO and OCULUS                                      |
| J. Alternative Design Excellence Strategy           | Colliers Urban Planning                                                |
| K. Connecting with Country Framework                | Balarinji                                                              |
| L. Aboriginal Cultural Heritage Assessment Report   | Austral                                                                |
| M. Remediation Action Plan                          | JBS&G                                                                  |
| N. BDAR Waiver                                      | Department of Planning, Housing and Infrastructure, Land EcoConsulting |
| O. ESD Report                                       | NDY                                                                    |
| P. BASIX Certificates                               | NDY                                                                    |
| Q. Flood Impact and Risk Assessment                 | GRC Hydro                                                              |
| R. Heritage Impact Statement                        | Austral                                                                |
| S. Geotechnical Report                              | Douglas Partners                                                       |
| T. Engagement Report                                | Colliers Urban Planning                                                |
| U. Infrastructure and Utilities Assessment Report   | JHA Services                                                           |
| V. Detailed Site Investigation                      | JBS&G                                                                  |
| W. Site Audit Statement                             | Senversa                                                               |
| X. Wind Impact Assessment                           | RWDI                                                                   |
| Y. Transport Impact Assessment                      | PDC Consultants                                                        |
| Z. Response to Design Review Panel                  | Colliers Urban Planning                                                |
| AA. Visual Impact Assessment                        | Colliers Urban Planning                                                |
| BB. Arboricultural Impact Assessment                | Birds Tree Consultancy                                                 |
| CC. Noise and Vibration Impact Assessment           | Acoustic Logic                                                         |
| DD. Waste Management Plan                           | Urbis                                                                  |
| EE. Integrated Water Management Plan                | AT&L                                                                   |
| FF. Social Impact Assessment                        | Colliers Urban Planning                                                |
| GG. Economic Impact Assessment                      | Colliers Urban Planning                                                |
| HH. Historical Archaeological Assessment            | Austral                                                                |

|                                           |                         |
|-------------------------------------------|-------------------------|
| II. Accessibility Report                  | Architecture and Access |
| JJ. Aviation Report                       | Strategic Air           |
| KK. Natural Ventilation Assessment Report | RWDI                    |
| LL. Groundwater Impact Assessment         | Douglas Partners        |
| MM. Draft 88B Instrument                  | Cors                    |
| Under Separate Cover                      |                         |
| Estimated Development Cost                | Mirvac                  |
| Owners Consent                            | Mirvac                  |

# Signed Declaration

| Project Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|
| Project Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Green Square HDA Scheme – Sites 8 and 19                                            |                      |
| Application Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SSD-84322496                                                                        |                      |
| Land to be Developed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Lot 11 and 12 in DP 1225135                                                         |                      |
| Applicant Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |                      |
| Applicant Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Mirvac Green Square Pty Ltd                                                         |                      |
| Applicant Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 200 George Street Sydney, New South Wales, 2000                                     |                      |
| Prepared By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |                      |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Charlotte Warnant                                                                   | Mercedes Janecek     |
| Qualifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | B.Plan (MQU)                                                                        | B.Plan (Hons) (UNSW) |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Level 4, 180 George Street, Sydney NSW 2000                                         |                      |
| Declaration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |                      |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Tim Ward                                                                            |                      |
| Qualifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Bachelor of Science, Masters of Environmental Management                            |                      |
| Registration Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | R80023                                                                              |                      |
| Organisation Registered With                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CENVP                                                                               |                      |
| <p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none"><li>• has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021;</li><li>• contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates;</li><li>• does not contain information that is false or misleading;</li><li>• addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;</li><li>• identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;</li><li>• has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement;</li><li>• contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development;</li><li>• contains a consolidated description of the project in a single chapter of the EIS;</li><li>• contains an accurate summary of the findings of any community engagement; and</li><li>• contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.</li></ul> |                                                                                     |                      |
| Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                      |
| Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 18 February 2026                                                                    |                      |

# Summary

## Overview

This Environmental Impact and Rezoning Statement (Report) has been prepared by Colliers Urban Planning on behalf of Mirvac Green Square (the applicant) in support of a State Significant Development Application (SSDA) and Combined Rezoning Application under the Housing Delivery Authority (HDA) Pathway (SSD-84322496). This Report is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for the proposed development of Site 8 and 19 of the Green Square Town Centre including the construction of five mixed-use residential buildings and one mixed-use student accommodation building on land at 411 Botany Road and 6 Geddes Avenue, Zetland (the site).

The NSW State Government has agreed to a National Housing Accord with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over 5 years by July 2029 under the Accord. To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government established the HDA. The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as State Significant Development (SSD) with a concurrent rezoning if required. This process aims to improve consistency in planning decisions and speed up assessment alongside providing high quality housing.

The proposed development was declared to be 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.

This application relates to Site 8 and 19 of the Mirvac Green Square Town Centre (GSTC) redevelopment, which together with Site 17 and 18 (subject to a separate application) will bookend the northern and southern edges of the Green Square Plaza. The Site 8 and 19 proposal will provide 800 dwellings and 514 student accommodation rooms, delivering much needed housing in a highly accessible location in Sydney.

In addition, the site builds on the long planning history of GSTC and will provide a development that encloses the southern edge of the Green Square Plaza with a high-quality built form outcome. The site is subject to an existing Voluntary Planning Agreement (VPA) benefiting the City of Sydney that sets out the dedication of public domain elements including three new streets and easements for public access along the site frontage with the Green Square Plaza. Along with the much-needed contribution to housing, the proposal will deliver a high-quality network of public open spaces integrating with the existing Green Square Plaza and surrounding network of roads and public open spaces.

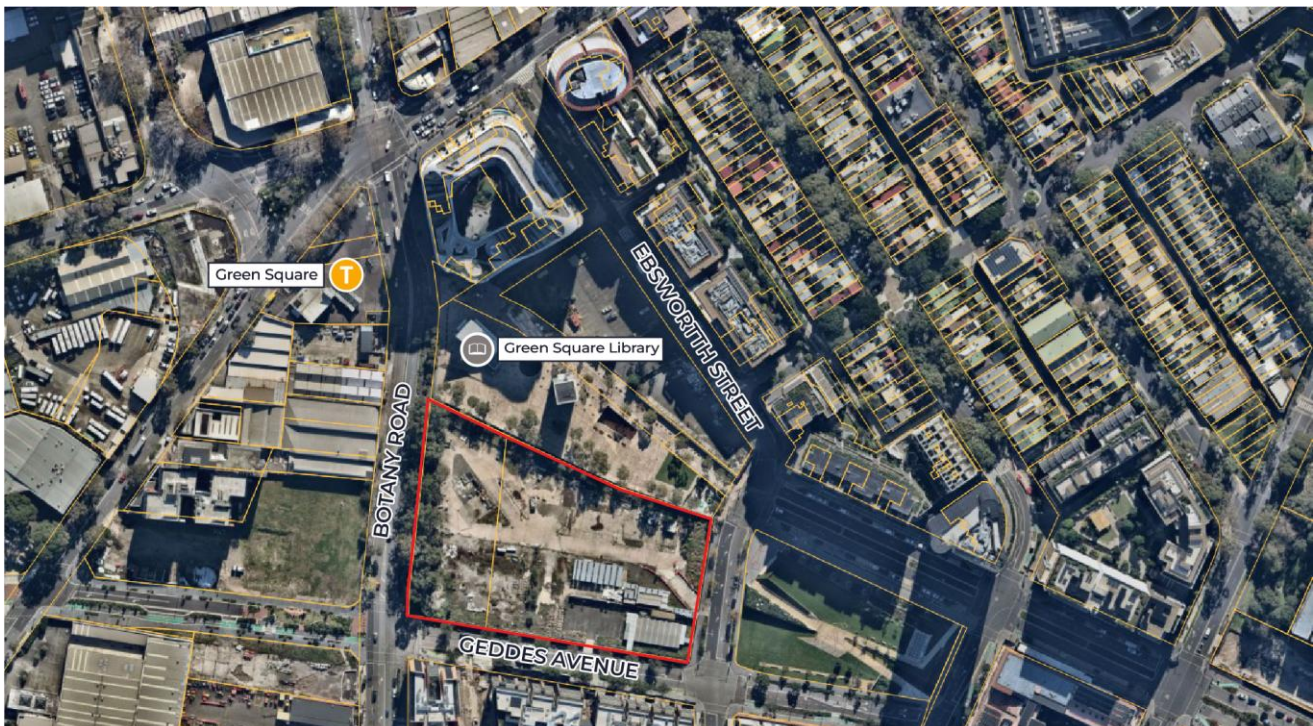
## The Site and Context

The site is located at 411 Botany Road and 6 Geddes Avenue, Zetland within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney Central Business District (CBD) and 2km southwest of Moore Park. Green Square railway station is located adjacent to the Green Square library and public plaza, which is located directly northwest of Site 8 and 19.



**Figure 1** Green Square Town Centre Illustrative Masterplan (Sites 3, 4 and 5) (Site Outlined in Orange)

Source: Mirvac



 The Site

 NOT TO SCALE

**Figure 2** Sites 8A-D and 19A-B Aerial

Source: Nearmap, Colliers Urban Planning edits.

## Alternatives Considered

During the design process of the proposed development, feasible alternative options for the site were explored. This included the following:

- Do Nothing – Leave the site as it currently exists, where the site is unoccupied, under-utilised and does not contribute to the strategic vision of the area and will continue to detract from the public domain.
- Delaying the Development – The proposed development is delayed and would result in the project not meeting the required timeframe for lodgement and construction under the HDA pathway, therefore not meeting the objectives of the Housing Accord.
- Develop in accordance with existing planning controls – Developing the site in accordance with the current planning controls would not achieve the intended yield of the site and would result in less housing being provided, contrary to the objective of the HDA.
- Alternative Designs – A number of design options were explored prior to the HDA process and throughout the HDA design process. This includes the previous local DA (D/2016/1557). These schemes did not optimise housing supply in accordance with the objectives of the HDA and Housing Accord to deliver more housing in well-located areas.
- The Proposed Development – As described in this Report.

As such, it was determined that the feasible alternative options for the site do not represent the highest and best use nor the best overall outcome when compared against the proposed development, which is detail in the following section.

## The Proposal

This SSDA seeks consent for the construction of five mixed-use residential buildings and one mixed-use student accommodation building which will integrate residential, retail, resident amenity and public domain uses.

Specifically, this SSDA seeks approval for:

- Construction of the shared basement, incorporating waste collection servicing, loading zones, storage and 588 car spaces and bicycle spaces
- Construction of six mixed use buildings up to 29 storeys in height, comprising:
  - 800 Build to Sell dwellings including a variety of dwelling types including 1, 2, 3 and 4-bedroom apartments
  - 514 student housing units comprising a total of 711 beds.
  - Shared internal and external residential amenity space.
  - Non-residential floor space including retail, food and beverage tenancies, and residential lobbies.
- Public domain and landscaping improvements, including:
  - External pedestrian laneways, pathways and through-site links.
  - Tree removal, protection, new plantings and landscaping works.
  - Construction of new public road “Woolpack Street”, “Hinchcliffe Street” and “Barker Street”.
- Subdivision of land to be dedicated to Council and staged stratum subdivision of residential buildings.
- Final aspects of site remediation that are not covered in the Early Works SSDA (SSD-82328958).
- Utility and stormwater connections to support the new development.

Changes to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 (GSLEP) are also proposed to accommodate the proposed development:

- Modifications to the maximum height of buildings and floor space ratio development standards.
- Exclusion of clauses 4.4A, 6.5 and 6.6 from application of the HDA proposal.

The proposed development is discussed further in the following subsections and detailed in the Architectural Drawings prepared by Mirvac Design, DKO and TZG (Project Architects) and included at **Appendix B**, as well as the Landscape Drawings prepared by OCULUS at **Appendix H**.

Photomontages of the proposed development are provided in **Figure 3** and **Figure 4** below.



**Figure 3**      *Precinct Aerial*

Source: Mirvac Design



**Figure 4**      *Geddes Avenue and Paul Street Intersection*

Source: Mirvac Design

## Engagement

Engagement with the community and stakeholders has been undertaken by Colliers Urban Planning in collaboration with Mirvac. The engagement carried out included the following stakeholders:

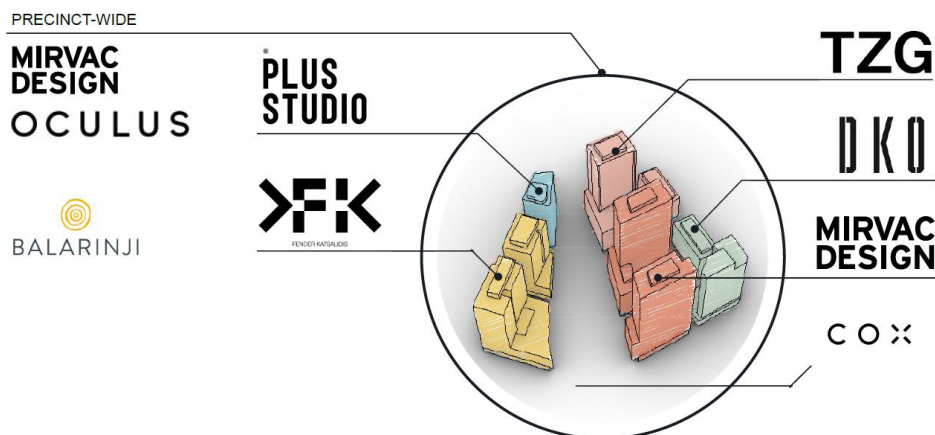
- DPHI;
- Government Architect NSW;
- Transport for NSW;
- Environmental Protection Agency;
- City of Sydney;
- Transport for NSW;
- Sydney Water;
- Service Providers and Public Utilities including Ausgrid, Sydney Water and NBN;
- Media Outlets;
- Local, State and Federal Elected Officials;
- Community and surrounding residents and landowners, including:
  - Immediate Neighbours;
  - Broader community and businesses; and
  - Immediate neighbours under construction.

The community and stakeholder engagement has help informed the proposed development and are discussed in further detail in **Section 7.0**.

## Design Excellence

The proposal is required to exhibit design excellence in accordance with the GSLEP and would typically be required to undertake a competitive design excellence process to demonstrate achievement of design excellence. In order to meet the HDA and Housing Accord timeframes prescribed for lodging an application, an alternative design excellence strategy was endorsed by the NSW Government Architect in lieu of a competitive process and undertaken by the project team prior to preparing this SSDA.

As part of the alternative design excellence process and to achieve architectural diversity at the site, a design team of three established architectural practices (Mirvac Design, DKO and TZG) were formed by Mirvac to work alongside Balarinji, OCULUS and PLUS Studio. The Site 8 and 19 design was reviewed three times by a project specific Design Review Panel, who provided feedback on the scheme and indicated that design excellence could be demonstrated provided their feedback was addressed. The design team have made refinements to the scheme in response to feedback provided to ensure the design can achieve design excellence as depicted in this Report.



**Figure 5** Design team for Stage 3 (left) and Stage 4/5 (right)

Source: Design Team

## Strategic Context

The project will deliver a wide range of residential living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles. The proposed development will facilitate the redevelopment of a large parcel of land at the southern edge of the Green Square Town Centre for the delivery of a BTS and Purpose Built Student Accommodation (PBSA) precinct development comprising of residential and student accommodation, which will assist in alleviating and reducing the pressure of the current housing affordability crisis in NSW, which is a common goal and objective across several State and Federal government initiatives, including the following:

- National Housing Accord 2022
- NSW State and Premier's Priorities
- Greater Sydney Region Plan – A Metropolis of Three Cities
- Draft Sydney Region Plan – The Sydney plan
- Eastern City District Plan
- Housing 2041
- City Plan 2036: Local strategic planning statement
- Housing for All: City of Sydney local housing strategy
- Future Transport
- Better Placed
- NSW Connecting with Country Framework.

**Section 2.2** of this Report outlines the relevant strategic framework. The proposal aligns with this framework for the following key reasons:

- The proposal responds to the Greater Sydney Region Plan by positioning high density housing and student accommodation in an accessible location.
- The proposal supports the vision of the Eastern City District Plan by delivering significant additional housing in the Green Square area, which is identified as being a significant project providing short-term housing supply. The proposal promotes place-based planning through establishing area for new pedestrian thoroughfares and a well-integrated public domain and pedestrian street network.
- The proposed development will deliver a quantum of build-to-sell and student housing by establishing key access, infrastructure and enabling works that support a future mix of dwelling sizes, facilitating diverse and inclusive housing outcomes in the Green Square renewal precinct as envisioned by the City of Sydney Local Strategic Planning Statement.

## Statutory Context

Development consent is sought under 'Division 4.7 - Stage Significant Development' of the EP&A Act. Section 4.36(3) of the EP&A Act states that:

*(3) The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.*

The HDA order establishes the HDA as a panel under section 2.3(2) of the EP&A Act in which they have the delegated authority from the Independent Planning Commission to recommend the declaration of projects which meet the specific requirements for the HDA assessment pathway as SSD.

On the 26 February 2025, the HDA recommended the proposed development be declared SSD and be concurrently rezoned under s4.36(3) of the EP&A Act. This proposal is therefore declared to be SSD for the purposes of the EP&A Act.

The proposed development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, except where proposed to be amended, including:

- Objects of the EP&A Act.
- Sydney Local Environmental Plan (Green Square Town Centre) 2013.

- *State Environmental Planning Policy (Housing) 2021* including provisions for build-to-rent housing under Chapter 2, Part 4.
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.
- *State Environmental Planning Policy (Industry and Employment) 2021*.
- *State Environmental Planning Policy (Sustainable Buildings) 2022*.

Under Clause 2.10 of *State Environmental Planning Policy (Planning Systems) 2021*, DCPs do not apply to State Significant Development. Therefore, the Green Square Town Centre Development Control Plan 2012 is technically not a matter of consideration for the proposal. Nevertheless, the design has considered, and its layout has been designed to be broadly consistent with, the relevant provisions of the GSDCP.

## Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the proposal in accordance with the issued SEARs (refer to **Appendix A**) and sets out the undertakings made by the applicant to manage and minimise potential impacts arising from the development. Key potential environmental impacts of the proposal include:

- Built form and urban design.
- Overshadowing of surrounding residential dwellings.
- Residential amenity.
- Visual impacts.
- Noise and vibration.
- Contamination and remediation.
- Traffic and transport.

The proposed development has been assessed in each of these instances by technical experts across a range of disciplines, as guided by the SEARs and industry best practice. These assessments confirm that while there may be potential impacts resulting from the change of the existing site conditions, these impacts are acceptable outright or can be appropriately managed and mitigated. A complete assessment of each issue identified within the issued SEARs is provided in **Section 8.0**. A consolidation of mitigation measures proposed is provided at **Appendix D**.

## Conclusion and Justification

Having regard to environmental, economic, and social considerations, the carrying out of the proposal is justified for the following reasons:

- The proposal will provide significant, diverse residential housing supply at the site (800 apartments and 514 student accommodation rooms) proximate to a range of employment opportunities in the Green Square Town Centre. This will contribute directly to the objectives of the HDA and the National Housing Accord.
- The proposed development provides improved amenity by revitalising a currently undeveloped property for significant housing supply and ground level activation, with significant public domain providing new pedestrian infrastructure for occupants of the site and members of the public.
- The proposed built form and land-uses will reinforce the scale and vibrancy of the existing GSTC. The design has been subject to a Design Review Panel process and refinements have been made to improve the quality of design.
- The proposed development will not result in adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- The proposed development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including the GSLEP and Housing SEPP.
- The proposed development is suitable for the site and in the public interest.

# 1.0 Introduction

This Environmental Impact Statement and Rezoning Report (Report) has been prepared by Colliers Urban Planning on behalf of Mirvac Green Square (the applicant) in support of a State Significant Development Application (SSDA). The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for the proposed construction of five mixed-use residential buildings and one mixed-use student accommodation building on land at 411 Botany Road and 6 Geddes Avenue (the site).

The NSW State Government has agreed to a National Housing Accord (the Accord) with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over 5 years by July 2029 under the Accord. To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government established the HDA. The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as State Significant Development (SSD) with a concurrent rezoning if required. This process aims to improve consistency in planning decisions and speed up assessment alongside providing high quality housing.

The proposed development was declared to be 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.

On 1 April 2025, DPHI issued SEARs and concurrent rezoning requirements for 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 Order enables SSD-84322496 to be undertaken through the HDA pathway with concurrent rezoning to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 (GSLEP). Accordingly, this Report sets out the proposed main works required to facilitate Stage 4 and 5 (including Sites 8 and 19) of the HDA development under SSD-84322496 (SSDA 3) and the relevant matters for consideration under Division 4.7 and Section 3.33 of the EP&A Act.

This SSDA forms one of three SSDAs relating to the GSTC, to which SEARs have been sought as described above. The separate Early Works SSDA for Site 8 and 19 (SSDA 1) and first Main Works SSDA (SSDA 2) for Sites 7, 17 and 18 have both been lodged. While this application forms part of the last SSDA (SSDA 3) to be lodged for the Green Square Town Centre (GSTC) Scheme.

This EIS is based on the Architectural Drawings prepared by Mirvac Design, TZG and DKO (Project Architects) (see **Appendix B**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, clause 175 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), and the issued SEARs. A SEARs Compliance Table provided at **Appendix A** that identifies where the SEARs have been addressed in this EIS. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report. The EIS intends to inform the community and stakeholders about the Proposal, including its social, economic and environmental impacts, mitigation measures and benefits, as well as providing an environmental assessment of the proposal.

This Report is set out as follows:

- **Section 2.0** outlines the existing strategic context, including the details of the site
- **Section 3.0** provides a description of the proposed development
- **Section 4.0** outlines the proposed zoning amendments
- **Section 5.0** provides justification of strategic and site-specific merit for the proposed development
- **Section 6.0** provides a statutory assessment of the State Significant Development
- **Section 7.0** outlines the consultation outcomes to date and engagement still to be undertaken for the project
- **Section 8.0** provides the assessment of the relevant environmental impacts
- **Section 9.0** sets out the justification for the project as a whole

## 1.1 The Applicant

The Applicant's details are presented in **Table 1** below.

**Table 1**      *Applicants Details*

| Applicant | Applicant Entity                                                                   |
|-----------|------------------------------------------------------------------------------------|
| Address   | Mirvac Green Square Pty Limited<br>200 George Street Sydney, New South Wales, 2000 |
| ABN       | 81131815079                                                                        |

## 1.2 Overview of Proposed Development

This SSDA seeks consent for the construction of five mixed-use residential buildings and one mixed-use student accommodation building which will integrate residential, retail, resident amenity and public domain uses.

Specifically, this SSDA seeks approval for:

- Construction of the shared basement, incorporating waste collection servicing, loading, storage, 588 car spaces and bicycle spaces
- Construction of six mixed use buildings up to 29 storeys in height, comprising:
  - 800 Build To Sell dwellings including a variety of dwelling types including 1, 2, 3 and 4-bedroom apartments, a portion of which will be affordable housing.
  - 514 student housing units comprising a total of 711 beds.
  - Shared internal and external residential amenity space.
  - Non-residential floor space including retail, food and beverage tenancies, and residential lobbies.
- Public domain and landscaping improvements, including:
  - External pedestrian laneways, pathways and through-site links.
  - Tree removal, protection, new plantings and landscaping works.
  - Construction of new public road "Woolpack Street", "Hinchcliffe Street" and "Barker Street".
- Subdivision of land to be dedicated to Council and staged stratum subdivision of residential buildings.
- Final aspects of site remediation that are not covered in the Early Works SSDA.
- Utility and stormwater connections to support the new development.

This Report provides further description of the proposal in **Section 3.0**. The proposal will be undertaken in accordance with the Architectural Drawings prepared by the Project Architects (**Appendix B**).

## 1.3 Objectives of the Development

The proposal seeks to deliver a high-quality residential precinct including student housing with active ground level uses and an enhanced public domain. The objectives of the proposed development are 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 GSLEP amendments on the site;
- Realise the vision for Green Square Town Centre through the development of one of the last remaining parcels of land at a central location in the town centre, fronting the Plaza.
- Improve the pedestrian connectivity throughout the site, while encouraging the direct connections to public transport and the existing street network; and
- Appropriately respond to neighbouring development and public domain within the GSTC through podium and tower forms with appropriate massing, which protect solar access and minimise environmental impacts.

## 1.4 Background

In October 2020, following 8 years of partnership, Mirvac acquired Landcom's ownership in the future stages of the GSTC, which included Stages 3, 4 and 5. The acquisition by Mirvac has allowed a fresh approach to consider various planning elements in order to deliver upon Council's vision. This re-think will also enable optimising the remaining parcels within the Town Centre for redevelopment in an efficient and sustainable manner, with Mirvac commercially driven to achieve a development outcome which is in line with the planned vision.

Mirvac promotes an organisational culture of sustainable development with values based on ecologically sustainable systems. Under Mirvac's overarching business-wide sustainability strategy *This Changes Everything*, the business is targeting zero waste to landfill by 2030. The project will embody Mirvac's sustainable design principles.

The site forms part of a broader masterplan Mirvac has prepared for Green Square as illustrated in **Figure 6** below.



**Figure 6** Green Square Town Centre Illustrative Masterplan (Sites 3, 4 and 5) (Site Outlined in Orange)

Source: Mirvac

## 1.5 Housing Delivery Authority and National Housing Accord

The NSW State Government has agreed to a National Housing Accord with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over five years by July 2029 under the National Housing Accord.

To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government has established the Housing Delivery Authority (HDA). The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as state significant development and state significant development with a concurrent rezoning. This process aims to improve consistency in planning decisions and speed up assessment, without sacrificing housing quality.

The project was nominated as SSD under the HDA, also providing for a concurrent rezoning to facilitate the intended development to deliver 1,200 apartments (including Stage 3 which is subject to a separate application). This will contribute to the 5-year housing target of the City of Sydney of 18,900. The proposed development is well placed to deliver additional uplift to help achieve these housing goals, being a large, consolidated land holding under single ownership, with strong public transport connections and collocated commercial land uses.

## 1.6 Prior Approvals

A number of previous DAs have been submitted and approved at the site, and are summarised below.

### **D/2016/1557 – Mixed-Use Scheme ("Sites 8C, 8D, 19A and 19B)**

D/2016/1557 was approved by the Central Sydney Planning Committee on the 30<sup>th</sup> of November 2017 and lapsed on the 30<sup>th</sup> November 2022. The application sought Stage 1 approval for four mixed use buildings on Sites 8C, 8D, 19A and 19B of the GSTC at 6 Geddes Avenue, Zetland. The proposal received consent for:

- Building envelopes as per the GSTC LEP and GSTC DCP controls, design parameters, provision of car parking on the site; and;
- Future land uses for the development of the site including retail, commercial and residential land uses; and
- The distribution of floorspace across development sites 8C, 8D, 19A and 19B.

Mirvac is not progressing with the works approved under D/2016/1557 in lieu of seeking consent for the works subject to this application.

### **D/2022/548 – Site Preparation and Excavation Work**

D/2022/548 was approved by the Sydney Local Planning Panel on 19 July 2023. This application sought approval for site preparation works, excavation, soil treatment works and civil works in undertaking an integrated soil management remediation strategy involving Sites 7, 8C, 8D, 17, 18, 19A and 19B of the GSTC. Specifically, the proposal sought consent for the following works to remediate the site:

- Construct a piled basement perimeter retention system within the Stage 4 site;
- Transfer the impacted material from Stage 3 to Stage 4;
- Store the impacted material from both sites within the Stage 4 site; and
- Establish a binding slab on top of the impacted materials. The development was proposed over four separate phases, including:
  - Phase 1 - Retention Piling, involving:
    - construction of the perimeter retention piling system in the Stage 4 site; and – excavation of piling impacted material and stockpile.
  - Phase 2 - Bulk Earthworks. This involves:
    - excavation of impacted and natural material;
    - stockpile of limited impacted material; and
    - installation of retention piling systems to the south-eastern corner of Stage 4 site.
  - Phase 3 - Remediation Works. This involves:
    - the transfer of all impacted material from the Stage 3 site to Stage 4 via Ebsworth Street;
    - backfilling and spreading of impacted material within the void; and – returning stockpiled impacted material and insitu impacted material in the south-eastern corner within the void.
  - Phase 4 - Containment and Dewatering. This involves:
    - grading above the remediation void and installation of a concrete binding slab; and
    - ongoing dewatering of the site.

The Planning Panel concluded that the proposal meets the objectives of the MU1 Mixed Use zone under Green Square LEP 2012. It was noted that environmental impacts such as flooding, noise and traffic impacts have been adequately addressed in the proposal and are managed through conditions of consent. Mirvac is not progressing with the works approved under D/2022/548 in lieu of seeking consent for the works subject to this application.

Mirvac is not progressing with the works approved under D/2022/548 in lieu of the works subject to the Early Works SSDA (SSD-82328958) described below.

## 1.7 Early Works SSDA

The Early Works SSDA (SSD-82328958) (SSDA 1) was lodged with the DPHI to seek approval for the remediation and early works required for Stage 4 and 5 at 6 Geddes Avenue and 411 Botany Road, Zetland, comprising:

- Site establishment works;
- Erosion and sediment control;
- Tree removal;
- Bulk excavation to establish future basement levels;
- Basement retention and piled shoring works;
- Soil treatment works by way of on-site storage of impacted materials;
- Infrastructure services coordination and augmentation; and
- Ancillary works.
- Torrens title subdivision of the site by way of realignment of boundaries

SSDA 1 forms part of the early works required to enable this main works application at the site in relation to Sites 8 and 19 of the GSTC.

## 1.8 Restrictions or Covenants

A survey is provided at **Appendix E** which confirms there are no existing restrictions or covenants that apply to the site.

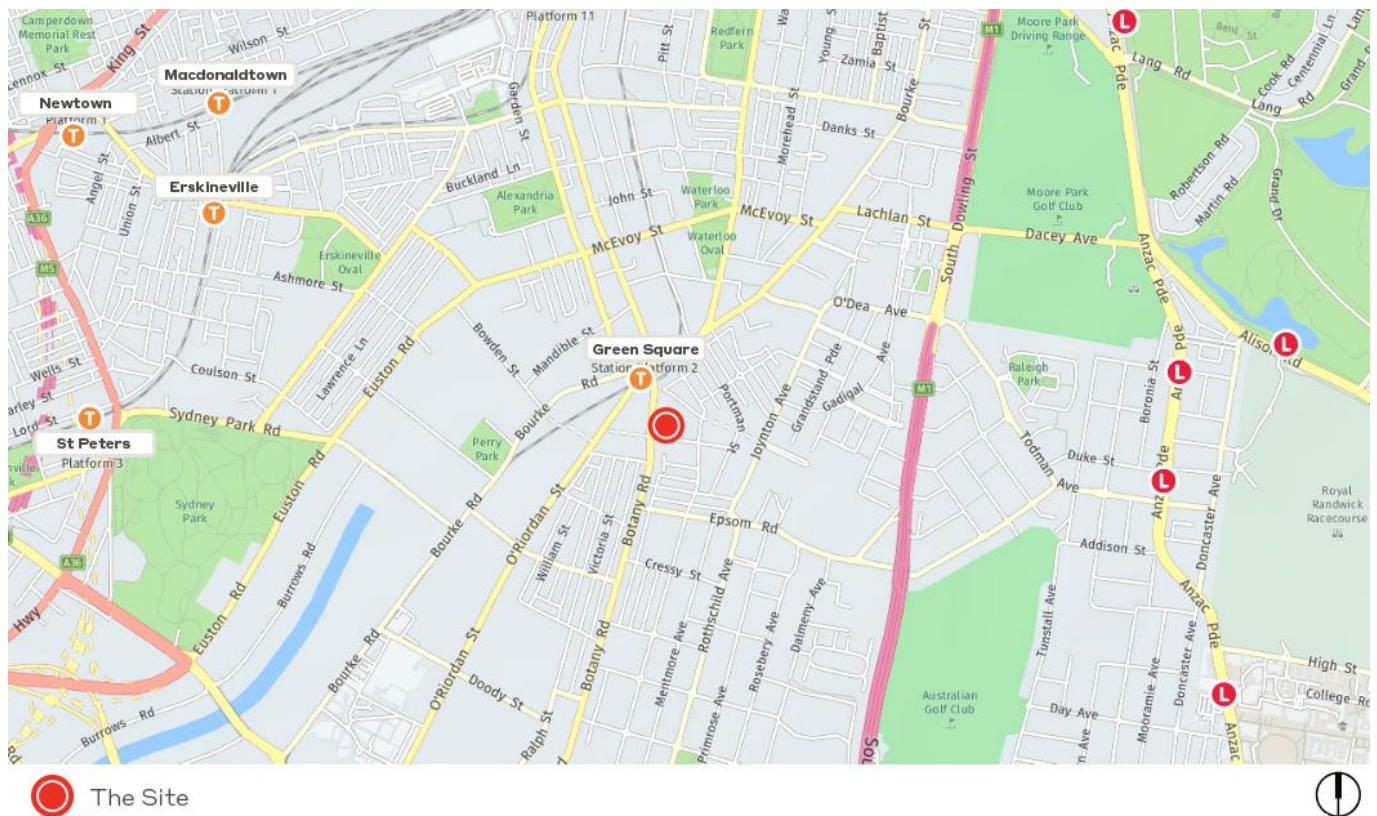
## 2.0 Strategic Context

This section identifies key strategic matters relevant to the assessment of the proposal, including the site's features, context, strategic context and other development in the surrounding area. This section also provides an analysis of feasible alternatives that were considered in light of the proposal's objectives.

### 2.1 Site Location and Context

The site is located at 6 Geddes Avenue and 411 Botany Road, Zetland within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney Central Business District (CBD) and 2km southwest of Moore Park. Green Square railway station is located adjacent to the Green Square library and public plaza, which is located directly northwest of Stage 4 and 5.

The site is legally described as Lot 11 and 12 in DP 1225135. An aerial map of the site's context is shown at **Figure 7**.



**Figure 7** Site Context Map

Source: Nearmap, Colliers Urban Planning

The GSTC is subject to a masterplan which has detailed planning controls, as part of the GSLEP and Green Square Development Control Plan 2012 (GSDEP). The parcels which make up the Town Centre are illustrated at **Figure 5**. While, Stage 4 comprises of Sites 8C, 8D, 19A and 19B and Stage 5 comprises of 8A and 8B which make up the integrated site subject to this SSDA, as shown below at **Figure 8**.

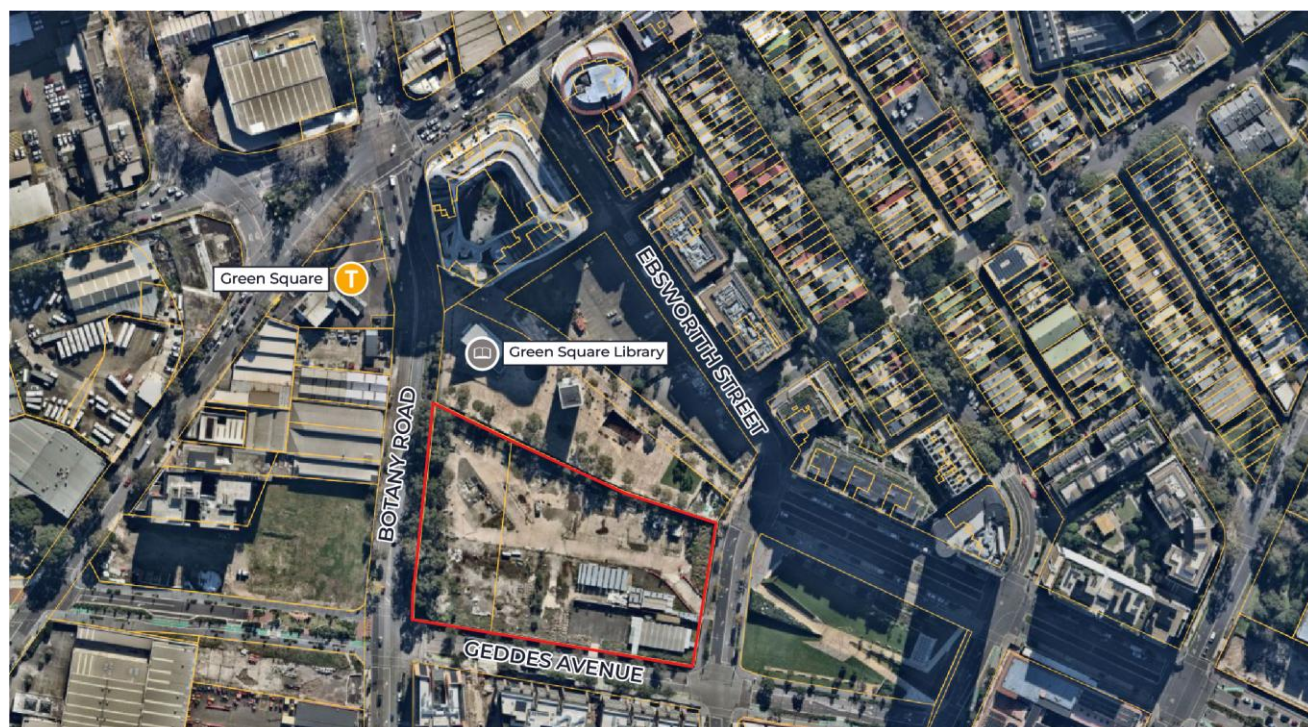


**Figure 8** Green Square Town Centre and Development Parcels (Site Shown in Blue)

Source: City of Sydney

### 2.1.1 Site Description

The site is irregular in shape and comprises of two allotments identified as Lot 11 and 12 in DP 1225135 with a combined site area of 13,509 m<sup>2</sup>. The allotment is bounded by Neilson Plaza and Green Square Library to the north, Paul St to the east, Geddes Avenue to the south and Botany Road to the west. A survey plan is provided at **Appendix E** and an aerial map of the site is provided at **Figure 9** below.



 The Site

 NOT TO SCALE

**Figure 9** Sites 8A-D and 19A-B Aerial

Source: Nearmap, Colliers Urban Planning edits.

## 2.1.2 Existing Development

The site is largely vacant and undeveloped aside from an at-grade car park, construction related structures and a small amount of vegetation. The site is currently hoarded for the proposed development works. Photos of existing development at the site are provided below at **Figure 10**.

### 2.1.2.1 Existing Site Conditions

**Table 2** below provides a summary of the existing site conditions.

**Table 2** Existing Site Conditions

| Item                            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vehicular and Pedestrian Access | <p>The existing vehicular and pedestrian access conditions at the site are described as follows:</p> <ul style="list-style-type: none"> <li>• <b>Vehicular access:</b> the site can be accessed by vehicular driveway points from Paul Street and Geddes Avenue.</li> <li>• <b>Public Transport:</b> Green Square Station is located approximately 115m from the site and several other bus stops are located within walking distance from the site. This includes Green Square Station, Botany Rd, Stand A, B and C on Botany Road, located approximately 65m from the site.</li> <li>• <b>Pedestrian Access:</b> Pedestrian footpaths around the perimeter of the site including along Paul Street, Geddes Avenue and Botany Road. The future main works DA will include pedestrian links throughout the site which will make the future site permeable to pedestrian movement and connect to existing and future adjacent pedestrian paths.</li> </ul> |
| Topography                      | <p>The site is generally flat, sloping slightly to the west at a grade between 1% and 3%. Surface levels across the site vary from RL 16.0 m at the southeastern corner of the site to RL 14 m AHD along the western boundary and steeply increase up a batter slope to RL 17.5 m at Paul Street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape and Vegetation        | <p>The site is heavily urbanised, existing vegetation is limited and consists of a mix of exotic low-density vegetation and existing trees. There are 94 existing trees located on and surrounding the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental Heritage  | The site is not identified as a state or local heritage item. The site is located with proximity of the Zetland Estate Heritage Conservation Area to the northeast, an estate containing multiple heritage listed terrace houses. The Hansard Street Conservation Area located further south of the site.                                                                                              |
| Aboriginal Heritage     | An Archaeological Assessment was prepared as part of the Aboriginal Cultural Heritage Assessment Report at <b>Appendix L</b> , Austral confirms that natural soil deposits may remain at southern portions of the site. The site is considered to have moderate to high potential for soils containing Aboriginal sites at locations where the natural soil profile remains intact.                    |
| Contamination           | The RAP at <b>Appendix M</b> identifies that the site contains fill requiring remediation including varying degrees of heavy metals, TRHs/TPHs, PAHs and asbestos (bonded and friable) which generally exceeds the adopted ecological criteria and in some instances the human health criteria. Remediation of the site will be undertaken as part of the Early Works Application SSDA (SSD-82328958). |
| Geotechnical Conditions | The site is underlain by quaternary-aged medium to fine-grained marine sands with podsols. There is a significant depth of fill across the site associated with previous land uses including a clay/shale quarry and subsequent backfilling.                                                                                                                                                           |

### 2.1.3 Surrounding Development

The area surrounding the site 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.

Surrounding development comprises the following:

- **North:** North of the site is the Green Square Library and Plaza which comprises a largely underground library with two geometric glazed built forms which rise three and six storeys above the ground. The majority of the Plaza area comprises of hard and soft landscaping, and areas for leisure and seating for the public. Further to the north is the Stage 3 site, which is vacant hard stand land, split down the middle by an area of publicly accessible land known as 'small lane'.

Further north east of Stage 3 is 10 storey mixed use building at 20-26 Ebsworth Street known as 'Ebsworth'. Also to the north is the 30-storey mixed-use building, largely comprising residential apartments, developed and marketed by Mirvac as 'Ovo'.

- **East:** To the east is a site known as the 'Drying Green', a 6,212m<sup>2</sup> town centre park. Also to the east is Site 15 between Paul and Portman Streets, which comprises 4 buildings between 4 and 24 storeys which has completed construction by Mirvac as 'Portman and Fredrick Collection'.
- **South:** To the south of the site comprises a large 9-16 storey residential development with ground floor retail uses at 499-509 Botany Road which has been constructed. Further to the south is a 6-storey residential development completed at 1-7 Sonny Leonard Street, developed by Bridgehill.
- **West:** Northwest of the site is Green Square Train Station. Further to the west are existing low scale light industrial and business premises developments at 324-338 Botany Road, 330 Botany Road and 20 O'Riordan Street, which have been cleared to be redeveloped for the construction of two nine-storey mixed use buildings and a ten-storey mixed use building respectively. Ngamura Avenue has recently been completed, located adjacent to Geddes Avenue, providing additional pedestrian and cyclist connections.

To the north west of the site is a large 20-storey mixed-use building known as 'Infinity by Crown Group' comprising ground floor retail and food and beverage uses, a lower ground conference facility and mixed above ground levels comprising residential and serviced apartments.

Photographs of the surrounding development are provided at **Figure 10**.



*Green Square Plaza and Library to the north of the site*



*Green Square Plaza to the north of the site*



*Stage 3, 'Infinity' and 'Ovo' developments to the north and north west of the site*



*Stage 3 and 20-26 Ebswroth Street to the north east of the site*



*Residential apartment development to the south of the site*



*Residential apartment development the south-east of the site*

**Figure 10**     *Photographs of the surrounding development context*

Source: Colliers Urban Planning

## 2.2     Strategic Planning Context

**Table 3** below provides a high-level summary of the strategic policy drivers established by both Council and the NSW State Government as relevant to the proposed development. The proposed development supports key strategic planning moves relating to responding to the need for housing, integration with metropolitan and district planning, contributing to the development of the GSTC and local housing delivery and place outcomes.

Further discussion is provided below, a comprehensive assessment of strategic merit is undertaken in **Section 5.0**.

**Table 3**      *Strategic Policy Drivers*

| Policy Theme                                        | Strategic Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Source                                                                                                                                                               |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Need for housing                                    | <ul style="list-style-type: none"> <li>The proposal directly supports the objectives of the NSW Housing Strategy, National Housing Accord and NSW Housing Targets by enabling the delivery of well located, diverse and affordable homes.</li> <li>The redevelopment contributes to meeting the NSW government's target of 377,000 new homes by 2029, with the site delivering over 800 dwellings and 514 student accommodation rooms towards this target.</li> <li>The project supports housing supply and diversity outcomes in alignment with state and national housing priorities.</li> </ul>                                                                                                      | <ul style="list-style-type: none"> <li>NSW Housing Strategy: Housing 2041</li> <li>National Housing Accord</li> <li>NSW Housing Targets</li> </ul>                   |
| Integration with metropolitan and district planning | <ul style="list-style-type: none"> <li>The proposal gives effect to the goals of a Metropolis of Three Cities and our Greater Sydney 2056 – Eastern City District Plan by providing high-density housing in a well-served, transit-orientated location.</li> <li>It contributes to the Eastern City District's target of 157,500 new dwellings by 2036 with housing located close to jobs services and transport</li> <li>The proposal supports a 30-minute city, improves housing choice and strengthens local connections to employment centres in the CBD</li> <li>It also advances sustainability, liveability and urban design objectives through an integrated mixed use precinct form</li> </ul> | <ul style="list-style-type: none"> <li>Greater Sydney Region Plan – A Metropolis of Three Cities</li> <li>Eastern City District Plan</li> </ul>                      |
| Green Square Town Centre                            | <ul style="list-style-type: none"> <li>The proposal supports a number of retail uses at the ground floor to contribute to the creation of a town centre.</li> <li>The site forms part of the last pieces of GSTC, at the middle of the town centre, forming a significant opportunity to establish a strong town centre. The proposed design responds strongly to the plaza to contribute to the creation of the GSTC.</li> </ul>                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>City Plan 2036: Local strategic planning statement</li> <li>Green Square Town Centre public domain strategy</li> </ul>        |
| Local housing delivery and place outcomes           | <ul style="list-style-type: none"> <li>The proposal implements the priorities of the City of Sydney Local Strategic Planning Statement (LSPS) by locating new housing near public transport nodes, improving connectivity and contributing to vibrant and high-quality public spaces.</li> <li>The proposal advances the City of Sydney's Housing Strategy by supporting the renewal of the site to provide more housing.</li> <li>The proposal directly respond to priority H4 to increase the diversity and number of homes available for lower-income households, through the delivery of a proportion of the broader GSTC precinct as affordable housing</li> </ul>                                 | <ul style="list-style-type: none"> <li>City Plan 2036: Local strategic planning statement</li> <li>Housing for All: City of Sydney local housing strategy</li> </ul> |

## 2.3 Cumulative Impacts

The nearby relevant future Proposals that have the potential to result in cumulative impacts are identified in **Table 4** below.

**Table 4**      *Surrounding Future Development*

| Development                                  | Description                                                                                                                                                                                            | Location                    | Status |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------|
| Green Square HDA Scheme – Sites 7, 17 and 18 | Site establishment, construction of approximately 511 build-to-rent residential dwellings, ground floor retail, car parking, basement, associated public domain as a component of a broader 9 building | 960A Bourke Street, Zetland | Lodged |

| Development                                           | Description                                                                                                                                                                                                                                      | Location                               | Status             |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------|
|                                                       | development of the Green Square Town Centre.                                                                                                                                                                                                     |                                        |                    |
| 22 O'Riordan Street, Alexandria - Data Centre         | Construction and operation of a data centre with a power capacity of 38 MW including a demolition, 3-5 storey data centre building including commercial ground floor level, landscaping and associated utilities and infrastructure.             | 22 O'Riordan Street, Alexandria        | Preparing EIS      |
| 3 Joynton Avenue, Zetland NSW 2017                    | Green Square Public School – Construction underway for a new public school and community spaces comprising of 24 classrooms for 600 students, multipurpose community and shared spaces, out of school hours care, games court and communal hall. | 3 Joynton Avenue, Zetland NSW 2017     | Completed          |
| 890-898 Bourke Street Zetland NSW 2017                | Construction of a 6 storey mixed use development with two levels of basement car parking, comprising 145 apartments, 1 ground floor retail tenancy, and landscaping works, works have recently been completed at the site.                       | 890-898 Bourke Street Zetland NSW 2017 | Recently completed |
| D/2024/581<br>330 Botany Road, Alexandria             | Mixed-use affordable housing development comprising approx. 250 residential apartments.                                                                                                                                                          | 330 Botany Road, Alexandria            | Approved           |
| D/2024/278<br>20 O'Riordan Street and 338 Botany Road | Construction of a 10 storey mixed use development including 111 dwellings for affordable housing and ground floor retail/commercial use. Including the construction of Ngauru Avenue.                                                            | 338 Botany Road, Alexandria            | Approved           |

The key issue relating to cumulative impacts are limited to traffic, which is assessed in **Section 8.7** below.

## 2.4 Project Agreements

A Planning Agreement was entered into for the development of Green Square Town Centre – Stage 4 and 5 with the Council of the City of Sydney, Mirvac Green Square Pty Ltd and Landcom. As part of the previous Early Works application (SSD-82328958), Mirvac will fulfil its obligations in relation to the remediation of lands to be dedicated or transferred, where any land being transferred to Council is to be remediated so Council can carry out road works or be utilised as pedestrian foot paths.

The following works will be undertaken as part of this development application in accordance with the Green Square Town Centre – Stage 4 and Stage 5 Planning Agreement (the VPA):

- Fulfil the monetary contributions established for the site under the VPA.
- Construction and dedication of land to Council marked as Area 4A on **Figure 8** (left) and 4B on **Figure 12** (left) as roads.
- Design and construction of all buildings with reticulation of recycled water systems.
- Inclusion of space cooling system in accordance with requirement established under the VPA.
- Registration of easements relating to the non-potable recycled water network and relevant restrictions outlined under the VPA.
- Procure the creation of easements under section 88B of the Conveyancing Act 1919 for land identified for easements in **Figure 11** (right) and **Figure 12** (right) below and relevant parts of the Car Park Land to the boundary of Lot 2 DP1199427

Design of the land to be dedicated is subject to agreement with the City of Sydney Council. Ongoing consultation is being undertaken to agree the design of these areas.



**Figure 11** Voluntary Planning Agreement Land Dedications and Easements – Stage 4

Source: The Council of the City of Sydney



**Figure 12** Voluntary Planning Agreement Land Dedications and Easements – Stage 5

Source: The Council of the City of Sydney

## 2.5 Development Contributions

The City of Sydney Development Contribution Plan 2015 applies to development outside of Central Sydney that will result in a net population increase. The plan applies to development applications and complying development applications made on or after 1 July 2016. The site is located within the South Precinct, Green Square Town Centre. Section 4 of the VPA excludes the application of any contributions under 7.11 and 7.12 of the EP&A Act for the proposed development. Specifically, Section 4 of the VPA provides as follows:

### 4. Application of s7.11, 7.12 and 7.24 of the EP&A Act

(a) The application of sections 7.11 and 7.12 of the EP&A Act are excluded to the extent stated in Schedule 1.

Schedule 1 of the VPA provides as follows:

#### Schedule 1 - Section 7.4 Requirements

The Parties acknowledge and agree that the table set out below provides for certain terms, conditions and procedures for the purpose of the Planning Agreement complying with the EP&A Act.

| <b><u>Requirement under the EP&amp;A Act</u></b>                    | <b><u>This Planning Agreement</u></b>                                                      |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Applicability of Section 7.11 of the EP&A Act - (Section 7.4(3)(d)) | The application of section 7.11 of the EP&A Act is excluded in respect of the Development. |

|                                                                     |                                                                                            |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Applicability of Section 7.12 of the EP&A Act - (Section 7.4(3)(d)) | The application of section 7.12 of the EP&A Act is excluded in respect of the Development. |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------|

Therefore, a contribution under the City of Sydney Development Contribution Plan 2015 is not required for the proposed development.

## 2.6 Analysis of Alternatives

Alternative options have been considered by Mirvac in response to the strategic need and objectives for the development of the site. This includes not undertaking any works on the site ('do nothing'), delaying the development, developing under existing planning controls, developing an alternative design proceeding and proceeding with the proposed redevelopment under the HDA pathway.

### 2.6.1 Do Nothing

Leave the site as it currently exists, where the site is unoccupied, under-utilised and does not contribute to the strategic vision of the area and will continue to detract from the public domain. This would not achieve the strategic objectives and vision for the site as part of the town centre nor provide additional housing as per the HDA declaration.

### 2.6.2 Delaying the Development

Considering the current demand for housing in areas close to public transport, delaying the development is contrary to housing delivery objectives of the state and federal government. Delaying the proposed development would likely result in not meeting the timeframe for lodgement for SSDA 3 under the HDA pathway, not realising the full potential for the site.

### 2.6.3 Develop in accordance with existing planning controls

Developing the site in accordance with the current planning controls would not achieve the intended yield of the site and would result in less housing being provided, contrary to the objective of the HDA. The site is located in a prime location with existing access to the Green Square Train Station, public plaza, existing retail and open space.

### 2.6.4 Alternative Designs

A number of design options were explored prior to the HDA process and throughout the HDA design process. This includes the previous local DA D/2016/849. This comprised of a lower yield residential scheme of 514 apartments across three buildings. This scheme does not achieve the highest potential dwellings that could be delivered at the site and misses the opportunity this site presents being located in close proximity to an existing train station and community infrastructure. This scheme would result in almost half of the dwellings which could be delivered at the site and therefore does not align with the strategic priorities of the Housing Accord to deliver more housing in well-located areas.

### 2.6.5 The Proposed Development

The proposed development represents the most suitable and appropriate pathway to achieve the strategic objectives and statutory controls for the site, particularly in relation to housing targets for the area and per the Housing Accord and HDA declaration. The proposal will integrate retail uses as part of the residential development which will further activate the GSTC, in addition to providing the required housing.

The proposed HDA scheme provides an enhanced ground plane activation, with retail and commercial uses which contribute to the creation of an activated town centre. The refined scale, landscaping and pedestrian through site links optimises pedestrian connectivity throughout the site and to the nearby plaza and Green Square train station. As has been outlined, the proposed scheme has undergone comprehensive review and assessment including as part of an independent design review process. The approach to the site through a concurrent SSDA and rezoning provides the best approach to density and built form at the site.

## 3.0 Project Description

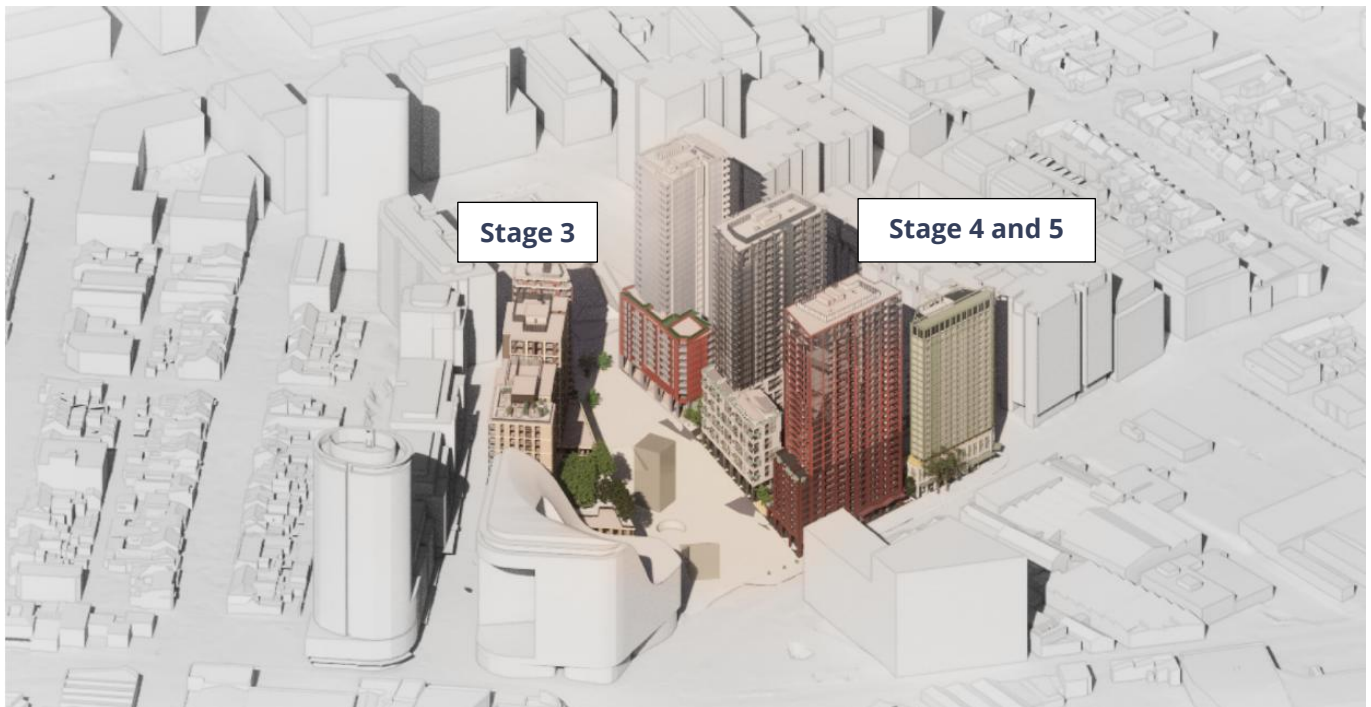
### 3.1 Project Overview

The Applicant will seek development consent under 'Division 4.7 – Stage Significant Development' of the EP&A Act for the construction of five BTS buildings and one student accommodation building (Site 8B) which will integrate residential, retail and public domain uses.

Specifically, this SSDA seeks approval for:

- Construction of the shared basement, incorporating waste collection servicing, loading, storage, 588 car spaces and bicycle spaces
- Construction of six mixed use buildings up to 29 storeys in height, comprising:
  - 800 BTS dwellings including a variety of dwelling types including 1, 2, 3 and 4-bedroom apartments.
  - 514 student housing units comprising a total of 711 beds.
  - Shared internal and external residential amenity space.
  - Non-residential floor space including retail, food and beverage tenancies, and residential lobbies.
- Public domain and landscaping improvements, including:
  - External pedestrian laneways, pathways and through-site links.
  - Tree removal, protection, new plantings and landscaping works.
  - Construction of new public road "Woolpack Street", "Hinchcliffe Street" and "Barker Street".
- Subdivision of land to be dedicated to Council and staged stratum subdivision of residential buildings.
- Final aspects of site remediation that are not covered in the Early Works SSDA.
- Utility and stormwater connections to support the new development.

The proposed development is discussed further in the following subsections and detailed on the Architectural Drawings prepared by the Project Architects and included at **Appendix B** as well as the Landscape Drawings prepared by Oculus and included at **Appendix H**. 3D imagery of the proposed development are provided in **Figure 13** and **Figure 14** below.



**Figure 13** *Precinct Aerial*

Source: Mirvac Design

## 6.5 PRECINCT PERSPECTIVES

View of 19B and 19A from Geddes Avenue



**Figure 14** Geddes Avenue and Paul Street Intersection

Source: Mirvac Design

## 3.2 Key Project Information

### 3.2.1 Project Details

The key project details are summarised in **Table 5**.

**Table 5** Key Development Information

| Component                              | Proposal                                                                            |
|----------------------------------------|-------------------------------------------------------------------------------------|
| Proposed Land Use                      | Shop top housing<br>Co-living (off-campus student accommodation)<br>Retail premises |
| Legal Description                      | Lot 11 and Lot 12 DP 1225135                                                        |
| Site area                              | 13,509 m <sup>2</sup>                                                               |
| Residential Gross Floor Area           | 76,980 m <sup>2</sup>                                                               |
| Student Accommodation Gross Floor Area | 14,764 m <sup>2</sup>                                                               |
| Non-Residential Gross Floor Area       | 3,149m <sup>2</sup>                                                                 |
| Floor Space Ratio (FSR)                | Total: 6.78:1<br>Stage 4: 5.90:1<br>Stage 5: 8.67:1                                 |

|                            |                                                                                                                                                                  |                      |                      |                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| Building Heights           | Site 8A: 114.5m<br>Site 8B: 89.65m<br>Site 8C: 115.89m<br>Site 8D: 46.71m<br>Site 19A: 114.79m<br>Site 19B: 46.95m                                               |                      |                      |                      |
| Total Number of Apartments | BTS Total: 800 dwellings<br>Student Accommodation: 514 units<br><br>Site 8A: 266<br>Site 8B: 514<br>Site 8C: 254<br>Site 8D: 51<br>Site 19A: 187<br>Site 19B: 42 |                      |                      |                      |
| Apartment Mix              | <b>Precinct</b>                                                                                                                                                  | <b>Site 8A</b>       | <b>Site 8B</b>       | <b>Site 8C</b>       |
| • 1 bedroom                | 1 Bedroom: 255 (32%)                                                                                                                                             | 1 Bedroom: 146 (55%) | Studio: 298 (58%)    | 1 Bedroom: 64 (25%)  |
| • 2 bedroom                | 2 Bedroom: 411 (52%)                                                                                                                                             | 2 Bedroom: 98 (37%)  | DDA Studio: 19 (4%)  | 2 Bedroom: 143 (56%) |
| • 3 bedroom                | 3 Bedroom: 122 (15%)                                                                                                                                             | 3 Bedroom: 18 (7%)   | Dual: 197 (38%)      | 3 Bedroom: 43 (17%)  |
| • 4 bedroom                | 4 Bedroom: 12 (2%)                                                                                                                                               | 4 Bedroom: 4 (2%)    |                      | 4 Bedroom: 4 (2%)    |
| Student Accommodation Mix  |                                                                                                                                                                  | <b>Site 8D</b>       | <b>Site 19A</b>      | <b>Site 19B</b>      |
| • Studio                   |                                                                                                                                                                  | 1 Bedroom: 24 (47%)  | 1 Bedroom: 18 (10%)  | 1 Bedroom: 7 (17%)   |
| • DDA Studio               |                                                                                                                                                                  | 2 Bedroom: 25 (49%)  | 2 Bedroom: 122 (65%) | 2 Bedroom: 21 (50%)  |
| • Dual                     |                                                                                                                                                                  | 3 Bedroom: 2 (4%)    | 3 Bedroom: 43 (23%)  | 3 Bedroom: 14 (33%)  |
|                            |                                                                                                                                                                  | 4 Bedroom: 0         | 4 Bedroom: 4 (2%)    | 4 Bedroom: 0         |
| Car Parking                | 581 spaces (543 standard and 38 accessible)                                                                                                                      |                      |                      |                      |
| Bicycle Parking            | 118 spaces                                                                                                                                                       |                      |                      |                      |
| Motorcycle Parking         | 12 spaces                                                                                                                                                        |                      |                      |                      |
| Communal Open Space        | Outdoor: 1033m <sup>2</sup><br>Indoor: 723m <sup>2</sup><br>Total: 1612m <sup>2</sup> (20% of site area)                                                         |                      |                      |                      |
| Construction Hours         | Construction hours are proposed to be between 7:30am - 5:30pm Monday to Friday and 7:30am - 3:30pm Saturday.                                                     |                      |                      |                      |
| Construction Jobs          | 1,180 FTE direct jobs and 3,910 FTE jobs during construction.                                                                                                    |                      |                      |                      |
| Estimated Development Cost | \$893,348,781(excluding GST). Refer to the EDC prepared by Mirvac.                                                                                               |                      |                      |                      |

### 3.3 Design Principles

Urban Design Guidelines have been prepared by COX Architecture for the broader GSTC to guide the development of Stages 3, 4 and 5, and are included with in the Precinct Design Report at **Appendix I**. The urban design principles fall into the following three broader categories:

- Macro urban design principles.
- Micro urban design principles.
- Plaza response urban design principles.

The principles were presented to and endorsed by the project Design Review Panel and have informed the design of the proposed design of Site 8 and 19. The principles are detailed at **Figure 15**, **Figure 16**, and **Figure 17**. Further commentary regarding the design principles and how they have influenced the design of the development are provided in the Design Verification Statements at **Appendix I**.



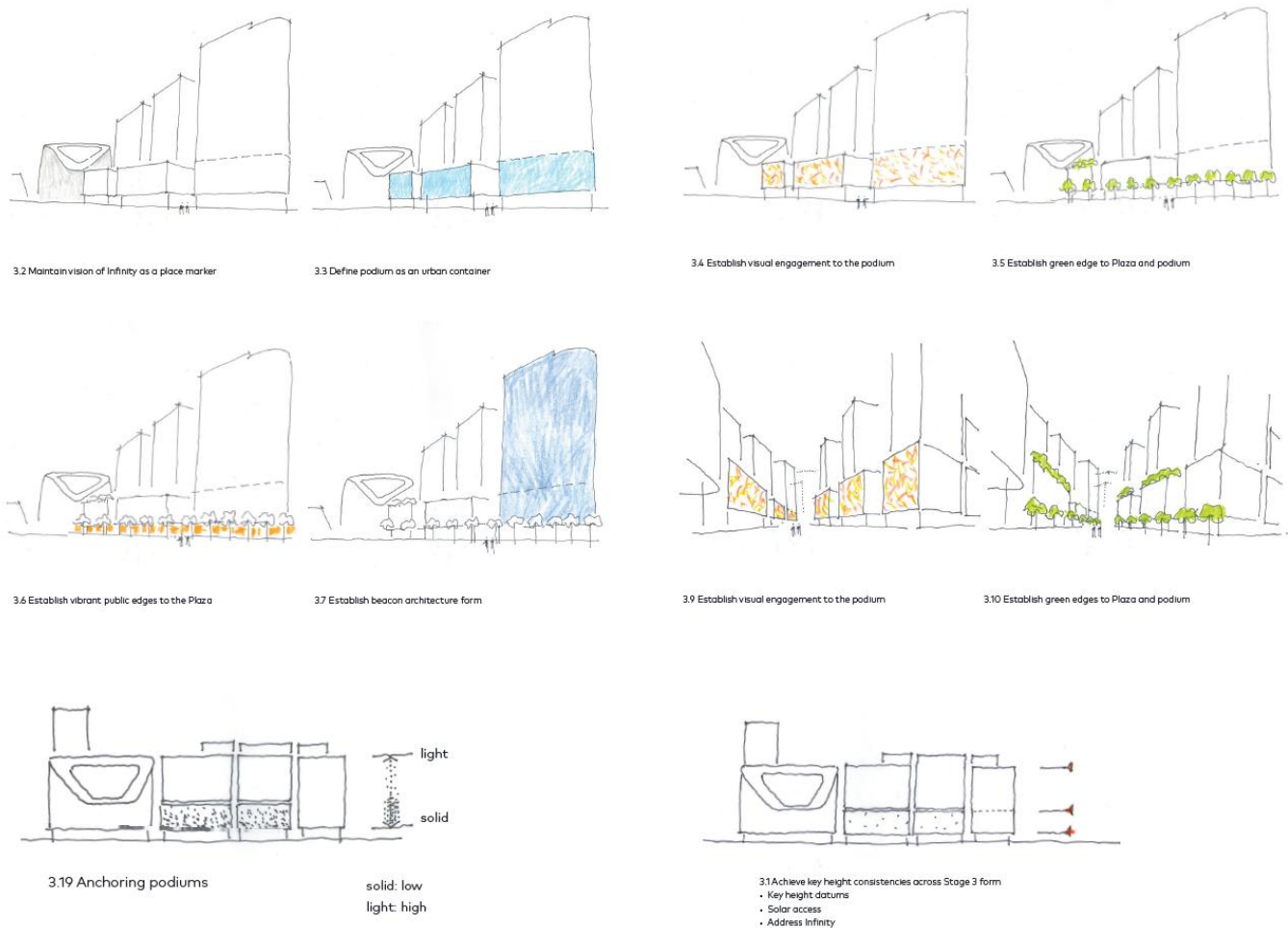
**Figure 15** *Macro urban design principles*

Source: COX Architecture



**Figure 16** *Micro urban design principles*

Source: COX Architecture



**Figure 17** Plaza response urban design principles

Source: COX Architecture

## 3.4 Designing with Country

Balarinji have been engaged to prepare a Connecting with Country framework to guide the design of the proposed development. Through a series of co-designed workshops, the project team has worked closely with Balarinji and Aboriginal elders to create a meaningful response to Country throughout the proposed design.

A detailed Connecting with Country Framework has been prepared at **Appendix K**, which illustrates how the proposed design has been developed to incorporate a range of Connection with Country values, resulting in the following Country-centres guiding principles being established for the site:

- Authentically reflect Gadigal Country
- Evoke water Country
- Create a connected welcoming place of inclusive belonging
- Celebrate diverse roots and a proud contemporary story

The Precinct Design Report and Design Verification Statements (**Appendix I**) and Connecting with Country Framework (**Appendix K**) outline a number of key ways Country can be integrated into the Proposal including language, the six seasons, art and storytelling, country as a connector and the colours and textures of Gadigal Country. These ideas have influenced the design of the Proposal, through the materiality chosen, built form, public domain design, landscape design and planting choices.

### 3.5 Precinct Layout and Built Form

In response to the development parcels outlined in the GSLEP, GSDCP, VPA and the Urban Design Principles described above, the Stage 4 and 5 precinct is proposed to comprise of six distinct buildings, separated by publicly accessible laneways connecting to Green Square Library Plaza and the broader street network and connected via a shared basement for Sites 8A, 8C, 19A and 19B. The buildings can be characterised as follows:

- **Building 8A** (designed by Mirvac Design) – Podium tower building marking the corner of Botany Road and Green Square Plaza comprising of ground level retail, a nine-storey podium, residential lobby and residential apartments.
- **Building 8B** (designed by DKO) – Podium tower with a three-storey podium, comprising retail, loading dock, student accommodation lobby and PBSA rooms.
- **Building 8C** (designed by Mirvac Design) – Podium tower building comprising of ten storey podium comprising of ground level retail, resident lobby and residential apartments.
- **Building 8D** (designed by DKO) – Residential building with ground floor retail, loading dock, residential lobby, and residential apartments.
- **Building 19A** (designed by TZG) – Podium tower building comprising of an 11 storey podium consisting of ground floor retail, residential lobby, residential amenities and residential apartments.
- **Building 19B** (designed by TZG) – Residential building comprising of ground floor retail, residential lobby and apartments.



**Figure 18** Precinct Layout Plan

Source: Project Architects

### 3.6 Public Domain

The proposal provides a comprehensive response to delivering the required public domain areas across the site, as detailed with the Design Verification Report at **Appendix I** and Landscape Drawings at **Appendix H**. The proposed design of public domain elements across the site provide a cohesive response to the entire GSTC masterplan, incorporating Connecting to Country elements, the requirements of the City of Sydney and the urban design principles established by COX.

The proposed public domain improvements consist of the laneways proposed between each of the buildings on Sites 8A, 8B, 8C, 8D, 19A and 19B known as Hinchcliffe Street, Barker Street, and a two-way public road known as Woolpack Street. These laneways have been designed to draw people into the precinct and provide safe, active connections between the surrounding streets, the plaza and the rest of the GSTC. Each laneway includes retail spaces, spill out areas for food and drink premises, public art, outdoor seating, pedestrian thoroughfares and generous landscaping with generous tree canopy to create a variety of intimate spaces which engage visitors. The landscaped public domain areas are proposed to include significant deep soil planting which meets the requirements of the Stage 4 and 5 VPA to accommodate canopy trees. Public domain elements proposed to include:

- North/South pedestrian laneways including landscaping, seating, food and beverage retailers
- Woolpack Street – two way through-site road, including public parking spaces and pedestrian pathways either side
- Landscaping
- Shared pathways to provide access through the site for both pedestrian, cyclists and emergency vehicles.

A considered response to the public domain has been provided along the street frontages of the site at Botany Road, Geddes Avenue and Paul Street. This includes landscaped planting along each frontage including street trees and active retail frontages which activate these street frontages. Images of the proposed public domain strategy are shown at **Figure 19** to **Figure 21**.



**Figure 19** Barker Street and Woolpack Street – Typical Sections

Source: Project Architects



**Figure 20** Proposed Hinchcliffe – Typical Section



**Figure 21** Proposed Public Domain Plan

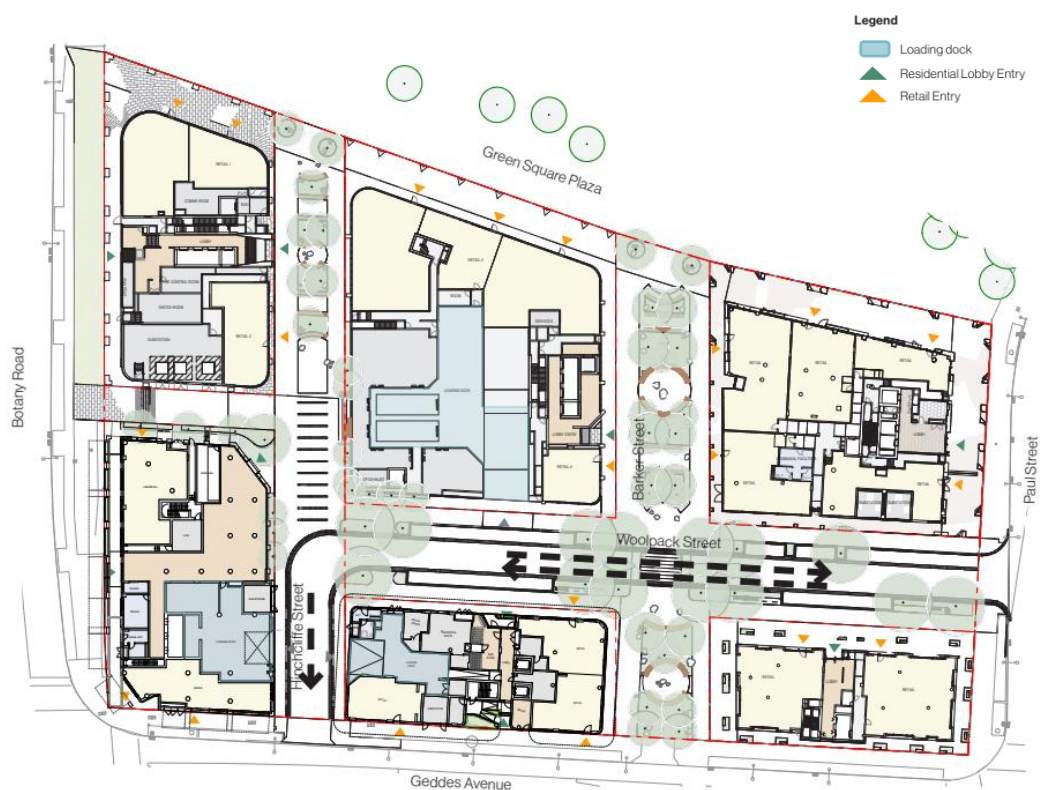
Source: OCULUS

### 3.7 Site Access

The Precinct establishes a number of pedestrian access points across the site as illustrated in Figure 22 below. This includes pedestrian entrances to each building along Plaza and main street frontages of Botany Road, Geddes Avenue and Paul Street and via the internal through site links.

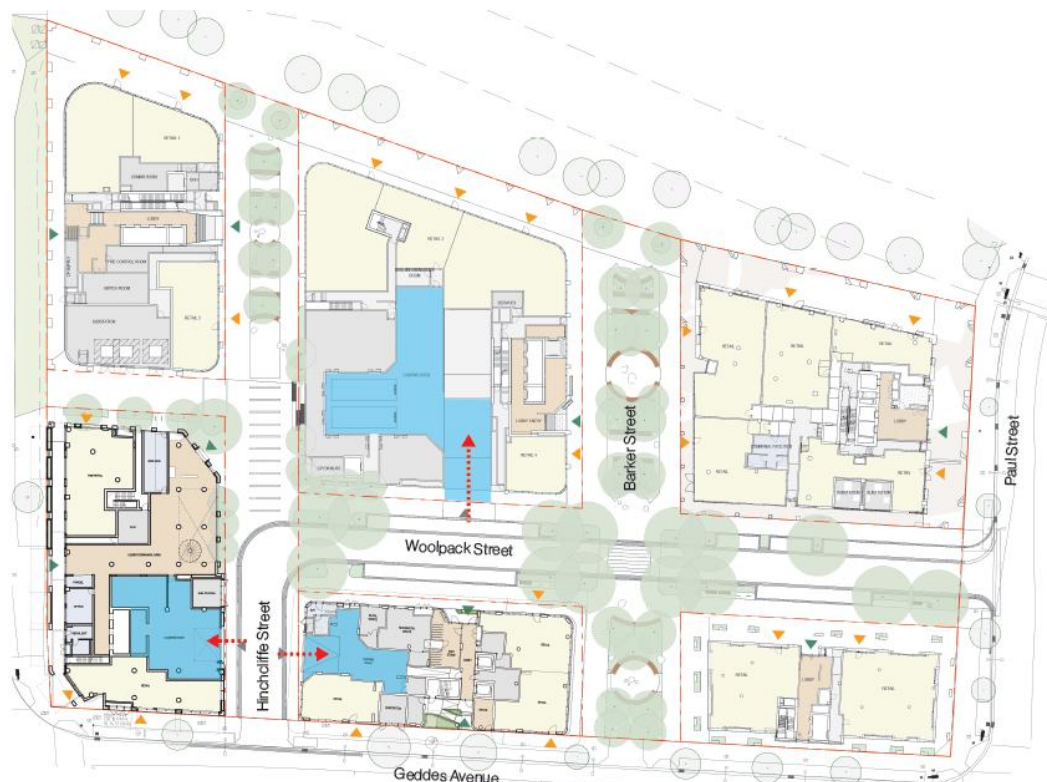
The vehicular and loading access plan for the site is provided below at **Figure 23**. Vehicular Access and Egress is provided to the site via an internal road (Woolpack Street) off Paul Street, in addition to this vehicle egress is provided to Geddes Avenue via Hinchcliffe Street. These internal roadways provide access to the loading docks at Sites 8B, 8C and 8D, including the shared basement entrance at Site 8C. Site 8C provides a shared loading dock which services Sites 8A, 8C, 19A and 19B, which ensures more of street frontages across the site can be activated with retail uses.

All buildings can be accessed by pedestrians via the ground floor residential lobbies. Residential lobbies for Sites 8A can be accessed via Hinchcliffe Street and Botany Road and the lobby of Site 8B can be accessed via Botany Road and Hinchcliffe Street. While 8C is accessed via Barker Street, and Site 8D can be accessed via Geddes Avenue. 19A can be accessed via Paul Street and 19B can be accessed via Woolpack Street and Geddes Avenue.



**Figure 22** Site Access Plan

Source: Project Architects



**Figure 23** Loading Dock Plan

Source: Project Architects

### 3.8 Affordable Housing

A precinct wide approach to affordable housing has been undertaken in response to affordable housing across Stages 3, 4 and 5, as negotiated with the HDA. Affordable housing is provided in the Stage 3 BTR development across Site 7, 17 and

18 (SSD-83899206, under a separate application but the same HDA Declaration), to be managed by a registered Community Housing Provider and Mirvac's BTR operator. The affordable housing will be provided in-perpetuity and will operate as any other build to rent dwellings, providing the same access and right to facilities as the market BTR dwellings within Sites 7, 17 and 18. The affordable housing will be operated as follows:

- 20% of the affordable dwellings will be offered to lower income households who will pay no more than 30% of annual household income in rent.
- 80% will be offered to moderate income households with rent to be offered at a 25% discount to market rent.
- The dwellings will be retained for long term ownership and managed by LIV Mirvac, and its National Community Housing provider partner (NAH).
- All 60 dwellings will be offered as affordable housing in perpetuity with conditions of consent and a restriction via an 88B instrument on title (to guarantee the affordable housing commitment remains with the land in perpetuity) with a Management Plan which would outline:
  - Renting obligations, setting out:
    - allocation (quantity of dwellings and mix)
    - eligibility criteria (requirements, review and renewal), and
    - rent setting and Market Rent definition
  - BTR Provider's obligations regarding occupation and operational matters, including:
    - Site maintenance and safety obligations
    - Insurance
    - Tenancy document administration/conformation of compliance
    - Annual reporting process
    - Record keeping, and
    - Vacancies
- The Affordable Housing dwellings are delivered on a blind tenure basis.

The 60 affordable housing dwellings provided in Stage 3 is deemed to satisfy the requirement for the HDA declaration as a whole, including the future Stage 4 and 5. The provision of affordable housing in Stage 3 represents the best outcome as it can be seamlessly let, managed and maintained alongside the BTR dwellings.

## 3.9 Site 8A and 8C

### 3.9.1 Built form

Site 8A comprises of a 29-storey building with a 9-storey podium fronting Neilson Plaza. The ground plane façade design is defined by angular colonnades of varying shapes, creating visual interest at the street frontage, providing covered entryways into the ground floor retail spaces.

The massing of the podium supports the definition of the corner of Botany Road and Neilson Plaza. Roof top planters provided at the podium help articulate the transition between the podium and tower, reducing the visual bulk and softening the tower's massing and providing an enhanced interface with Neilson Plaza.

The tower is setback from the frontage to Neilson Plaza, reducing the massing of the building towards the plaza. Strong vertical elements are established extending from the podium to the tower to define the long slender tower form of the Site 8A. A vertical inset is created along the Botany Road frontage through recessed balconies which reduce the overall perceived massing of the building. This provides an additional vertical datum along the Botany Road façade.

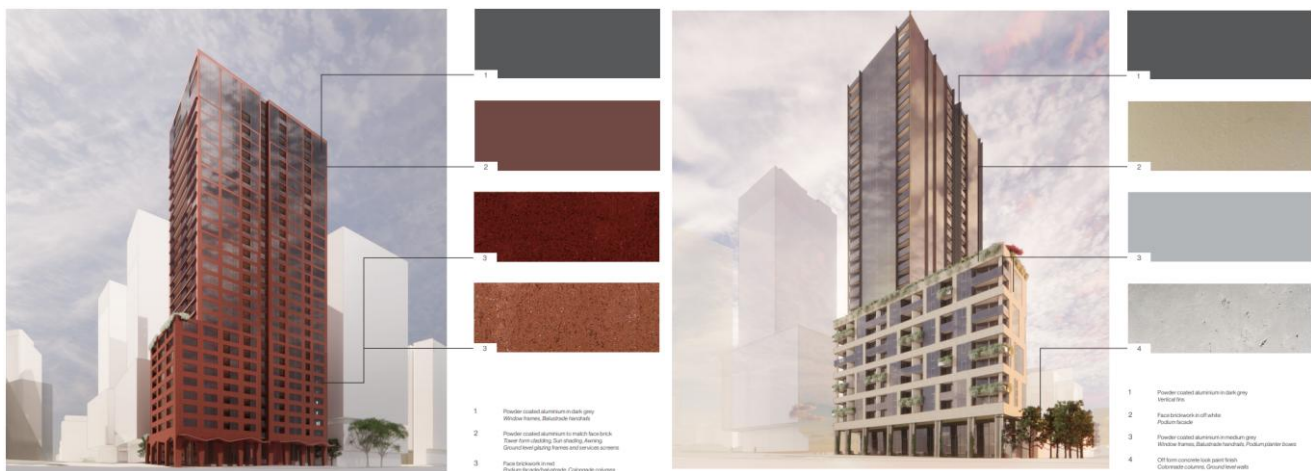
Similarly, Site 8C comprises a 29-storey building with a nine storey podium continuing a podium datum line from Site 8A to 19A. The building is separated into three forms, the base, the podium and recessed tower, this minimises the perceived massing of the building and complements the surrounding buildings. The tower is vertically articulated through balconies and aluminium fins along the building's façade which break up the building's built form.

### 3.9.2 Façade and Materiality

The proposal utilises a primarily brick materiality throughout the podium expression, and aluminium and glass for the proposed tower facade. The façade design of Building 8A responds to Building 18 in Stage 3, bookending the plaza which has been supported through DRP reviews. The robust and textured brick helps reinforce the local character and industrial past of Green Square, providing connections to proposed buildings in Stage 3 across the plaza. Two tones of terracotta and ochre brick are utilised to break up the podium and tower, while providing a consistent and aligned response to materiality.

The materiality of Site 8C responds to Buildings 7 and 17 across the plaza through the application of a neutral, lighter toned podium façade. The podium component is vertically modulated using vertical alternating colonnades and landscaped planters. The vertical modulation of this building provides consistency between Buildings 8C and 19A, which have been designed as a pair. Darker powder coated aluminium is used to provide a strong tower component of the building.

Refer to **Figure 24** below which provides an overview of the proposed façade and materiality for Site 8A and 8C.



**Figure 24** Façade and Materiality – Site 8A (left) and 8C (right)

Source: Mirvac Design

### 3.9.3 Non-Residential Component

The ground floor of 8A comprises of retail spaces of a combined area of 428m<sup>2</sup> as well as the residential lobby, substation and services rooms. The building can be accessed via the main entry on Hinchcliffe Street and Botany Road. 8C provides a combined area of 677m<sup>2</sup> of retail space, back of housing and loading dock, residential lobby and mail room. Refer to **Figure 25** which provides a ground plan of Site 8A and Site 8C.



**Figure 25** Ground floor Plan - Site 8A (left) and Site 8C (right)

Source: Mirvac Design

### 3.9.4 Residential Component

Site 8A and 8C each comprise of 28 storeys of residential dwellings, which include a diverse mix of dwelling sizes as summarised below in **Table 6**.

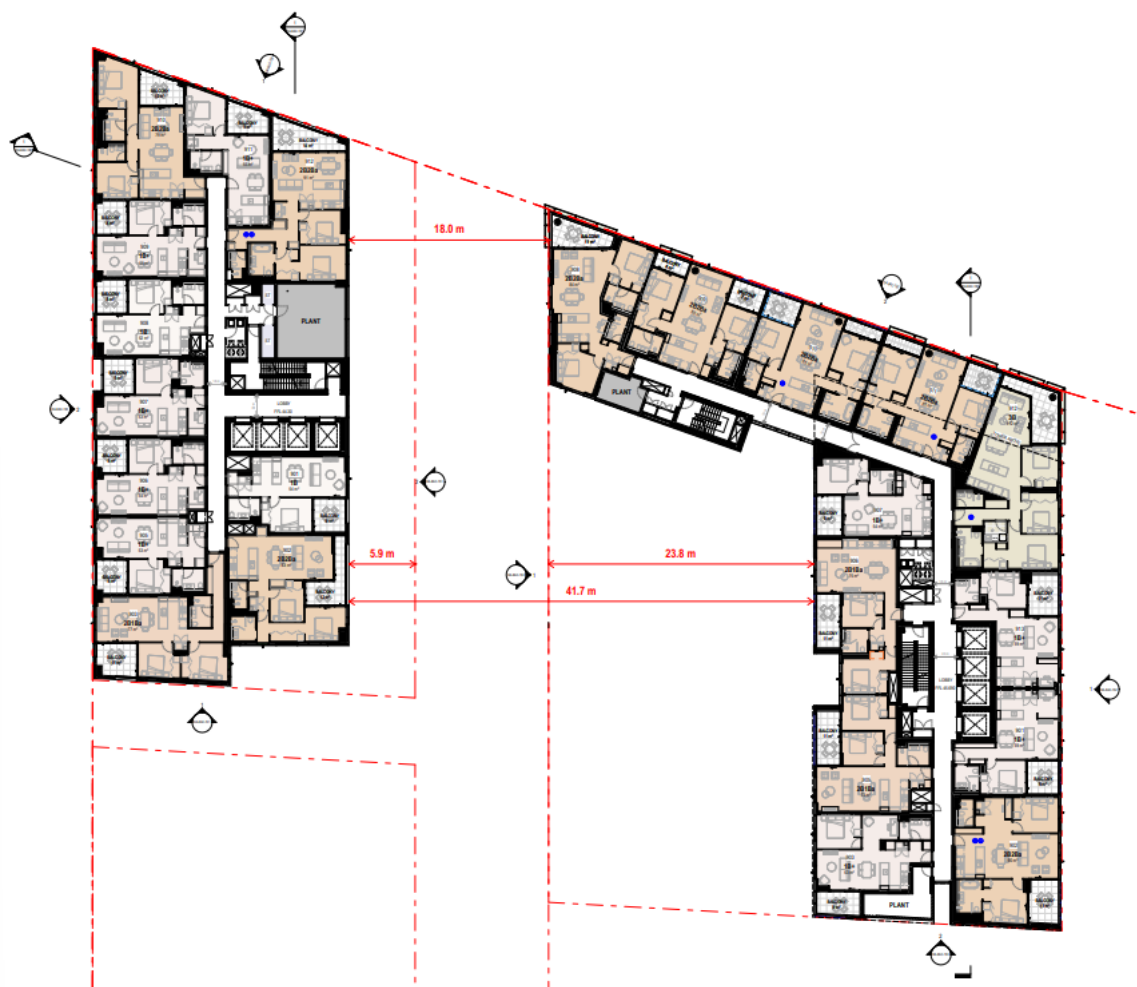
**Table 6** Site 8A and 8C Dwelling Mix

| Bedroom Number | Number of Dwellings | Total Dwellings | Total GFA                         |
|----------------|---------------------|-----------------|-----------------------------------|
| <b>Site 8A</b> |                     |                 |                                   |
| 1 Bedroom      | 146                 | 266             | Residential: 21,798m <sup>2</sup> |
| 2 Bedroom      | 98                  |                 | Retail: 428m <sup>2</sup>         |
| 3 Bedroom      | 18                  |                 |                                   |
| 4 Bedroom      | 4                   |                 |                                   |
| Adaptable      | 35                  | -               |                                   |
| <b>Site 8C</b> |                     |                 |                                   |
| 1 Bedroom      | 64                  | 254             | Residential: 24,009m <sup>2</sup> |
| 2 Bedroom      | 143                 |                 | Retail: 812m <sup>2</sup>         |
| 3 Bedroom      | 43                  |                 |                                   |
| 4 Bedroom      | 4                   |                 |                                   |
| Adaptable      | 87                  | -               |                                   |

Site 8A and 8C incorporate a range of residential and non-residential uses which are outlined below at **Table 7**. A typical residential floor for levels 2 to 9 is provided at **Figure 26**.

**Table 7**      *Site 8A and 8C Uses by Level*

| Building | Level               | Uses                                                                                                                                                                                                                                                   |
|----------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site 8A  | Basement Level 1 -3 | <ul style="list-style-type: none"> <li>• Carparking</li> <li>• Storage and plant rooms</li> <li>• Retail and residential waste storage areas</li> </ul>                                                                                                |
|          | Level 1             | <ul style="list-style-type: none"> <li>• Retail tenancies</li> <li>• Residential lobby</li> <li>• Communications, fire control and switch room</li> <li>• Substation</li> </ul>                                                                        |
|          | Level 2 - 9         | <ul style="list-style-type: none"> <li>• 1 and 2 bedroom apartments</li> </ul>                                                                                                                                                                         |
|          | Level 10 - 27       | <ul style="list-style-type: none"> <li>• 1 – 3 bedroom apartments</li> </ul>                                                                                                                                                                           |
|          | Level 28 - 29       | <ul style="list-style-type: none"> <li>• 1, 2 and 4 bedroom apartments</li> </ul>                                                                                                                                                                      |
|          | Roof                | <ul style="list-style-type: none"> <li>• Roof services and lift overrun</li> </ul>                                                                                                                                                                     |
| Site 8C  | Basement Level 1-3  | <ul style="list-style-type: none"> <li>• Carparking</li> <li>• Storage and plant rooms</li> <li>• Waste storage areas</li> </ul>                                                                                                                       |
|          | Level 1             | <ul style="list-style-type: none"> <li>• Two retail tenancies</li> <li>• Residential garbage room</li> <li>• Back of House and loading dock</li> <li>• Building Mangers Office</li> <li>• Mail and parcel room</li> <li>• Residential lobby</li> </ul> |
|          | Level 2 – 9         | <ul style="list-style-type: none"> <li>• 1 – 3 bedroom apartments</li> </ul>                                                                                                                                                                           |
|          | Level 10            | <ul style="list-style-type: none"> <li>• Rooftop outdoor communal space</li> <li>• 1 – 3 bedroom apartments</li> </ul>                                                                                                                                 |
|          | Level 11 – 27       | <ul style="list-style-type: none"> <li>• 1 – 3 bedroom apartments</li> </ul>                                                                                                                                                                           |
|          | Level 28 - 29       | <ul style="list-style-type: none"> <li>• 1, 2 and 4 bedroom apartments</li> </ul>                                                                                                                                                                      |
|          | Roof                | <ul style="list-style-type: none"> <li>• Rooftop plant services</li> </ul>                                                                                                                                                                             |



**Figure 26** Typical floor Plan Level 2 – 9 - Site 8A (left) and Site 8C (right)

Source: Mirvac Design

## 3.10 Site 8B and 8D

### 3.10.1 Student Housing

Building 8B is proposed to be used for the purposes of student housing. The proposed student housing will be managed by a selected third-party student housing provider, who will manage tenants and the operation of Site 8B.

The design of building 8B will create a connected student community through a number of internal and external communal spaces provided throughout the building. This includes an outdoor rooftop communal kitchen and lounge, gym on level 3, ground floor lobby and lounge which provides flexible spaces for students to study. Internal amenities and communal spaces have been co-located throughout the building to encourage informal social interactions between students.

The student accommodation provides a diverse mix of unit sizes, to provide a greater range of affordability options for student to rent. This includes 58% studios, 4% accessible studios and 38% dual occupancy units. The proposed building provides a high level of amenity for residents including ground floor lobbies, parcel rooms, shared bicycle parking.

### 3.10.2 Built Form

Site 8B comprises of a 23-storey student accommodation building with a three storey podium fronting Botany Road and Geddes Avenue. The built form of Site 8B is defined by two distinct forms which join at the corner of Botany Road and Geddes Avenue, which step down in height. The massing of Site 8B chamfers at the corners of the tower in response to environmental factors such as solar and wind. A continuous expression along the ground floor street edge is provided through colonnades and awnings along the podium. The building's massing has been broken down through horizontal recesses above the podium and a recess between the two distinct forms.

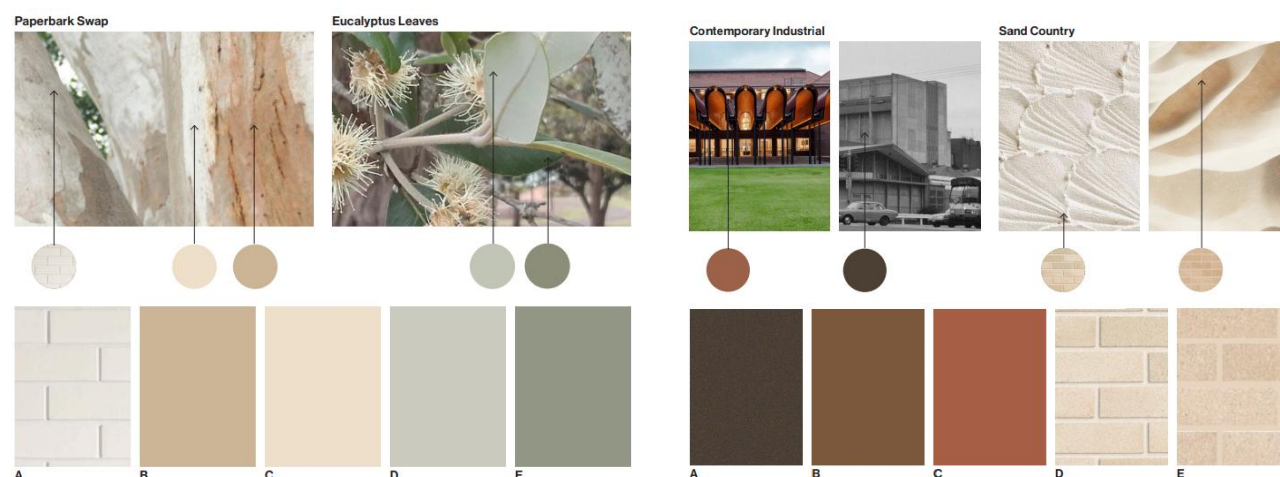
Building 8D comprises of an eight-level building, which complements the height and podiums of surrounding buildings. The massing of the building grounded by the curved base, which differentiates between the ground floor retail uses and residential apartments above. Vertical insets are created along each street frontage assist in breaking the massing of the building up and creating visual interest. Horizontal elements along the façade of 8D provide connections to the surrounding buildings including 19B.

### 3.10.3 Façade and Materiality

Site 8B provides a distinct materiality which defines the corner of Stages 4 and 5 including a light green along Botany Road and white along the Geddes Avenue façade. The two tones of the building reflect Connecting to Country themes established for the site and distinguishes between the two forms of the building. The podium is differentiated from the tower portion of the building through a white brick façade complemented by light green awnings and fixtures.

The materiality of Site 8D is defined by the ochre base including a metallic finish and brown brick on the upper levels. These complement the materiality of surrounding buildings 8C and 19B. The materiality reflects Connecting to Country principles through sandy toned and textured brick and reflects the contemporary industrial history of the area. The façade is articulated through the placement of windows and complementary balustrading along each balcony. Landscaped planters along the edges of the rooftop soften the edges of the building.

An overview of the proposed materiality is provided below at **Figure 27**.

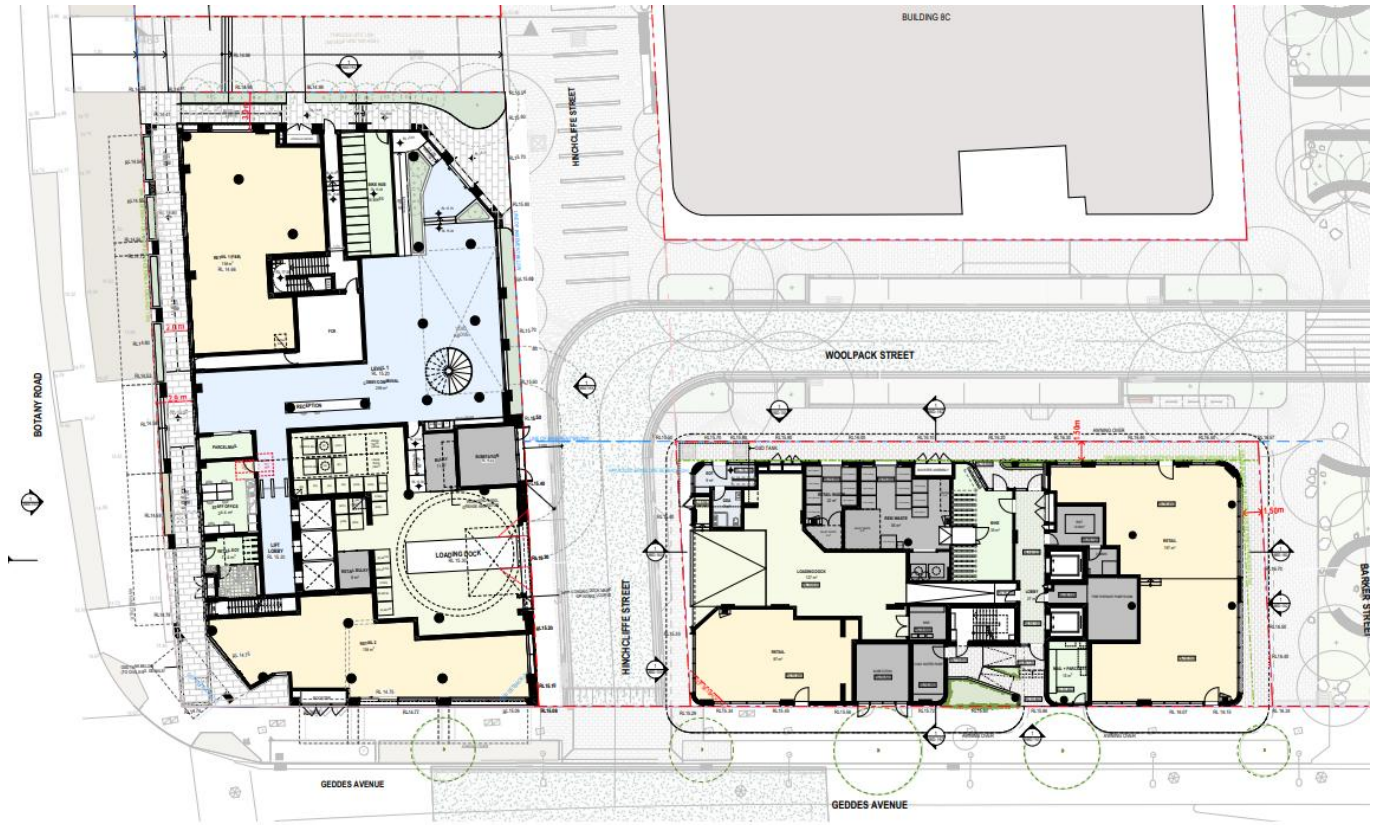


**Figure 27** Proposed Materiality – Site 8B (left) and Site 8D (right)

Source: Project Architects

### 3.10.4 Non-Residential Uses

The ground floor of Site 8B comprises of retail spaces, totalling an area of 295m<sup>2</sup>, as well as the student accommodation lobby, bike hub, facility manager's office and loading dock. The ground floor of Building 8D comprises of retail spaces totalling an area of 284m<sup>2</sup> as well as a loading dock, residential lobby, bicycle parking, residential waste rooms and building services. Refer to **Figure 28** which provides a ground floor plan of each building.



**Figure 28** Proposed Ground Floor Plan – Site 8B (left) and Site 8D (right)

Source: Project Architects

### 3.10.5 Residential and Student Accommodation Component

Site 8B and 8D each comprise of 22 storeys and 7 storeys respectively. Building 8B comprises student accommodation, while building 8D comprises residential apartments. The mix of dwellings is summarised below in **Table 6**.

**Table 8** Site 8B and 8D Dwelling Mix

| Bedroom Number        | Number of Dwellings | Total Dwellings | Total GFA                                                                              |
|-----------------------|---------------------|-----------------|----------------------------------------------------------------------------------------|
| Site 8B               |                     |                 |                                                                                        |
| Studio                | 298                 | 514             | Residential (student accommodation): 14,632m <sup>2</sup><br>Retail: 296m <sup>2</sup> |
| Dual-Occupancy Studio | 197                 |                 |                                                                                        |
| DDA Studios           | 19                  | -               |                                                                                        |
| Site 8D               |                     |                 |                                                                                        |
| 1 Bedroom             | 24                  | 51              | Residential: 3,680m <sup>2</sup><br>Retail: 284m <sup>2</sup>                          |
| 2 Bedroom             | 25                  |                 |                                                                                        |
| 3 Bedroom             | 2                   |                 |                                                                                        |
| 4 Bedroom             | 0                   |                 |                                                                                        |
| Adaptable             | 10                  | -               |                                                                                        |

Site 8B and 8D incorporate a range of residential and non-residential uses which are outlined below at **Table 7**. A typical residential floor for levels 2 to 9 is provided at **Figure 26**.

**Table 9**      *Site 8B and 8D Uses by Level*

| Building | Level        | Uses                                                                                                                                                                                                                                                                     |
|----------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site 8B  | Level 1      | <ul style="list-style-type: none"> <li>• Retail tenancies</li> <li>• Student accommodation lobby</li> <li>• Building services</li> <li>• Building manager's office</li> <li>• Bike hub</li> <li>• Substation</li> <li>• Loading dock</li> </ul>                          |
|          | Mezzanine    | <ul style="list-style-type: none"> <li>• Plant room</li> </ul>                                                                                                                                                                                                           |
|          | Level 2      | <ul style="list-style-type: none"> <li>• Communal area</li> <li>• Studio and dual rooms</li> </ul>                                                                                                                                                                       |
|          | Level 3      | <ul style="list-style-type: none"> <li>• Roof top communal area</li> <li>• Laundromat</li> <li>• Studio and dual rooms</li> </ul>                                                                                                                                        |
|          | Level 4 – 21 | <ul style="list-style-type: none"> <li>• Studio and dual rooms</li> </ul>                                                                                                                                                                                                |
|          | Level 22     | <ul style="list-style-type: none"> <li>• Studio and dual rooms</li> <li>• Internal and external communal spaces</li> </ul>                                                                                                                                               |
|          | Roof         | <ul style="list-style-type: none"> <li>• Roof services and lift overrun</li> </ul>                                                                                                                                                                                       |
|          |              |                                                                                                                                                                                                                                                                          |
| Site 8D  | Level 1      | <ul style="list-style-type: none"> <li>• Retail tenancies</li> <li>• Residential garbage room</li> <li>• Loading dock</li> <li>• Mail and parcel room</li> <li>• Building services</li> <li>• Residential lobby</li> <li>• Bike storage</li> <li>• Substation</li> </ul> |
|          | Level 2 – 8  | <ul style="list-style-type: none"> <li>• 1 – 3 bedroom apartments</li> </ul>                                                                                                                                                                                             |
|          | Roof         | <ul style="list-style-type: none"> <li>• Plant and lift overrun</li> </ul>                                                                                                                                                                                               |

## 3.11 Site 19A and 19B

### 3.11.1 Built Form

Site 19A comprises of a 29-storey building, comprising an 11-storey podium fronting Neilson Plaza and Paul Street. The ground plane is defined by large colonnades at the ground floor of the building and draw visitors to use ground floor retail spaces. The podium assists in defining the edge of the precinct along Paul Street, as well as addressing the library at the plaza through its corner podium form. The tower portion of the development is setback from the street frontage and the plaza, reducing the overall massing of the tower component. The tower is further articulated using grey and white panels which create visual interest.

Site 19B comprises an eight storey building, the ground floor is defined by grey concreted colonnades which visually break up the massing of the development. Each corner is defined by balconies for each dwelling, which assists in defining the corner of Paul Street and Geddes Avenue. The massing of the building is further broken up by a vertical inset along the northern and southern frontages of the building.

### 3.11.2 Façade and Materiality

The materiality of Building 19A is defined by ochre aluminium cladding derived from the precinct colour palette. The podium façade is articulated in rhythm with the colonnades which break up the bulk and massing to present a civic built form facing the plaza. The tower is visually separated from the podium massing through light grey and white aluminium cladding. Building 19B provides a complementary materiality utilising concrete colonnades for the base of the building, and a range of white and grey brick which create visual interest along the upper levels of the building's façade.

Precinct Palette

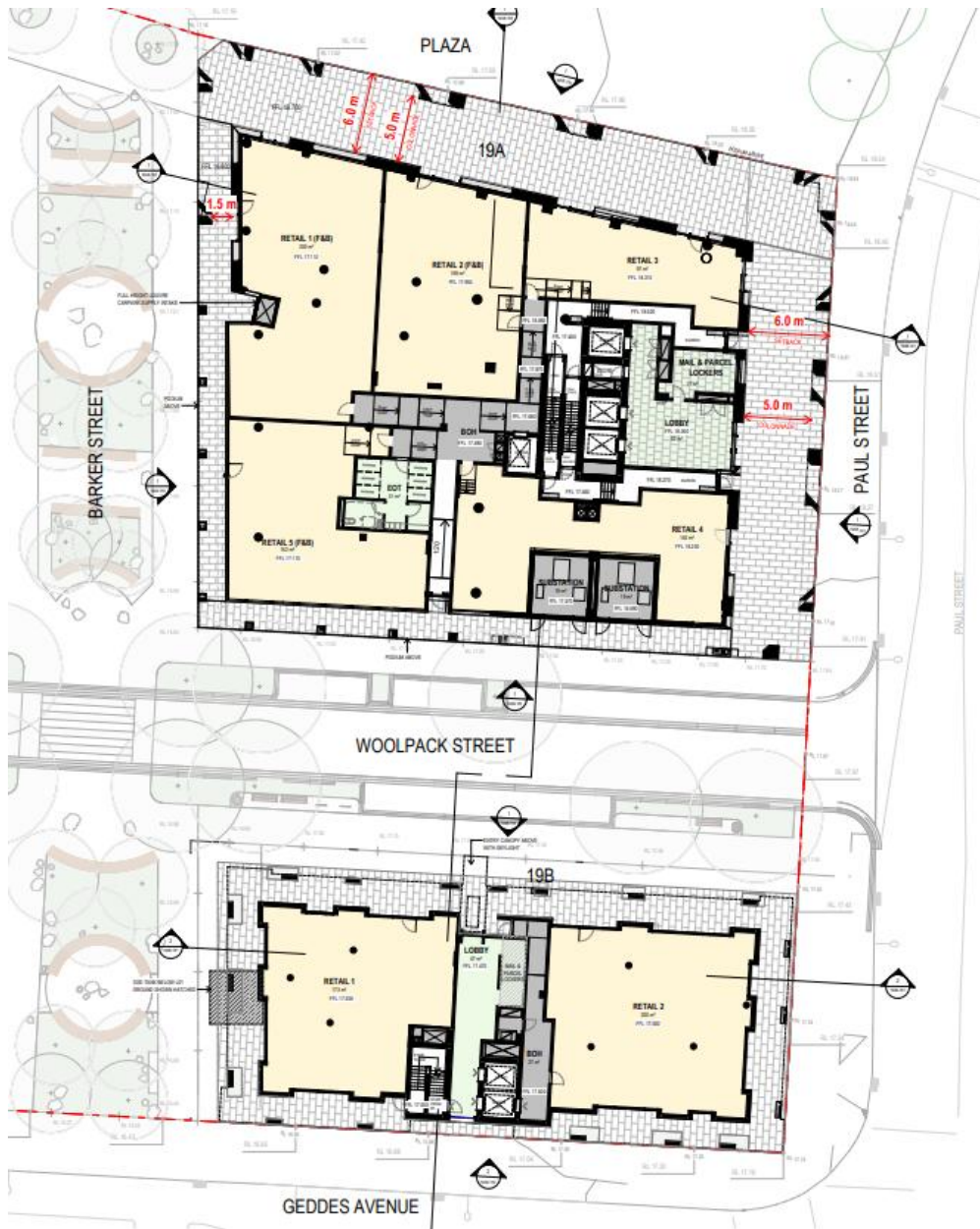


**Figure 29** Proposed Materiality Site 19A (left) and Site 19B (right)

Source: Project Architects

### 3.11.3 Non-Residential Uses

The ground floor of 19A comprises of retail tenancy spaces with a combined area of 783m<sup>2</sup>. In addition to this residential lobby, mail room, back of house areas and substations are provided at the ground floor. In addition to this a gym and business lounge is provided at the second floor of Site 19A, as well as a pool, spa and pool deck provided fronting the plaza on level 3. Site 19B comprises two ground floor retail spaces with a total area of 375m<sup>2</sup>, as well as associated back of house areas and residential lobby. Refer to **Figure 30** below which provides a ground floor plan of Site 19A and 19B.



**Figure 30** Proposed Ground Floor Plan 19A (upper) and Site 19B (lower)

Source: TZG

### 3.11.4 Residential Component

Site 19A and 19B comprise of 28 and 7 storeys of residential dwellings respectively, which include a diverse mix of dwelling sizes as summarised below at **Table 6**.

**Table 10** Site 19A and 19B Dwelling Mix

| Bedroom Number  | Number of Dwellings | Total Dwellings | Total GFA                         |
|-----------------|---------------------|-----------------|-----------------------------------|
| <b>Site 19A</b> |                     |                 |                                   |
| 1 Bedroom       | 18                  | 187             | Residential: 19,170m <sup>2</sup> |
| 2 Bedroom       | 122                 |                 | Retail: 783m <sup>2</sup>         |
| 3 Bedroom       | 43                  |                 |                                   |
| 4 Bedroom       | 4                   |                 |                                   |
| Adaptable       | 32                  | -               |                                   |
| <b>Site 19B</b> |                     |                 |                                   |

|           |    |    |                                                               |
|-----------|----|----|---------------------------------------------------------------|
| 1 Bedroom | 7  | 42 | Residential: 4,236m <sup>2</sup><br>Retail: 375m <sup>2</sup> |
| 2 Bedroom | 21 |    |                                                               |
| 3 Bedroom | 14 |    |                                                               |
| 4 Bedroom | 0  |    |                                                               |
| Adaptable | 14 | -  |                                                               |

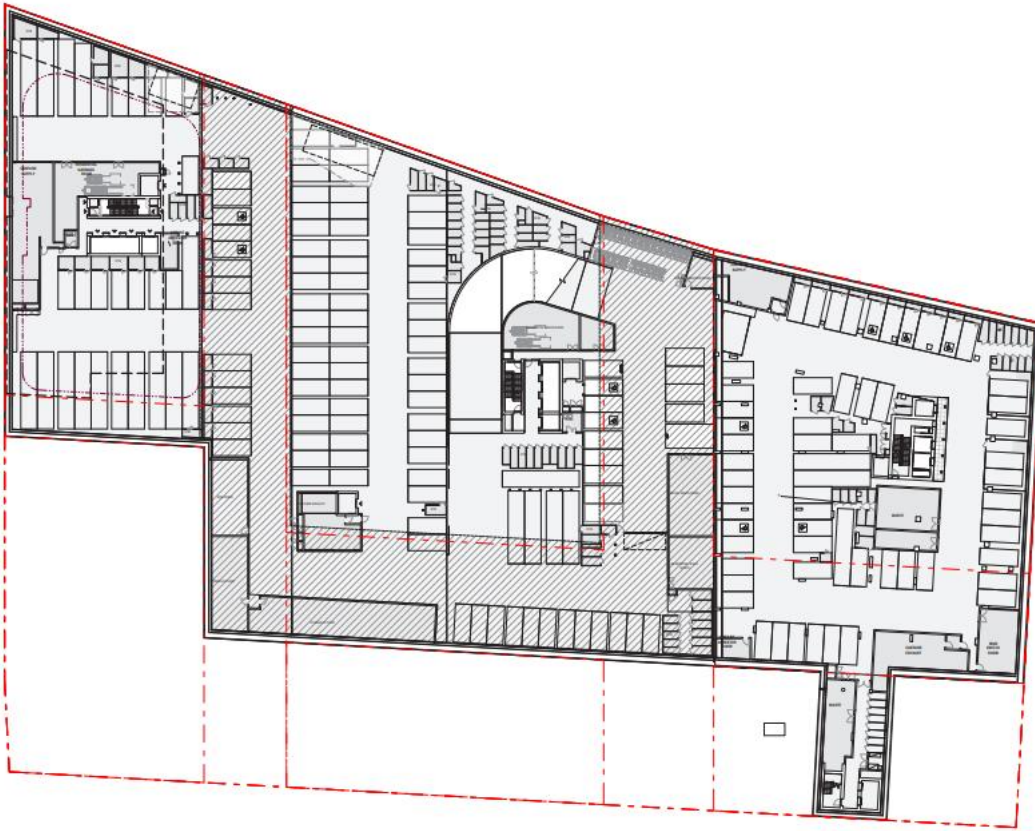
Site 19A and 19B incorporate a range of residential and non-residential uses which are outlined below at **Table 7**. A typical residential floor for levels 2 to 9 is provided at **Figure 26**.

**Table 11**     *Site 19A and 19B Uses by Level*

| Building | Level               | Uses                                                                                                                                                                         |
|----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site 19A | Basement Level 1 -2 | <ul style="list-style-type: none"> <li>• Carparking</li> <li>• Waste storage areas</li> <li>• Storage and plant room</li> </ul>                                              |
|          | Level 1             | <ul style="list-style-type: none"> <li>• Retail tenancies</li> <li>• Residential lobby</li> <li>• Back of house areas</li> <li>• Mail room</li> <li>• Substations</li> </ul> |
|          | Level 2             | <ul style="list-style-type: none"> <li>• Pool Plant</li> <li>• Gym and business lounge</li> <li>• Storage areas</li> <li>• 1 – 2 bedroom apartments</li> </ul>               |
|          | Level 3             | <ul style="list-style-type: none"> <li>• Pool, spa and pool deck</li> <li>• 1 – 3 bedroom apartments</li> </ul>                                                              |
|          | Level 4             | <ul style="list-style-type: none"> <li>• 1 – 3 bedroom apartments</li> <li>• Mechanical plant</li> </ul>                                                                     |
|          | Level 5 – 10        | <ul style="list-style-type: none"> <li>• 1 – 3 bedroom apartments</li> </ul>                                                                                                 |
|          | Level 11            | <ul style="list-style-type: none"> <li>• Rooftop communal space</li> <li>• 2 – 3 bedroom apartments</li> </ul>                                                               |
|          | Level 12 - 27       | <ul style="list-style-type: none"> <li>• 2 – 3 bedroom apartments</li> </ul>                                                                                                 |
|          | Level 28 - 29       | <ul style="list-style-type: none"> <li>• 2 – 4 bedroom apartments</li> </ul>                                                                                                 |
|          | Roof                | <ul style="list-style-type: none"> <li>• Roof services and lift overrun</li> </ul>                                                                                           |
|          |                     |                                                                                                                                                                              |
| Site 19B | Basement Level 1-2  | <ul style="list-style-type: none"> <li>• Carparking</li> <li>• Waste storage areas</li> <li>• Storage</li> </ul>                                                             |
|          | Level 1             | <ul style="list-style-type: none"> <li>• Two retail tenancies</li> <li>• Back of House area</li> <li>• Residential lobby</li> </ul>                                          |
|          | Level 2 – 8         | <ul style="list-style-type: none"> <li>• 1 – 3 Bedroom apartments</li> </ul>                                                                                                 |
|          | Roof                | <ul style="list-style-type: none"> <li>• Roof services and lift overrun</li> </ul>                                                                                           |

### 3.12 Basement

A single shared three level basement will be provided across Buildings 8A, 8C, 19A and 19B (only two levels at Buildings 19A and 19B) which can be accessed via a ramp at Building 8C from Woolpack Street. The basement comprises of the site's parking, residential storage, waste storage, bicycle parking, allowing the ground plane to be used for primarily retail uses. Refer to the basement plan at **Figure 31** for further detail.



**Figure 31** Basement layout plan – Level 1

Source: Mirvac Design

### 3.13 Parking

The proposed development will provide a total of 581 residential car spaces across three shared basement levels across Sites 8A, 8C, 19A and 19B. This includes 543 standard spaces, 38 accessible spaces. 12 motorcycles spaces are provided throughout the proposed development. 5 retail parking spaces are proposed for the proposed development. In addition to this, the four car share spaces and 1 car wash bay are to be provided in the development. The basement parking can be accessed via the internal roadway on Woolpack Street. No parking is provided within 8B student accommodation building and building 8D.

Three loading docks are provided throughout the development providing nine service vehicle loading bays including:

- Two 10.6-metre-long bays to accommodate vehicles up to a Council waste truck. This also accommodates the larger service vehicles that may also be generated by residential or retail uses.
- One 6.4-metre-long bay to accommodate a low-clearance SRV.
- Four B99 loading bays able to accommodate utility vehicles including a B99 van located in the public area of Basement level 1.
- One B99 loading bay located on Basement Level 1 under Site 8A building.
- One B99 loading bay located on Basement Level 1 under Site 19A building

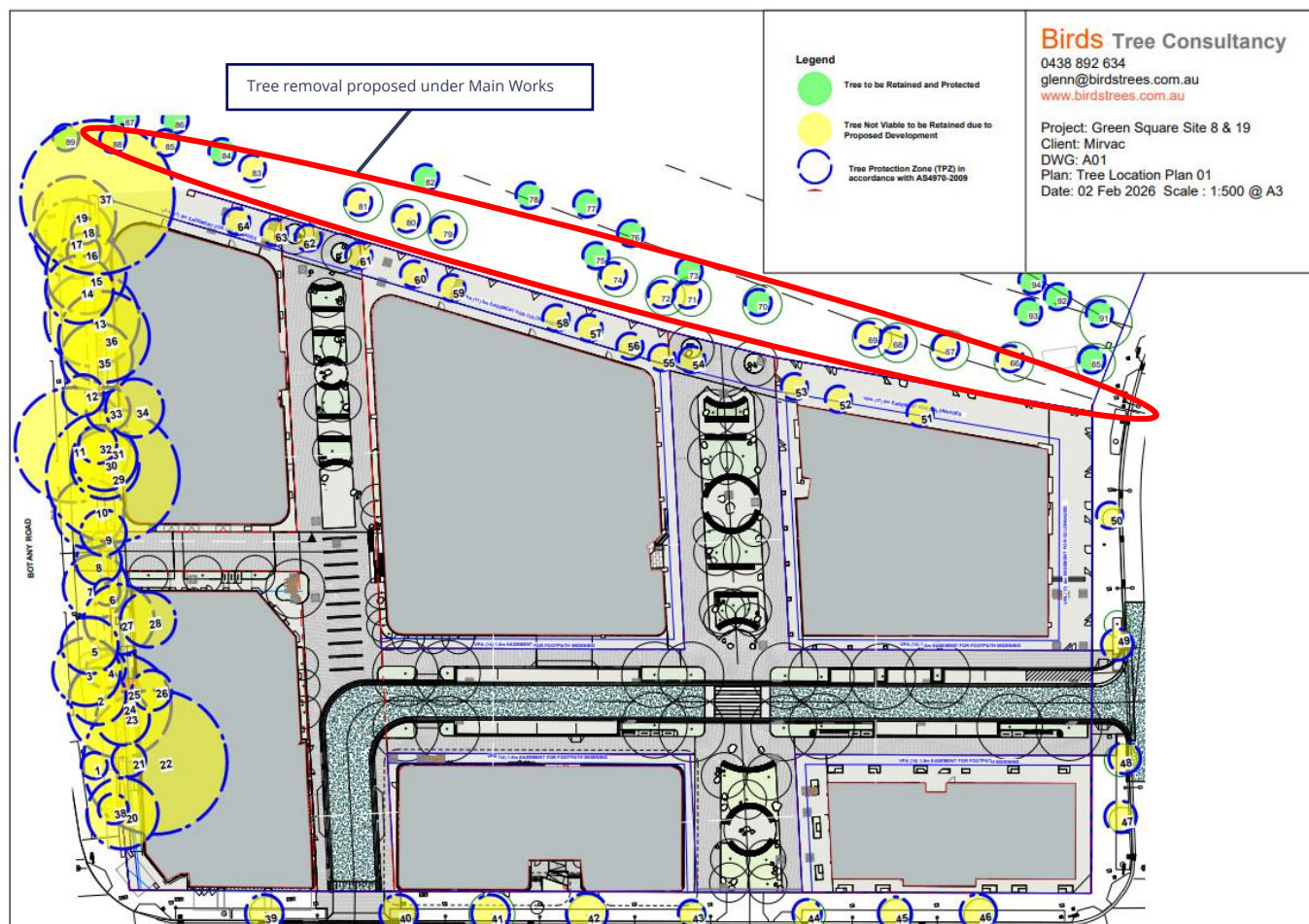
## 3.14 Site Preparation

### 3.14.1 Excavation

Bulk excavation works will undertake separately as part of the Early Works SSDA (SSD-82328958) for Stages 4 and 5.

### 3.14.2 Tree Removal

As detailed with the Arborist Report (**Appendix BB**), the proposal includes the removal of 14 trees to facilitate the proposed development. Some existing trees within the plaza are required to be removed due to their location within the construction access zone behind the hoarding proposed for the site. Trees being removed along the plaza, Geddes Avenue and Paul Street are proposed to be replaced. A number of trees have been proposed to be removed at the site under the Early Works SSDA, which will be assessed separately. A tree protection and removal plan is shown at **Figure 32** below which indicates the trees not viable at the site and proposed for removal across this SSDA and the Early Works SSDA.



**Figure 32** Tree Removal Plan

Source: Birds Tree Consultancy

### 3.14.3 Remediation

Majority of remediation to make the site suitable for residential and commercial uses will be undertaken separately as part of the Early Works SSDA (SSD-82328958) in accordance with the RAP prepared for Stages 4 and 5. This SSDA includes the residual remediation works set out in the RAP that are not already being carried out under the Early Works SSDA - including:

- construction of the building basement structure will serve as a physical barrier to underlying contaminated soils; and
- elsewhere on the site the installation of a marker layer above any potentially contaminated materials, overlain by clean validated soils, or other sub-grade materials, which will include infrastructure or landscaping as required.

These remedial works themselves do not meet the criteria for Category 1 remediation, and are therefore Category 2. Refer to **Appendix M** which provides the RAP submitted as part of the Early Works SSDA.

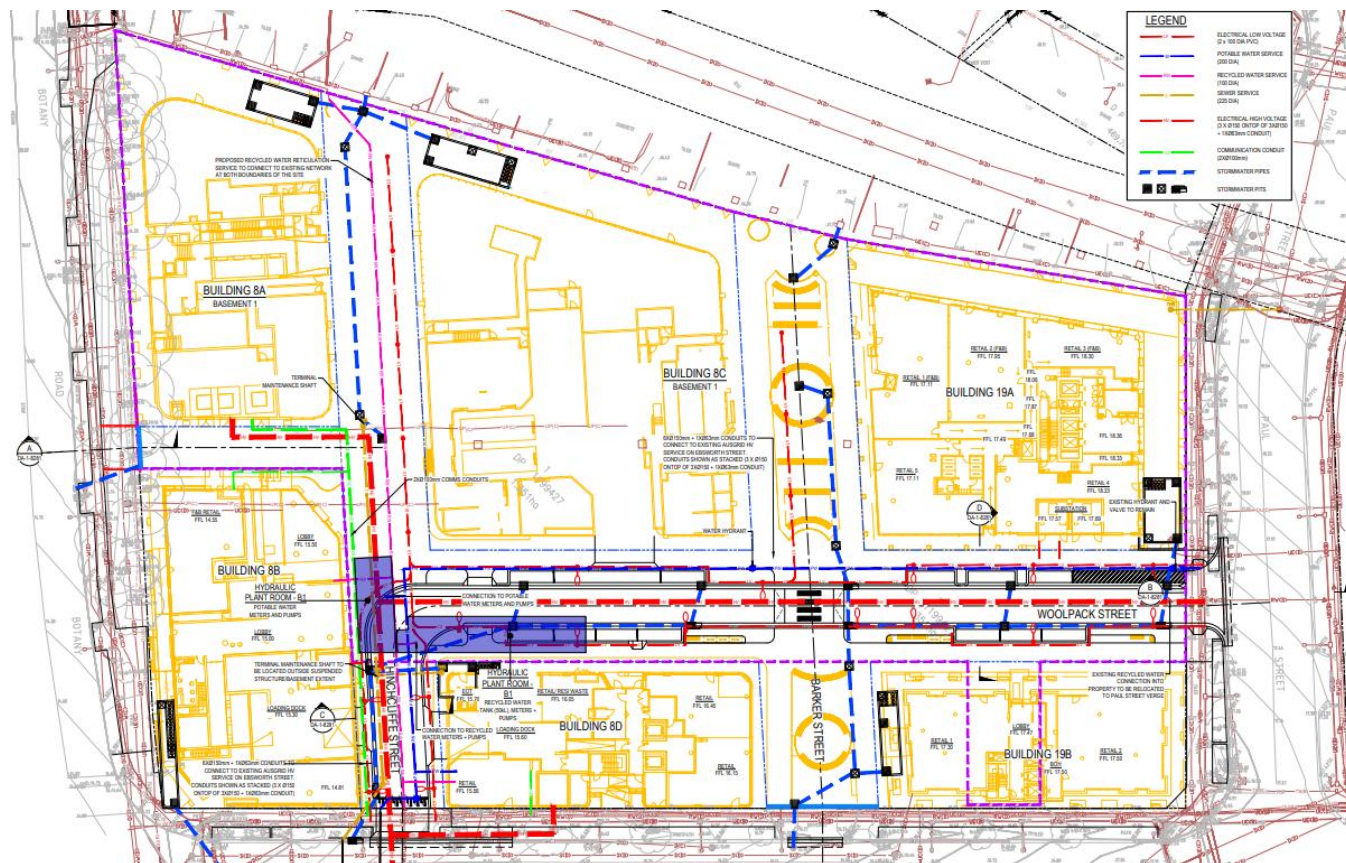
Interim Audit Advice prepared by Senversa confirms that the processes described in the RAP should be followed to ensure that the site can be made suitable for the proposed use (refer to **Appendix W**).

### 3.15 Site Servicing and Utilities

An assessment has been undertaken to determine the capacity of the site to be serviced by relevant infrastructure and utilities, as included at **Appendix U**. All relevant utility and service providers and authorities have confirmed that the site can be serviced subject to some infrastructure upgrades. Utilities connections are detailed as:

- **Electricity:** The proposed electrical infrastructure supply is for the proposed development includes:
  - Sites 8A and 8C: three (3) 1,500kVA surface chamber substations
  - Sites 19A and 19B: two (2) off 1,000kVA surface chamber substations
  - Site 8B: one (1) 1,000kVA surface chamber substation
  - Site 8D: one (1) 1,000kVA surface chamber substation
- **Water:** The development will be served by Ø200mm oPVC water main along Hinchcliffe Street and Woolpack Street to serve the fire protection and potable water demands for the development. The existing connections are located along Paul Street and Geddes Avenue.
- **Sewerage:** The development will be served by the nearest existing sewer connection points provided along Paul Street, Geddes Avenue. The existing Ø225 Sydney Water Sewer main in Paul Street and the existing Ø300 Sydney Water Sewer main in Geddes Avenue are adequate to serve each lot.
- **Telecommunications:** The existing NBN and Telstra pit and conduit network surrounding the site are suitable to provide connections to the each building via lead-in conduits and associated main communications rooms.
- **Gas:** No gas infrastructure is proposed, as the development will be all electric.

The proposed services on the site are included at **Figure 33** below.



**Figure 33 Combined Services Plan**

Source: AT&L

### 3.16 ESD Infrastructure

The adoption of best practice Ecologically Sustainable Development (ESD) principles have been integrated throughout the design to minimise the consumption of resources and guide the sustainable operation of the proposed development. An ESD report has been prepared at **Appendix O** which details the proposed ESD design measures.

The following ESD initiatives are proposed:

- Achievement of 7 NATHERS rating
- Does not utilise gas
- On-site photovoltaic systems (solar panels)
- Energy efficient lighting
- Use of sanitary fittings and fixtures with low flow rates
- Non-potable water reuse
- Rainwater harvesting
- WSUD stormwater management
- Use of recycled and responsible materials
- Diversion of construction and operational waste

### 3.17 Civil and Stormwater Infrastructure

The Integrated Water Management Plan at **Appendix EE** details the proposed stormwater infrastructure required to service the site. Stormwater management across the site has been developed in accordance with the City of Sydney's requirements for stormwater design to accommodate both minor and major storm events. Six on-site detention tanks will be provided across the site to collect stormwater from each building. One OSD tank will be provided per lot, ranging in volume from 18m<sup>3</sup> to 59m<sup>3</sup>.

### 3.18 Staging and Delivery

#### 3.18.1 Staging

For the purposes of the planning application, an indicative staging strategy has been prepared to demonstrate how the development may be constructed. Subject to confirmation of the final construction methodology (post-approval and prior to commencement on site), it is intended that the development will be undertaken across three stages as outlined below:

- Stage A: Construction of Building 8A and 8C and associated basement.
- Stage B: Construction of pedestrian link and Hinchcliffe Street areas adjacent to 8A. Construction of temporary access roads.
- Stage C: Construction of Building 19A, 19B and 8B, and completion of northern internal Hinchcliffe Street and Barker Street laneways and remaining basement area.
- Stage D: Construction of Building 8D, Woolpack Street and southern sections of Hinchcliffe and Barker Street laneways.

#### 3.18.2 Construction Hours

Construction hours are proposed to be between 7:30am - 5:30pm Monday to Friday and 7:30am – 3:30pm Saturday.

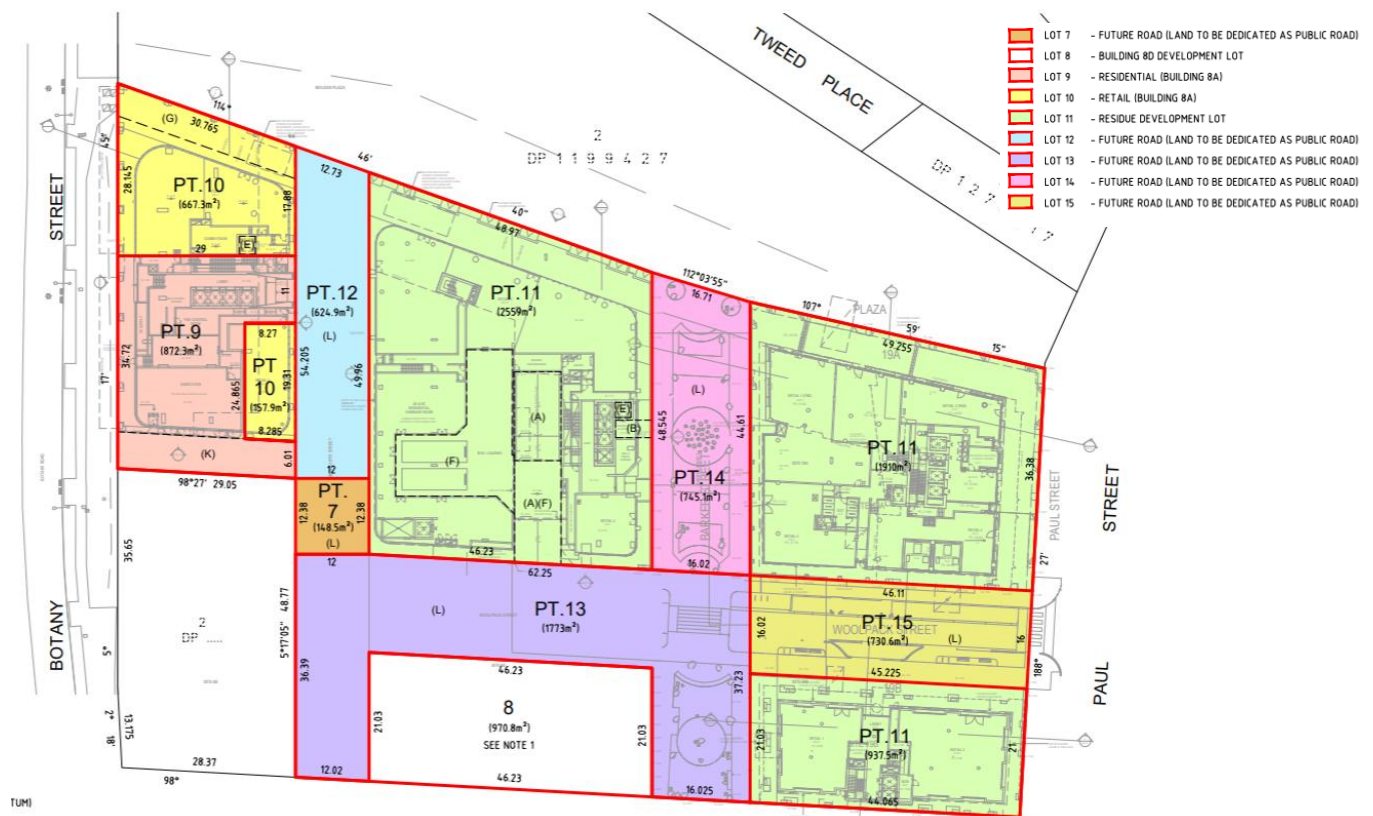
### 3.19 Subdivision

The SSDA relies on the initial subdivision completed under the Early Works SSDA. This SSDA seeks consent of the staged stratum subdivision of Sites 8A, 8C, 19A and 19B. Additionally, it is proposed to subdivide future roadways on the site (Lots 12-15) and dedicated as public roads upon completion. The staging of the proposed subdivision is outlined as follows:

- Subdivision 1: Subdivision of Lot 1
  - Lot 8: Stand alone development lot for Site 8D
  - Lot 9: Residential (Site 8A)

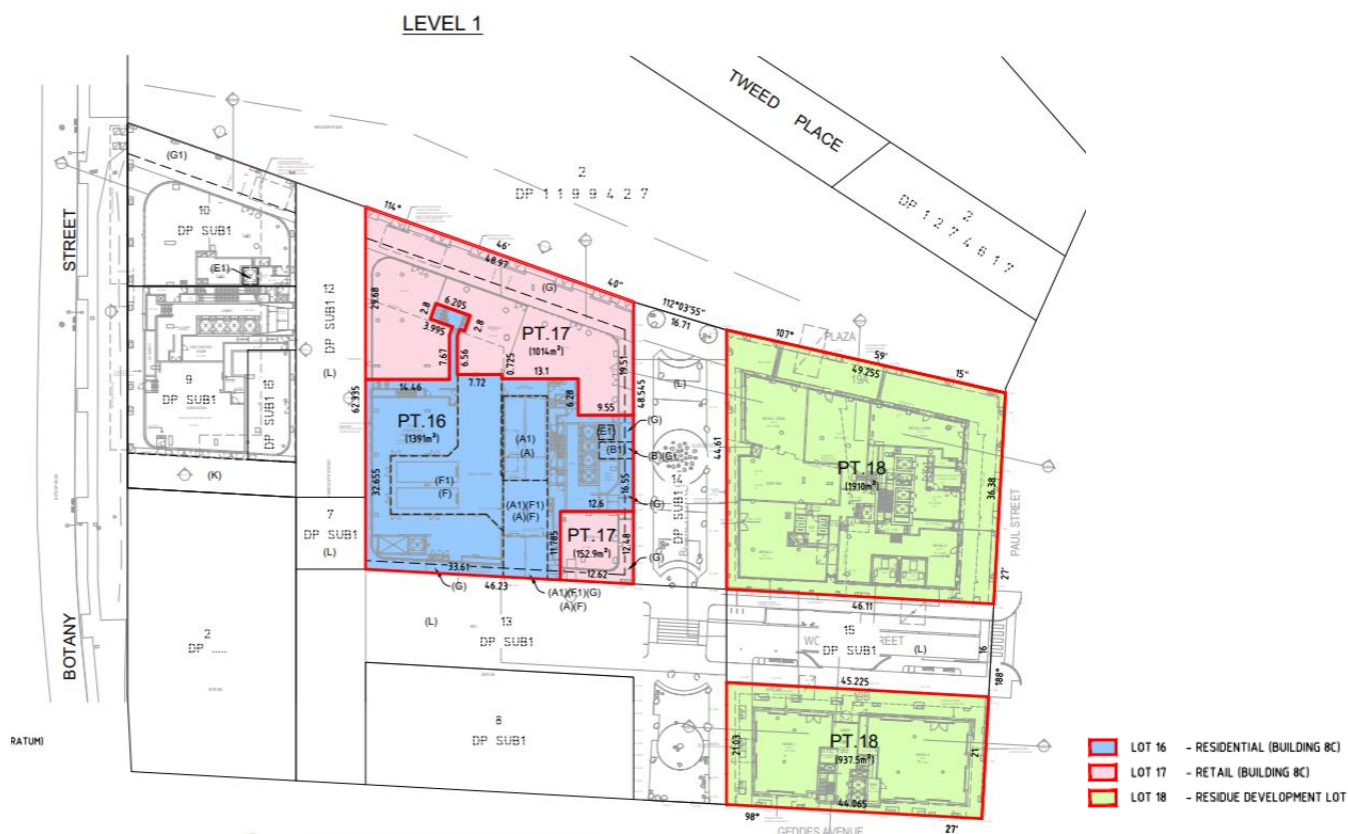
- Lot 10: Retail (Site 8A)
- Lot 11: Residue development lot
- Lots 7, 12-15: Future roadways (to be dedicated to Council)
- Subdivision 2: Subdivision of Lot 11
  - Lot 16: Residential (Site 8C)
  - Lot 17: Retail (Site 8C)
  - Lot 18: Residue development lot
- Subdivision 3: Subdivision of Lot 18
  - Lot 19: Residential (Site 19A)
  - Lot 20: Retail (Site 19A)
  - Lot 21: Residential (Site 19B)
  - Lot 22: Retail (Site 19B)

A number of easements are proposed to be established in line with the VPA to allow access to the site for services, emergency egress, access to share facilities, loading rooms, the colonnades footpath widening, and public park. A detailed summary of the proposed easements are provided at the Statement of Subdivision at **Appendix F**.



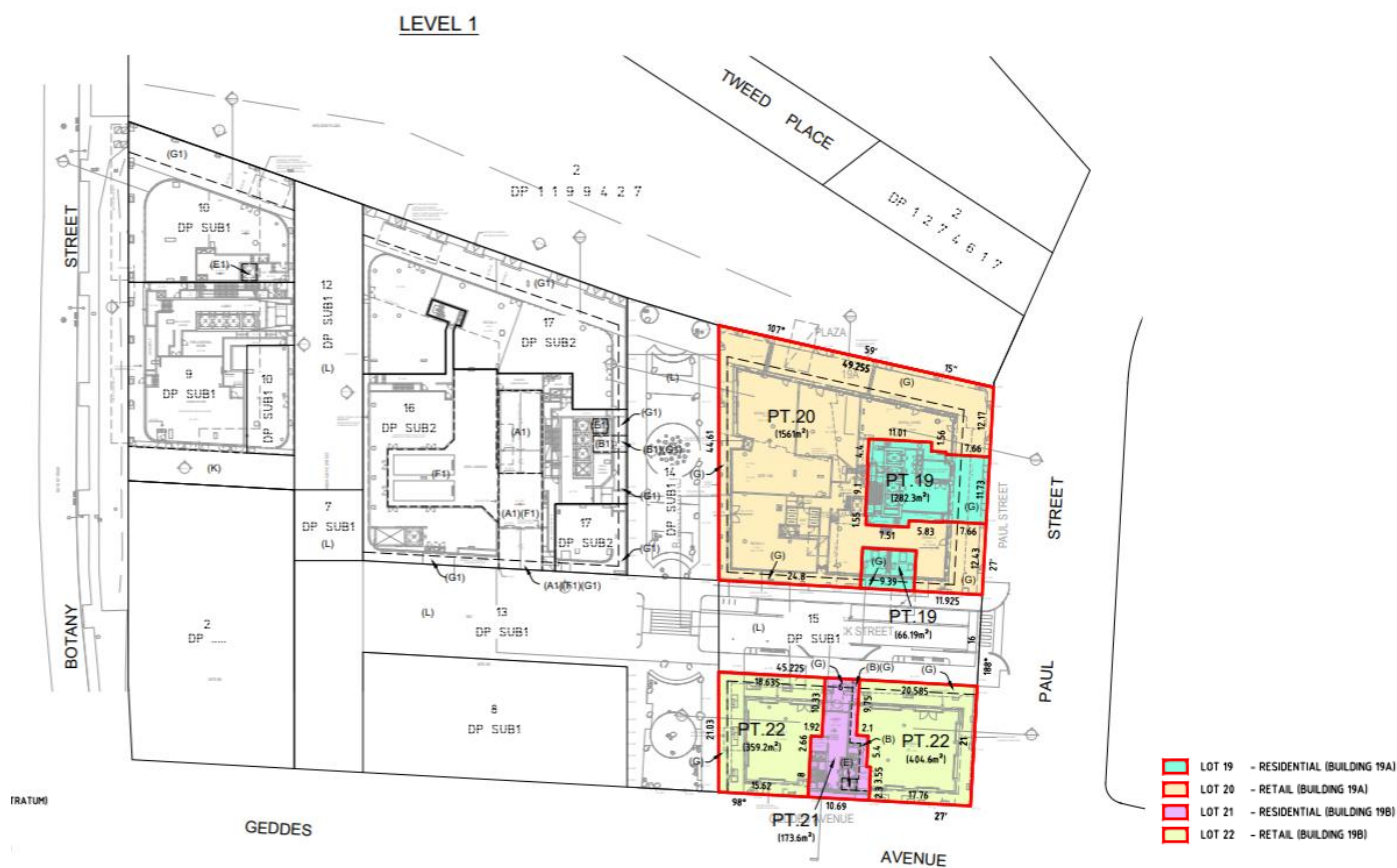
**Figure 34 Plan of Subdivision - Subdivision 1**

Source: Beveridge & Williams



**Figure 35 Plan of Subdivision - Subdivision 2**

Source: Beveridge & Williams



**Figure 36 Plan of Subdivision - Subdivision 3**

Source: Beveridge & Williams

## 4.0 Proposed Rezoning Amendments

The following section outlines the objectives and intended outcomes of this concurrent rezoning request and an explanation of provisions to achieve those outcomes, including relevant mapping. The justification and evaluation of impacts is set out in **Section 8.0** and **Section 9.0** of this report.

### 4.1 Objectives and Intended Outcomes

The key objective of this Chapter is to amend the GSLEP to allow additional height and FSR on the site to accommodate the mixed-use development described in **Section 3.0**, consistent with the City of Sydney LSPS and Housing Strategy, its existing land zoning, and the broader strategic objectives of the State government to deliver additional housing to alleviate the housing crisis and help meet the NSW Government's target under the National Housing Accord.

The intended outcomes of the proposed amendments are as follows:

- Provide much-needed housing in a well-located site within the City of Sydney and contribute to NSW's housing targets under the National Housing Accord 2022 and NSW Housing Targets 2023.
- Enable delivery of diverse, residential apartments and student accommodation with excellent amenity leveraging the site's strategic location.
- Contribute to alleviating the NSW Housing Crisis, in particular by delivering new, fit-for-purpose affordable rental housing.
- Realise development at the yet-to-be completed site within GSTC, supporting community and commercial needs by allowing for additional density to deliver more housing while facilitating non-residential uses.
- Contribute to housing diversity in Zetland with the inclusion of student housing, along with necessary social infrastructure and communal facilities.
- Ensure the publicly accessible links and pedestrian pathways envisioned in the VPA and the GSDCP are provided, enhancing pedestrian connectivity and site permeability, linking to the Green Square Plaza and train station, as well as Ebsworth Street and the suburb of Zetland further beyond.

### 4.2 Explanation of provisions

It is proposed that a site-specific clause be included in the GSLEP to the effect of the below.

#### 4.2.1 Amendments proposed to Building Height and Floor Space Ratio

Amendments to the key development standards are required to facilitate the proposed development. The required amendments to the GSLEP are detailed in **Table 12**, compared with the existing controls. These exceedances in the permitted FSR and height of build development standards ensure the proposed development is able to achieve the yield of apartments envisioned for the site to respond to the objectives of the Housing Accord. As demonstrated throughout **Section 8.0** the proposed increase in height and FSR will not result in any unreasonable environmental impacts, and can be suitably managed through a range of design and mitigation measures.

**Table 12** *Proposed amendments to the GSLEP*

| Standard          | Existing Control |                                                                    | Proposed Control                                                                     |
|-------------------|------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Floor Space Ratio | Site-wide        | Stage 4: 5.36:1                                                    | <b>Total 6.78:1 (blanket across whole site)</b><br>Stage 4: 5.9:1<br>Stage 5: 8.67:1 |
|                   |                  | Stage 5: 0.3:1<br>(plus commercial floor space bonus under cl4.4A) |                                                                                      |
| Building Height   | Site 8A          | Ranges from RL53 – RL115                                           | <b>Blanket 101m</b> (above ground) / RL115                                           |
|                   | Site 8B          | RL90                                                               | <b>75m</b> (above ground) / RL90                                                     |
|                   | Site 8C          | Ranges from RL38 – RL102                                           | <b>Blanket 101m</b> (above ground) / RL116                                           |

|          |                           |                                                 |
|----------|---------------------------|-------------------------------------------------|
| Site 8D  | RL55                      | <b>No change</b><br>(building complies at RL47) |
| Site 19A | Ranges from RL38 – RL93.5 | <b>Blanket 98m</b> (above ground) / RL115       |
| Site 19B | Ranges from RL50 – RL55.5 | <b>No change</b> (building complies at RL47)    |

#### 4.2.2 Exclusion of Clauses

In addition to the above amendments to the GSLEP, exclusion from the following clauses is also proposed to facilitate the proposed development:

##### Clause 4.4A

Clause 4.4A currently allows development on land in Area 1 (Stage 5) to exceed the 0.3:1 mapped FSR control by up to 44,400sqm for a variety of non-residential uses. It is proposed that this clause be switched off for the purposes of the HDA rezoning, and the FSR required to accommodate the development of the HDA scheme is applied instead.

##### Clause 6.5 Affordable housing

A tailored, tenure-blind affordable housing solution is proposed, seamlessly integrated with the BTR model under the Stage 3 SSD (SSD-83899206) to provide a precinct-wide approach where all affordable housing units will be located within Stage 3. This approach has been discussed and endorsed by the HDA and DPHI to provide the most appropriate response to affordable housing. Under this approach, 60 apartments will be managed as affordable housing in perpetuity across the Stage 3 site by a CHP in partnership with Mirvac's BTR operator (LIV), ensuring genuine social integration and long-term affordability. These affordable housing units will be offered in perpetuity, which will be guaranteed via the conditions of consent and a restriction via an 88B instrument on the title. This provides an appropriate amount of affordable housing to meet the requirement for affordable housing across the entire precinct and is consistent with the commitment in the HDA Expression of Interest.

This strategy offers clear advantages over the standard percentage-based contribution required by the GSLEP. The GSLEP model leads to the segregation of affordable dwellings which undermines community cohesion and often creating ownership conflicts. A monetary contribution under the GSLEP is estimated at \$45 million across the precinct, yet this approach would deliver no affordable homes on-site. In contrast, the proposal not only represents a greater investment but also ensures the direct delivery of affordable housing within the community.

Therefore, it is recommended that the GSLEP's percentage rates detailed in clause 6.5 do not apply to this proposal. This bespoke approach delivers more affordable homes, with a guaranteed delivery timeframe, better social outcomes, and a truly integrated community. For further details, please refer to **Section 3.9**.

##### Clause 6.6 Active street frontages

As per the current GSLEP, active street frontages are required along 100% of each site (8A-D and 19A-B). While the proposed development has sought to maximise active frontages, particularly along the Plaza, 100% activation is not achieved due to servicing/vehicle entry requirements, which are concentrated along Woolpack Street and Hinchcliffe Street. As such, clause 6.6 should be excluded from applying to the proposal.

# 5.0 Justification of Strategic and Site-Specific Merit

This section outlines the strategic and site-specific justification for the proposed concurrent rezoning to the State Significant Development Application, as described in **Section 4.0** above. It has been set out in accordance with the relevant matters for consideration within the 'Local Environmental Plan Making Guideline' prepared by DPHI.

## 5.1 Strategic Merit

### 5.1.1 Section A – Need for the Proposal

#### **Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?**

The proposed amendments are a direct response to the designation of the proposed development as SSD under the HDA pursuant to State Significant Declaration Order 2025 (Order) issued on 26 February 2025. It directly responds to the objectives of the HDA and National Housing Accord to build new well-located homes to alleviate the housing crisis.

The proposed amendments give effect to the key directions and strategies outlined in the City Plan 2036: Local Strategic Planning Statement (LSPS). The proposal responds to the key priorities outlined in the LSPS, in that it:

- Delivers more diverse housing options at a well-located site, aligning with the City of Sydney's Housing Strategy.
- Supports a more walkable and connected town centre through developing through-site links and a strong response to the public domain.
- Contributes to the creation of great places, through high quality built form and architectural design which defines the GSTC.
- Delivers employment floorspace, through a range of retail uses which will strengthen the GSTC's role in driving economic growth in the City of Sydney and services the local residents.
- Positively contributes to the built environment and results in good urban design outcomes through environmentally sustainable design.

#### **Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The proposed amendments are the best means of achieving the objectives and intended outcomes identified for the site. To achieve the high density required to help meet housing targets for the state development standards under the GSLEP 2013 must be amended to facilitate the renewal of the site in a manner that will achieve the desirable outcomes, maximise public benefit and the delivery of housing in a well-located area.

### 5.1.2 Section B – Relationship to the strategic planning framework

#### **Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

##### **The Greater Sydney Region Plan – A Metropolis of Three Cities**

The proposal will give effect to the directions of The Greater Sydney Region Plan – A Metropolis of Three Cities (GSRP). The Plan sets out the NSW Government's key directions for Sydney to enhance its status as one of the most liveable global cities" through the provision of 40 Planning Objectives, broken down into five themes (Infrastructure and Collaboration; Liveability; Productivity; Sustainability; and Implementation) that collectively form a framework that underpins the growth of Sydney. Key themes and directions applicable to the Proposal include:

- Accelerating housing supply across Sydney.
- Improving housing choice to suit different needs and lifestyles.
- Integration of land use and transport planning to foster a '30-minute city'.

- Creating a healthy built environment and encouraging the adaptation to the impacts of urban and natural hazards and climate change.
- The requirement to deliver an additional 157,500 dwellings within the Eastern City District by 2036.

The development is consistent with the following directions under the GSRP, which govern growth and development in Sydney, refer to **Table 13** below.

**Table 13** Consistency with the GSRP directions

| Direction                          | Consistency of the development with the Direction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A city supported by infrastructure | <ul style="list-style-type: none"> <li>• The proposal will benefit from the site's proximity to existing rail and transport infrastructure including Green Square Train Station and Waterloo Metro Station</li> <li>• The proposal will contribute to the improvement of the local road and pedestrian infrastructure network through the development and dedication of internal through-site links</li> </ul>                                                                                                                                                                                                                                                                                                                |
| A city for the people              | <ul style="list-style-type: none"> <li>• The proposal will improve infrastructure and create new connections for people to walk, cycle and use public transport through the new pedestrian connections and upgraded public domain which connects to the Green Square Plaza and Station.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Housing the city                   | <ul style="list-style-type: none"> <li>• The proposal will better utilise urban land through delivering a high-density residential development consistent with the underlying land zoning provisions.</li> <li>• The site is ideally located to accommodate 800 BTS dwellings and 514 student accommodation units within an area which is currently undergoing urban renewal.</li> <li>• The delivery of housing and non-residential floor space at the site will contribute to creating a more activated town centre to create a more vibrant mixed use precinct.</li> <li>• The proposed rezoning and HDA scheme will increase housing diversity through facilitating a range of apartment sizes and typologies.</li> </ul> |
| A city of great places             | <ul style="list-style-type: none"> <li>• The proposal will transform a large underutilised block into a new high-quality residential, mixed used development which contributes establishing GSTC as a key economic, residential and strategic centre.</li> <li>• Ground-floor retail spaces assist in activating the adjoining plaza and surrounding streets to create a vibrant town centre.</li> </ul>                                                                                                                                                                                                                                                                                                                      |
| A well-connected city              | <ul style="list-style-type: none"> <li>• The Proposal will facilitate the delivery of 800 BTS dwellings and 514 student accommodation units as well as population serving jobs adjacent to the Green Square Town Centre. This will positively contribute to developing a '30-minute city'.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Jobs and skills for the city       | <ul style="list-style-type: none"> <li>• The Proposal will deliver population serving employment in close proximity to key transport routes , this includes retail, food and beverage and commercial uses.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| A city in its landscape            | <ul style="list-style-type: none"> <li>• The Proposal comprises of a significant contribution to the urban tree canopy through increase landscaping and public domain improvements.</li> <li>• The Proposal does not impact on existing biodiversity or protected flora and fauna, as confirmed by the BDAR Waiver issued at <b>Appendix N</b>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                    |
| An efficient city                  | <ul style="list-style-type: none"> <li>• This application is supported by an ESD Report and BASIX certificate at <b>Appendix O</b> and <b>P</b> which demonstrate the development's ability to meet key sustainability and energy efficiency standards. These reports outline the proposed sustainability strategies, imperatives and priorities that will be incorporated into the future development.</li> </ul>                                                                                                                                                                                                                                                                                                            |
| A resilient city                   | <ul style="list-style-type: none"> <li>• The Proposal ensures the risk and exposure to natural hazards is minimised as much as possible through the preparation of a Flood Impact and Risk Assessment (Appendix Q)</li> <li>• Environmental and sustainability initiatives included in the design of the development will contribute to enhance environmental and amenity outcomes, and seek to mitigate impacts related to climate change.</li> </ul>                                                                                                                                                                                                                                                                        |

## Eastern City District Plan

The district contains the planning priorities and actions for implementing the Regional Plan at a district level. The Regional Plan sets the 20-year vision for the District through 22 'Planning Priorities' that are linked to the Region Plan. The District Plan identifies the need for an additional 157,000 dwellings to be provided in the Eastern City District 2036. Of these

additional dwellings, 59% are required to be for apartments. The plan also highlights the need for greater housing choice and supply which is provided in areas proximate to jobs, services and public transport.

An assessment of the consistency of the Proposal with the key planning directions of the District Plan is provided below at **Table 14**.

**Table 14**      *Consistency with Eastern City District Plan Direction*

| Direction                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A city supported by infrastructure</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| E1: Planning for a city supported by infrastructure                                                       | <ul style="list-style-type: none"> <li>The Proposal will be supported by a number of existing transport and community infrastructure including the Green Square Train Station, Waterloo Metro Station, Green Square library, Gunyama Park Aquatic and Recreation Centre and the Drying Green. A number of existing open green spaces are located surrounding the site which will support the social, health and wellbeing of future residents.</li> <li>The Proposal will support the delivery of retail uses to meet the everyday needs of the local community. The proposed retail land uses will delivered approximately 2,971m<sup>2</sup> of employment generating land uses.</li> </ul>                                                       |
| <b>A city for people</b>                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| E4 Fostering healthy, creative, culturally rich, and socially connected communities                       | <ul style="list-style-type: none"> <li>The proposed development forms part of a broader precinct being developed by Mirvac which will contribute towards a healthy, and socially connected community. This is achieved through the delivery of BTS apartments and student accommodation which are co-located with retail, communal spaces, residential amenity and public open green space.</li> <li>The Proposal will include significant public domain upgrades which will integrate the existing Green Square Plaza with the broader GSTC. The proposal includes ground floor retail activation, through-site links and landscaping which create a cohesive public domain which encourages social cohesion.</li> </ul>                           |
| <b>Housing the city</b>                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| E5: Providing housing supply, choice and affordability with access to jobs, services and public transport | <ul style="list-style-type: none"> <li>The proposal increases the supply of housing in a prime location, which is in close proximity to existing transport, services and infrastructure, which can support the proposed uplift.</li> <li>The proposed amendments to height and FSR enable the provision of more dwellings at the site of different sizes and topologies, contributing to the supply of diverse housing.</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| <b>A city of great places</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| E6: Creating and renewing great places and local centres, and respect the District's heritage             | <ul style="list-style-type: none"> <li>The proposal demonstrates place-based planning and design excellence which enhances the local character and supports the renewal of the area. The urban design principles which have been established for the site improve the liveability of the surrounding area through upgraded public domain elements.</li> <li>The proposal will facilitate social cohesion and celebration of community through enhanced public domain which link and integrate the existing Green Square Plaza which link to active transport routes. The retail ground floor uses which help activate the ground plane provides an opportunity to strengthen the GSTC and its contributions to local night-time economy.</li> </ul> |
| <b>A well-connected city</b>                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| E10: Delivering integrated land use and transport planning, and a 30-minute city                          | <ul style="list-style-type: none"> <li>The Proposal integrates land use and transport planning through the delivering of public domain upgrades which connect active transport routes, Green Square Train Station and local bus routes.</li> <li>The proposal will contribute to the location of jobs and housing in close proximity to existing public transport, services and infrastructure, supporting the creation of a 30-minute city.</li> <li>The Proposal co-locates BTS housing and student accommodation with retail floorspace and communal spaces which minimises the need for car trips outside the area.</li> </ul>                                                                                                                  |

|                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E11: Growing investment, business opportunities and jobs in strategic centres  | <ul style="list-style-type: none"> <li>The proposal facilitates the creation of new business and employment opportunities within the GSTC through the provision retail, food and beverage outlets which will create ongoing operational jobs in the town centre.</li> </ul>                                                                                                                                                                                                                                                                                                                                 |
| <b>A city in its landscape</b>                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| E17: Increasing urban tree canopy cover and delivering green grid connection   | <ul style="list-style-type: none"> <li>As part of the redevelopment of the site a landscape plan has been produced which consists of significant planting and replanting of trees to contribute towards increased vegetation and tree cover within Green Square. The landscape plan provides opportunities for increased deep soil planting on the site.</li> <li>A double row of trees are provided along each pedestrian laneways (Marker and Hinchcliffe Streets) which provide an increase in tree canopy coverage in comparison to the existing approved Council design for these laneways.</li> </ul> |
| <b>An efficient city</b>                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| E19: Reducing carbon emissions and managing energy, water and waste efficiency | <ul style="list-style-type: none"> <li>The Proposal implements sustainable design measures to reduce energy and water usage to reduce environmental impacts and mitigate against climate change.</li> <li>The proposed development will support the reduction in waste through circular waste design which prioritises recycling of waste where possible</li> <li>The development will support government targets for net zero emissions by 2050 through providing housing located adjacent to a railway station, reducing the reliance on private vehicle transportation.</li> </ul>                       |

#### **Q4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

##### **City Plan 2036 Local Strategic Planning Statement**

The City of Sydney Local Strategic Planning Statement represents Council's 20-year vision and strategy for the LGA's future direction, was endorsed by Council on 17 February 2020, and contains directions about infrastructure, liveability, productivity, sustainability and governance and implementation. The key planning priorities are identified in **Table 15**.

**Table 15**      *Consistency with City Plan 2036 Local Strategic Planning Statement*

| <b>Priority</b>                                                                                   | <b>Consistency of the proposal with the Priority</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I1 – Movement for walkable neighbourhoods and a connected city                                    | <ul style="list-style-type: none"> <li>The Proposal contributes to creating a more vibrant and walkable neighbourhood through the establishment of new through-site link connections and upgraded public domain which will improve connectivity.</li> <li>Public domain upgrades will prioritise through-site pedestrian movement, which connect the site to the Green Square plaza and train station.</li> </ul>                                                                                                                                     |
| I3 - Supporting community wellbeing with social infrastructure                                    | <ul style="list-style-type: none"> <li>The Proposal's design provides an integrated response to existing public domain and community infrastructure which will support the wellbeing and social health of future residents.</li> <li>Additional community and residential amenity facilities will be provided to all BTS residents including a gym and wellness centre, pool, co-working space and roof top communal spaces</li> </ul>                                                                                                                |
| L1 - A creative and socially connected city                                                       | <ul style="list-style-type: none"> <li>The proposed development will contribute to the creation GSTC as a vibrant and activated town centre which encourages social connection and community cohesion.</li> <li>The proposed landscaping and public domain upgrades will contribute towards creating a more activate ground plane.</li> </ul>                                                                                                                                                                                                         |
| L3 - New homes for a diverse community                                                            | <ul style="list-style-type: none"> <li>The site is located within the Green Square Urban Renewal Precinct and will appropriately locate housing in an area well-located to transport, community infrastructure and services.</li> <li>The site's size and location provided the opportunity to deliver a significant contribution of housing stock to respond to the changing housing needs of the community. This includes delivery of a diverse mix of apartment sizes and typologies to cater towards diverse community and their needs</li> </ul> |
| S2 - Creating better buildings and places to reduce emissions and waste and use water efficiently | <ul style="list-style-type: none"> <li>The proposal will comply with requirements under the Sustainable Building SEPP for residential and non-residential buildings through incorporating a range of sustainable design measures.</li> </ul>                                                                                                                                                                                                                                                                                                          |

- A number of waste minimisation and reduction strategies have been implemented throughout each building.

## Housing for All; City of Sydney Local Housing Strategy (2020)

Housing for All: City of Sydney's Local Housing Strategy details how the City will meet the housing related priorities in the District Plan. It also establishes the City's priorities, objectives and actions for future housing delivery, guiding the design and development of all forms of housing in the area to 2036. This includes private market housing, social housing, affordable rental housing and non-private housing, such as student accommodation and boarding houses.

The strategy sets a target of 56,000 additional dwellings by 2036. Green Square is identified as a precinct to accommodate majority of this growth through the supply of private dwellings.

**Table 16** Consistency with City of Sydney Local Housing Strategy

| Priority                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1 – Facilitating more homes in the right locations                                                  | <ul style="list-style-type: none"> <li>• This proposal supports the active investment in established and emerging centres nominated by Council. The proposal will contribute 800 BTS dwellings and 514 student accommodation units within the Green Square Urban Renewal Precinct</li> <li>• The site is a prime location for the delivery of homes and supporting retail uses, due to its proximity to the train station, metro station and existing infrastructure.</li> </ul>                                                                                                 |
| H2 Coordinating housing growth with the delivery of infrastructure                                   | <ul style="list-style-type: none"> <li>• The proposal ensures that the delivery of housing is supported by infrastructure through its proximity to existing transport services which can serve the development, as well as a range of retail, commercial and amenity uses which will be established to serve future residents.</li> <li>• The site is surrounded by a number of existing school, public open spaces and social infrastructure which will support the needs of residents including Gunyama Park Recreation and Sports Facilities and the Drying Green.</li> </ul> |
| H3 – increasing diversity and choice in housing                                                      | <ul style="list-style-type: none"> <li>• The proposal will increase the diversity of housing in Green Square through the offering of a range of apartment sizes (from one to four bedroom apartments) and typologies</li> <li>• 514 student accommodation units are proposed, increasing the diversity of housing options across the precinct</li> </ul>                                                                                                                                                                                                                         |
| H4 – Increasing the diversity and number of homes available for lower-income households              | <ul style="list-style-type: none"> <li>• The proposal will facilitate the development of affordable housing dwellings as part of the broader GSTC (all provided within the Stage 3 portion of the GSTC) which will contribute to the number of homes available for low to moderate income households.</li> </ul>                                                                                                                                                                                                                                                                 |
| H7 – Increasing liveability sustainability and accessibility through high-quality residential design | <ul style="list-style-type: none"> <li>• The proposed design has demonstrated a high quality design and is capable of obtaining design excellence through the extensive alternative design review process undertaken for the development, where it demonstrates sustainable and accessibility design measures.</li> </ul>                                                                                                                                                                                                                                                        |

## Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

### NSW Housing Strategy: Housing 2041 (2013)

The NSW Housing Strategy supports the provision of new housing stock in NSW. Within the Strategy, in-fill housing is identified as a housing typology to support the diversity and affordability of the rental market. This proposal will create 800 BTS dwellings and 514 student accommodation units which help meet the 4 NSW housing system pillars of supply, diversity, affordability and resilience.

### National Housing Accord (2022)

The Federal Government announced the National Housing Accord in October 2022, which committed to delivering 1.2 million houses in well-located areas in 5 years starting from July 2024. The Accord lays the groundwork to improving affordability by addressing Australia’s housing supply challenges and enabling the delivery of more social and affordable housing. The Housing Accord includes:

- An initial, aspirational national target of delivering a total of 1 million new, well located homes over 5 years from 2024, and
- Immediate and longer-term actions for all parties to support the delivery of more affordable homes.

The proposed development is aligned with the National Housing Accord as it seeks to deliver additional housing in a well-serviced location within the next 5 years. As a HDA application, the proposal will quickly facilitate housing development with the intent to commence building within 1 year of the proposal’s achievement of development consent.

**NSW Housing Targets (2024)**

The NSW Government has recently released 5-year housing completion targets for 43 councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle and 1 target for regional NSW.

These targets replace outdated targets reflect NSW’s commitment to deliver 377,000 new homes across the state by 2029 under the National Housing Accord. A 5-year target of 18,900 new dwellings has been identified for Sydney LGA, the achievement of which will be assisted by the proposed development’s provision of 800 BTS dwellings and 514 student accommodation units.

**Future Transport Strategy 2056 (2022)**

The Future Transport Strategy 2056 sets the vision and direction for NSW transport investment by providing a comprehensive plan that emphasises the creation of connected 30-minute cities and convenient 15-minute neighbourhoods. It includes a movement and place framework to ensure that transport supports the increased accessibility and reduced travel time for residents whilst enhancing the character of the places and communities. The key guiding principles for future transport that are relevant to the site, include:

- Successful places: The liveability, amenity and economic success of communities and places should be enhanced by transport.
- Accessible services: Transport should enable everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances.

The project aligns with this strategy in that it forms part of a broader mixed use precinct which will provide a high level of amenity and services within close proximity to public transport and housing. This reinforces the vision to create a 30 minute city and 15 minute neighbourhoods as highlighted within the Future Transport Strategy.

**Better Placed (2017)**

The Government of NSW has established 7 distinct objectives have to define the key deign considerations. Achievement of these objectives from this early stage of the project, through to the detailed design and construction stage will ensure the development will be healthy, responsive, integrated, equitable, and resilient. **Table 17** demonstrates how the proposal is consistent with the objectives of the policy. An assessment of the proposal from a design practitioner’s perspective is also provided in the Design Reports at **Appendix H**.

**Table 17**      *Consistency with objectives of GANSW’s Better Placed*

| Objective                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 1 Better fit          | The urban design principles established for the site and commitment to design excellence have ensured the design reflects best built form and urban design outcome for the site. The proposed massing aligns with surrounding development and ensures minimal impact in terms of privacy and amenity.                                                                                                                                                                                    |
| Objective 2: Better performance | The proposal incorporates a high quality design which incorporates a range of sustainability measures to minimise the consumption of water and energy. Each building has been assessed to ensure that they are not unreasonably impacted by flooding, extreme heat, wind or other natural hazards. In addition to this, the materials of each building have been carefully selected to ensure the development is durable and capable of withstanding long-term environmental conditions. |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective 3: Better for community | The proposal incorporates a wide range of uses to serve the needs of the community, public spaces are designed to be welcome and be inclusive of the wider public. The proposal includes a wide variety communal spaces to service residents. CPTED principles have been incorporated into the design of public domain spaces to create a safe and inclusive space for residents and community members. |
| Objective 3: Better for People    | The proposal has been designed in accordance with the ADG standards and design criteria to ensure the site achieves a high standard of amenity and comfort for residents. CPTED principles have been embedded into the design of the building and public domain to ensure the development is safe for all residents.                                                                                    |
| Objective 5 Better workings       | The design of the ground plane and through-site streets are functional and efficient, including landscaping and retail uses which encourage a high level of usage. Each building has been designed to deliver a high level of amenity and functionality for residents, including a range of communal spaces, which offer a wide range of uses to meet the needs of all residents.                       |
| Objective 6: Better value         | The proposal adds value to a neighbourhood with existing access to transport and services through the provision of new retail uses, co-located with a significant portion of housing, which contributes both social, economic and environmental benefits for the community.                                                                                                                             |
| Objective 7: Better look and feel | The proposal incorporates significant public domain upgrades and a built form which improves the current look and feel of the site. Communal spaces and retail spaces at the ground plane invite residents and the community to engage with the site and creates connections to the GSTC.                                                                                                               |

## Q6. Is the Planning Proposal consistent with applicable State Environment Planning Policies?

The State Environmental Planning Policies directly applicable to the Planning Proposal are identified in **Table 18** below.

**Table 18**      *Consistency with State Environmental Planning Policies*

| SEPP                                                                              | Consistent | Comment                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Environmental Planning Policy (Biodiversity and Conservation) 2021          | N/A        | Not Applicable, not directly relevant to the proposed LEP amendment.                                                                                                                                                                       |
| State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 | N/A        | Not applicable. Not directly relevant to the proposed LEP amendment, may apply to future development on the site.                                                                                                                          |
| State Environmental Planning Policy (Housing) 2021                                | Yes        | The amended controls will facilitate a development that is consistent with the Housing SEPP and its accompanying Apartment Design Guide and design requirements.                                                                           |
| State Environmental Planning Policy (Industry and Employment) 2021                | N/A        | Not applicable. Not directly relevant to the proposed LEP amendment.                                                                                                                                                                       |
| State Environmental Planning Policy (Planning Systems) 2021                       | N/A        | Not applicable, not directly relevant to the proposed LEP amendments.                                                                                                                                                                      |
| State Environmental Planning Policy (Precincts —Eastern Harbour City) 2021        | Yes        | No relevant clauses within the Eastern Harbour City SEPP to the proposal.                                                                                                                                                                  |
| State Environmental Planning Policy (Primary Production) 2021                     | N/A        | Not applicable, not directly relevant to the proposed LEP amendments.                                                                                                                                                                      |
| State Environmental Planning Policy (Resilience and Hazards) 2021                 | Yes        | Remediation works are to be carried out in accordance with Chapter 4 of the Resilience and Hazards SEPP as part of a RAP prepared for the site at <b>Appendix M</b> .                                                                      |
| State Environmental Planning Policy (Resources and Energy) 2021                   | N/A        | Not applicable. Not relevant to the proposed LEP amendment.                                                                                                                                                                                |
| State Environmental Planning Policy (Sustainable Buildings) 2022                  | Yes        | The proposed amendments result in buildings which achieve the requirements under the sustainable building SEPP. BASIX certificates are provided in <b>Appendix P</b> in accordance with Chapter 2 and 3 of the Sustainable Buildings SEPP. |

|                                                                         |     |                                                                                                                                             |
|-------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------|
| State Environmental Planning Policy (Transport and Infrastructure) 2021 | Yes | The development has considered the relevant provisions within the Transport and Infrastructure SEPP as outlined in <b>Section 6.0</b> below |
|-------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------|

## Q7. Is the Planning Proposal consistent with the applicable Ministerial Directions (Section 9.1 Directions) or key government priority?

**Table 19** Assessment of Section 9.1 Directions

| Ministerial Direction                                                                                                 | Consistent |    |     | Comment                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------|------------|----|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                       | Yes        | No | N/A |                                                                                                                                                                    |
| Focus area 1: Planning Systems                                                                                        |            |    |     |                                                                                                                                                                    |
| 1.1 Implementation of Regional Plans                                                                                  | ✓          | –  | –   | The Rezoning Report is consistent with the Greater Sydney Regional Plan as discussed above.                                                                        |
| 1.2 Development of Aboriginal Land Council land                                                                       | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.3 Approval and Referral Requirements                                                                                | ✓          | –  | –   | The proposal is not designated development. It also does not contain provisions requiring concurrence, consultation or referral of a Minister or public authority. |
| 1.4 Site Specific Provisions                                                                                          | ✓          | –  | –   | Amendments are proposed to include a site-specific provision applying to the site.                                                                                 |
| 1.4A Exclusion of Development Standards from Variation                                                                | ✓          | –  | –   | The proposed LEP amendment does not propose to exclude any development standards from variation.                                                                   |
| Focus area 1: Planning Systems – Place-based                                                                          |            |    |     |                                                                                                                                                                    |
| 1.5 Parramatta Road Corridor Urban Transformation Strategy                                                            | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan                 | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan             | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor                                                   | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.10 Implementation of Western Sydney Aerotropolis Plan                                                               | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.11 Implementation of Bayside West Precincts 2036 Plan                                                               | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.12 Implementation of Planning Principles for the Cooks Cove Precinct                                                | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.13 Implementation of St Leonards and Crows Nest 2036 Plan                                                           | –          | –  | ✓   | Not applicable.                                                                                                                                                    |
| 1.14 Implementation of Greater Macarthur 2040                                                                         | –          | –  | ✓   | Not applicable.                                                                                                                                                    |

|                                                                                       |   |   |   |                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------|---|---|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.15 Implementation of the Pyrmont Peninsula Place Strategy                           | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.16 North West Rail Link Corridor Strategy                                           | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.17 Implementation of the Bays West Place Strategy                                   | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.18 Implementation of the Macquarie Park Innovation Precinct                         | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.19 Implementation of the Westmead Place Strategy                                    | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.20 Implementation of the Camellia-Rosehill Place Strategy                           | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.21 Implementation of South West Growth Area Structure Plan                          | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 1.22 Implementation of the Cherrybrook Station Place Strategy                         | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| <b>Focus area 2: Design and Place</b>                                                 |   |   |   |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Focus area 3: Biodiversity and Conservation</b>                                    |   |   |   |                                                                                                                                                                                                                                                                                                                                                                         |
| 3.1 Conservation Zones                                                                | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.2 Heritage Conservation                                                             | ✓ | - | - | The site is not heritage-listed and is not within a heritage conservation area. There are a number of heritage buildings located within the vicinity of the site. The proposed development does not propose works that will adversely impact the significance of any surrounding heritage items, refer to the heritage impact statement provided at <b>Appendix R</b> . |
| 3.3 Sydney Drinking Water Catchments                                                  | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.5 Recreation Vehicle Areas                                                          | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.6 Strategic Conservation Planning                                                   | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.7 Public Bushland                                                                   | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.8 Willandra Lakes Region                                                            | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.9 Sydney Harbour Foreshores and Waterways Area                                      | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 3.10 Water Catchment Protection                                                       | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| <b>Focus area 4: Resilience and Hazards</b>                                           |   |   |   |                                                                                                                                                                                                                                                                                                                                                                         |
| 4.1 Flooding                                                                          | ✓ | - | - | The proposed development has been undertaken in accordance with a Flood Impact and Risk Assessment which has determined suitable minimum floor levels based upon the catchment flood study. Refer to <b>Section 8.9</b> .                                                                                                                                               |
| 4.2 Coastal Management                                                                | - | - | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                         |
| 4.3 Planning for Bushfire Protection                                                  | - | - | ✓ | The site is not located on mapped bush fire-prone land.                                                                                                                                                                                                                                                                                                                 |

|                                                                              |   |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------|---|---|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.4 Remediation of Contaminated Land                                         | ✓ | – | – | Remediation is proposed to be undertaken at the site in accordance with the RAP prepared at <b>Appendix P</b> . The RAP identifies that the site will be suitable for redevelopment for residential uses following its remediation in accordance with the RAP.                                                                                                                                                                                                                                                                                                                      |
| 4.5 Acid Sulfate Soils                                                       | ✓ | – | – | The SSD includes a preliminary assessment for Acid Sulfate Soils found in <b>Appendix S</b> . No implications on the site, proposed use or surrounding context are identified.                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.6 Mine Subsidence and Unstable Land                                        | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Focus area 5: Transport and Infrastructure</b>                            |   |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5.1 Integrating Land Use and Transport                                       | ✓ | – | – | <p>The proposed development is consistent with the guidelines identified within this Direction in that it will</p> <ul style="list-style-type: none"> <li>• Create additional BTS dwellings and student accommodation proximate to numerous high capacity transport links.</li> <li>• Deliver additional employment opportunities within close walking distance of adjoining dwellings in a highly serviced area.</li> <li>• Deliver improved pedestrian amenity by enabling new through site links, supporting opportunities for walking, cycling and public transport.</li> </ul> |
| 5.2 Reserving Land for Public Purposes                                       | ✓ | – | – | No land is proposed to be acquired by the relevant authorities. Portions of the site are proposed to be dedicated to Council in accordance with the existing VPA and Draft Plan of Subdivision at <b>Appendix F</b> .                                                                                                                                                                                                                                                                                                                                                               |
| 5.3 Development Near Regulated Airports and Defence Airfields                | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5.4 Shooting Ranges                                                          | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5.5 High pressure dangerous goods pipelines                                  | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Focus area 6: Housing</b>                                                 |   |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6.1 Residential Zones                                                        | – | – | ✓ | The site is located in a MU1 Mixed Use zone and does not seek to amend a residential zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6.2 Caravan Parks and Manufactured Home Estates                              | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Focus area 7: Industry and Employment</b>                                 |   |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 7.1 Business and Industrial Zones                                            | ✓ | – | – | <p>This application ensures that an appropriate quantum of retail and employment-generating floorspace continues to be delivered within Green Square, equating to some 3,149m<sup>2</sup> of non-residential floorspace, while acknowledging the site's designation for residential uplift under the HDA.</p> <p>No change to the existing land use zoning is proposed.</p>                                                                                                                                                                                                         |
| 7.2 Reduction in non-hosted short-term rental accommodation period           | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 7.3 Commercial and Retail Development along the Pacific Highway, North Coast | – | – | ✓ | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Focus area 8: Resources and Energy</b>                                    |   |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                            |   |   |   |                                                                                                      |
|----------------------------------------------------------------------------|---|---|---|------------------------------------------------------------------------------------------------------|
| 8.1 Mining, Petroleum Production and Extractive Industries                 | - | - | ✓ | Not applicable.                                                                                      |
| <b>Focus area 9: Primary Production</b>                                    |   |   |   |                                                                                                      |
| 9.1 Rural Zones                                                            | ✓ | - | - | The site is located in an existing MU1 Mixed Use zone and does not seek to amend a residential zone. |
| 9.2 Rural Lands                                                            | ✓ | - | - |                                                                                                      |
| 9.3 Oyster Aquaculture                                                     | ✓ | - | - |                                                                                                      |
| 9.4 Farmland of State and Regional Significance on the NSW Far North Coast | ✓ | - | - |                                                                                                      |

## 5.2 Site-Specific Merit

### 5.2.1 Section C – environmental, social and economic impact

#### **Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The site is located at a highly urbanised location. The proposed development will not result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats as confirmed by the BDAR Waiver at **Appendix N**. No approvals are required to facilitate the proposed development under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) and Biodiversity Conservation Act 2016.

#### **Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

A detailed assessment of the environmental effects incurred as a result of the proposed development and amended planning controls is identified in **Section 6.0**. Relevant mitigation measures are identified which appropriately manage any potential environmental impacts as a result of the proposed development. On this basis. The assessment has not identified any unacceptable impacts that are likely to result from this rezoning request or future development on the site.

#### **Q10. Has the planning proposal adequately addressed any social and economic effects?**

Yes. The social and economic impacts arising from the proposal have been identified and addressed by specialised reports which are assessed at **Sections 8.13** and **8.14** below, respectively.

The proposed development will bring positive social outcomes as demonstrated at **Section 8.13**. It will deliver increased supply and access to housing including affordable housing at a key strategic location, deliver increased provision of residential amenities for an enhanced resident way of life, while maintain appropriate commercial spaces to encourage and support the creative economy. Where negative impacts have been identified, these are largely temporary in nature and can be appropriately mitigated.

The Proposal will deliver significant economic benefits to the locality, resulting in 1,180 direct FTE equivalent jobs during construction and 68 direct FTE ongoing jobs during operation. A total economic output of \$735 million is expected during construction and \$11.3 million during operation.

### 5.2.2 Section D – Infrastructure (Local, State and Commonwealth)

#### **Q11. Is there adequate public infrastructure for the planning proposal?**

Yes, the site is located in an area with access to a number of public transport options including Green Square Station which services the T8 line to the City and airport. In addition to this, the site is located 1km from Waterloo Metro station which provides high frequency service between northwest Sydney, the City and Sydenham. The site is also within proximity to a range of social and community infrastructure including Yudi Gunyi School, The Drying Green, Gunyama Park Aquatic and Recreation Centre.

### 5.2.3 Section E – State and Commonwealth Interests

#### **Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

Ongoing community and stakeholder consultation has informed the development of the State Significant Development Application to address any initial considerations for the proposal. GANSW, the City of Sydney and DPHI/HDA have been engaged with consistently throughout the SSD process. An Engagement Report has been prepared at **Appendix T** which provides further guidance on engagement held to date with the community, public authorities and government agencies.

Where necessary, further consultation with relevant authorities will be undertaken as required during exhibition and response to submissions phase. State and Commonwealth authorities will have the opportunity to provide comment on the Rezoning Report as part of its formal exhibition.

## 6.0 Statutory Context

Development approval is sought for the project under the State Significant Development provision of Part 4 of the EP&A Act. The sections below outline the project's key statutory requirements. This section is complemented by a Statutory Compliance Table included at **Appendix C** that identifies all statutory requirements and where those requirements have been addressed in the EIS.

### 6.1 Power to Grant Approval

The legislative pathway under which the consent is sought, why the pathway applies, and the relevant consent authority is outlined in Table 20 below.

**Table 20** Power to Grant Consent

| Matter                                              | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Declaration of State Significant Development</b> | <p>Development consent will be sought under 'Division 4.7 - Stage Significant Development' of the EP&amp;A Act. Section 4.36(3) of the EP&amp;A Act states that:</p> <p><i>(3) The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i></p> <p>The HDA order establishes the HDA as a panel under section 2.3(2) of the EP&amp;A Act in which they have the delegated authority from the Independent Planning Commission to recommend the declaration of projects which meet the specific requirements for the HDA assessment pathway as SSD.</p> <p>On the 26 February 2025, the HDA recommended the proposed development be declared SSD and be concurrently rezoned under s4.36(3) of the EP&amp;A Act. This proposal is therefore declared to be SSD for the purposes of the EP&amp;A Act.</p> |
| <b>Consent Authority</b>                            | <p>Section 4.5 of the EP&amp;A Act and Section 2.7 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> stipulate that the consent authority is the Minister for Planning and Public Spaces (or the DPHI as their delegate).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

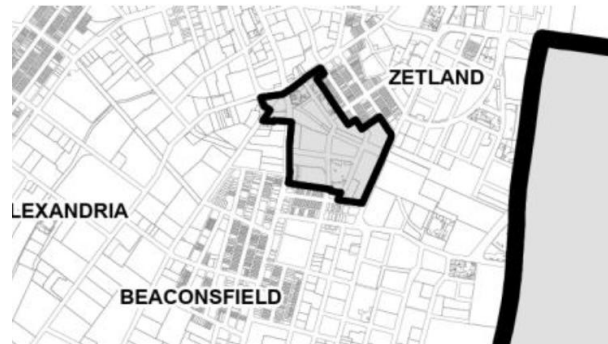
### 6.2 Permissibility

The permissibility of the proposed development considering the proposed land use/s and land zoning is outlined in **Table 21** below.

**Table 21** Permissibility

| Matter                | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use</b>       | <p>The proposed development is categorised as a mixed-use development as defined under the Standard Instrument (a building or place comprising two or more different land uses).</p> <p>Specifically, consent is sought for the following land uses:</p> <ul style="list-style-type: none"><li>• Shop top housing</li><li>• Co-living (off-student student accommodation)</li><li>• Commercial premises (including retail and food and drink premises)</li></ul> |
| <b>Land Zoning</b>    | <p>The site is zoned MU1 Mixed Use under the GSLEP 2013.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Permissibility</b> | <p><i>Shop top housing</i> and <i>commercial premises (including retail and food and drink premises)</i> are permissible under the GSLEP in the MU1 zone.</p> <p>Section 67 of the Housing SEPP (Chapter 3 Part 3) permits <i>co-living housing</i> (including for the purposes of off-campus student accommodation) with consent on land in a zone for which <i>shop top housing</i> is permissible under any environmental planning instrument.</p>            |

While it is acknowledged that section 1.9 Part 2B of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) provides that Chapter 3, Part 3 of the Housing SEPP does not apply to land at “Green Square”, the site is within “Green Square Town Centre” which is excluded from the Sydney LEP 2012 as shown below. The GSLEP applies to the site (not the Sydney LEP 2012) and therefore Chapter 3 Part 3 of the Housing SEPP applies and co-living is permissible.



### 6.3 Other Approvals

The other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the EP&A Act are outlined in **Table 22** below.

**Table 22** Other Approvals

| Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Consideration                                                                                                                                                                                                                                                                                   |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------|------------------------------------------------------------------|--|-------------------------------|----|--------------------------------------------|----|--------------------------------------|----|------------------------------|----|---------------------------------------------------|----|----------------|-----|--------------------|----|
| <b>Approvals not required for SSD</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Section 4.41 of the EP&A Act stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant.                                                               |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| <table> <tr> <th>Legislation</th><th>Approval Otherwise Required</th></tr> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Heritage Act 1977</td><td>No</td></tr> <tr> <td>National Parks and Wildlife Act 1974</td><td>No</td></tr> <tr> <td>Rural Fires Act 1997</td><td>No</td></tr> <tr> <td>Water Management Act 2000</td><td>No</td></tr> </table>                                                                                                       |                                                                                                                                                                                                                                                                                                 | Legislation | Approval Otherwise Required | Legislation that does not apply to State Significant Development |  | Fisheries Management Act 1994 | No | Heritage Act 1977                          | No | National Parks and Wildlife Act 1974 | No | Rural Fires Act 1997         | No | Water Management Act 2000                         | No |                |     |                    |    |
| Legislation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Approval Otherwise Required                                                                                                                                                                                                                                                                     |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Legislation that does not apply to State Significant Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                 |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Fisheries Management Act 1994                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Heritage Act 1977                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| National Parks and Wildlife Act 1974                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Rural Fires Act 1997                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Water Management Act 2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| <b>Consistent Approvals</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Section 4.42 of the EP&A Act stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table lists legislative approvals that are required for the Project and cannot be refused if the Project is approved. |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| <table> <tr> <th>Legislation</th><th>Approval Required</th></tr> <tr> <td colspan="2">Legislation that must be applied consistently</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Coal Mine Subsidence Compensation Act 2017</td><td>No</td></tr> <tr> <td>Mining Act 1992</td><td>No</td></tr> <tr> <td>Petroleum (Onshore) Act 1991</td><td>No</td></tr> <tr> <td>Protection of the Environment Operations Act 1997</td><td>No</td></tr> <tr> <td>Roads Act 1993</td><td>Yes</td></tr> <tr> <td>Pipelines Act 1967</td><td>No</td></tr> </table> |                                                                                                                                                                                                                                                                                                 | Legislation | Approval Required           | Legislation that must be applied consistently                    |  | Fisheries Management Act 1994 | No | Coal Mine Subsidence Compensation Act 2017 | No | Mining Act 1992                      | No | Petroleum (Onshore) Act 1991 | No | Protection of the Environment Operations Act 1997 | No | Roads Act 1993 | Yes | Pipelines Act 1967 | No |
| Legislation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Approval Required                                                                                                                                                                                                                                                                               |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Legislation that must be applied consistently                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                 |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Fisheries Management Act 1994                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Coal Mine Subsidence Compensation Act 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Mining Act 1992                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Petroleum (Onshore) Act 1991                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Protection of the Environment Operations Act 1997                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Roads Act 1993                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes                                                                                                                                                                                                                                                                                             |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |
| Pipelines Act 1967                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No                                                                                                                                                                                                                                                                                              |             |                             |                                                                  |  |                               |    |                                            |    |                                      |    |                              |    |                                                   |    |                |     |                    |    |

## EPBC Approval

The Environmental Protection and Biodiversity Act 1999 Act (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places. These are known as matters of National Environmental Significance. If the proposed development will, or is likely, to impact a matter of National Environmental Significance, then it is required to be referred to the Federal Department of the Environment for assessment to determine if it constitutes a 'controlled action' requiring EPBC approval. Presently, a bilateral agreement allows the Commonwealth Minister for the Environment to rely on the NSW environmental assessment process when assessing a controlled action under the EPBC Act.

The proposed development is not likely to impact a matter of National Environmental Significance. Therefore, the proposed development is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action.

## 6.4 Pre-Conditions to Exercising the Power to Grant Consent

The pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent are identified and considered in **Table 23** below.

**Table 23** Pre-Conditions to Exercising the Power to Grant Consent

| Matter                                                                         | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Biodiversity Conservation Act 2016</b>                                      | <p>In accordance with this Act, an assessment of any State Significant proposal's biodiversity impacts must be undertaken as part of the provision of any SSDA, including the provision of a Biodiversity Development Assessment Report (BDAR) in instances where it is required.</p> <p>Section 7.14 requires the consent authority to take into consideration the likely impact of the proposed development on biodiversity values as assessed in the BDAR.</p> <p>Tree removal is proposed to be undertake as part of the proposed development. Given the proposed development location is within an area which has been highly disturbed and has an absence of native vegetation communities on the site, the proposed development will not result in any adverse impacts to biodiversity on the site or surrounding area.</p> <p>As such, this SSDA is accompanied by a BDAR Waiver Request and a BDAR Waiver granted by DPHI, which are provided at <b>Appendix N</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>State Environmental Planning Policy (transport and Infrastructure) 2021</b> | <p>The <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (Transport and Infrastructure SEPP) aims to facilitate the effective delivery of infrastructure of the State.</p> <p><b>Section 2.48 - Determination of development applications—other development</b></p> <p>Section 2.48 requires the consent authority to give written notice to the electricity supply authority for the area and take into consideration any response to that notice before granting consent to a development likely to affect an electrical transmission or distribution network.</p> <p>The application will be referred to the relevant utility providers during the assessment. Further discussion on infrastructure and utilities is also provided at <b>Appendix U</b>.</p> <p><b>Section 2.122 – Traffic generating development</b></p> <p>Section 2.122 requires the consent authority to provide the RMS with written notice of the development application for developments considered a 'traffic generating activity'. The proposed development includes the construction of greater than 300 dwellings and is therefore considered a traffic generating development requiring referral to TfNSW.</p>                                                                                                                                         |
| <b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>       | <p>The State Environmental Planning Policy (Resilience and Hazards) 2021 (R&amp;H SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p> <p>Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless:</p> <ul style="list-style-type: none"><li>• It has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.</li><li>• If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is suitable that the land will be remediated before the land is used for that purpose.</li></ul> <p>A Detailed Site Investigation (DSI) has been prepared by JBS&amp;G and is provided at <b>Appendix V</b>. JBS&amp;G have concluded that the site may comprise contaminated soil. Accordingly, remediation and validation works are proposed in accordance with the RAP prepared by JBS&amp;G (<b>Appendix M</b>), to ensure the site is suitable for the proposed use of the site. A site audit statement prepared by</p> |

Senversa (**Appendix W**) has confirmed the site can be made suitable subject to confirmation, remediation and successful validation in accordance with the RAP. Remediation is proposed to take place under the Early Works DA with only the final elements of remediation that rely on elements of the main works required under this application.

## 6.5 Mandatory Matters for Consideration

The matters that the consent authority is required to consider in deciding whether to grant consent to any development application are identified and considered in the following Sections.

### 6.5.1 Environmental Planning & Assessment Act 1979

**Table 24** EP&A Act Compliance

| Act                                                                                 | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Planning and Assessment Act 1979 (EP&amp;A Act)</b>                | <p>The proposed development is consistent with the objects of the EP&amp;A Act for the following reasons:</p> <ul style="list-style-type: none"> <li>• It increases the supply of housing in a well located area, close to public transport, services and employment;</li> <li>• 60 dwellings across the entire GSTC precinct encompassing Stage 3, 4 and 5 are to be constructed will be delivered as affordable housing to respond the housing crisis and contribute positively to housing supply and affordability;</li> <li>• The proposed development will support 1,180 direct full-time-equivalent (FTE) jobs during construction and 68 direct FTE jobs during the operational phase;</li> <li>• The proposed development will facilitate ecologically sustainable development through a range of design and operation initiatives;</li> <li>• It constitutes the orderly and economic development of the site, to meet the growing demand for housing in close proximity to transport nodes and services; and</li> <li>• It promotes good design, with the layout, landscaping and built form presenting a resolve solution which contributes positively to the GSTC.</li> <li>• The assessment of the proposed development throughout this EIS and Rezoning Statement concludes that the development is not expected to have unreasonable environmental impacts following the implementation of key mitigation measures.</li> <li>• It is consistent with Division 4.7 of the EP&amp;A Act because: <ul style="list-style-type: none"> <li>- The development has been declared to have state significance</li> <li>- The development has been evaluated and assessed against the relevant heads of consideration under section 4.15(1), as outlined in this table.</li> </ul> </li> </ul> |
| <b>Environmental Planning and Assessment Regulation 2021 (EP&amp;A Regulations)</b> | <p>Part 3, Division 1, Section 26 requires that applications must specify the name of the registered community housing provider who will manage affordable housing. National Affordable Housing Consortium will manage the affordable housing proposed across the GSTC.</p> <p>Part 3, Division 1, Section 27 requires that an application for BASIX development must be accompanied by a relevant BASIX certificate. BASIX certificates have been provided at <b>Appendix P</b>.</p> <p>Part 3, Division 1, Section 29 requires that development applications that relates to residential apartment development must be accompanied by a statement by a qualified designer. Design verification statements have been provided at <b>Appendix I</b>.</p> <p>Part 8, Divisions 2 and 5 of the Environmental Planning and Assessment Regulation 2021 (EP&amp;A Regulations) sets out procedures which relate to the preparation and submission of EIS. This EIS has been prepared in accordance with Sections 190 and 192 of Division 5 which relate to the form and content of the EIS. Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious and irreversible environmental damage (refer Section 9.3.2).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## 6.5.2 State Environmental Planning Policies

The relevant state environmental planning policies are assessed in **Table 25** below.

**Table 25** Summary of consistency with State Environmental Planning Policies

| Policy                                                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>State Environmental Planning Policy (Resilience and Hazards) 2021</b> | <p>Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless:</p> <ul style="list-style-type: none"><li>• It has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.</li><li>• If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is suitable that the land will be remediated before the land is used for that purpose.</li></ul> <p>A DSI has been prepared by JBS&amp;G and is provided at <b>Appendix V</b>. JBS&amp;G have concluded that the site may comprise contaminated soil. Accordingly, remediation and validation works are proposed in accordance with the RAP prepared by JBS&amp;G (<b>Appendix M</b>), to ensure the site is suitable for the proposed use of the site. A site audit statement prepared by Senversa (<b>Appendix W</b>) has confirmed the site can be made suitable subject to confirmation, remediation and successful validation in accordance with RAP.</p> <p>Remediation for the site will be undertaken in accordance with the Early Works SSDA (SSD-82328958), with only the final elements of remediation proposed as part of this SSD which rely on works contained in the main works scope. These remedial works themselves do not meet the criteria for Category 1 remediation, and are therefore classified as Category 2.</p> |
| <b>State Environmental Planning Policy (Housing) 2021</b>                | <p>State Environmental Planning Policy (Housing) 2021 (Housing SEPP) provides controls applicable to residential development within NSW.</p> <p>This SSDA is proposing co-living housing (off-campus student accommodation) under Chapter 3, Part 3 of the Housing SEPP. Refer to <b>Table 26</b> for an assessment against the relevant co-living provisions of the Housing SEPP. Chapter 4, for the purposes of the design residential apartment developments applies to the proposed development which included the requirement to consider the NSW Apartment Design Guidelines.</p> <p>A Design Verification Statement that addresses the principles of Schedule 9 of the Housing SEPP is included at <b>Appendix I</b> Consideration of the NSW Apartment Design Guideline is set out at <b>Section 8.4</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>State Environmental Planning Policy (Sustainable Buildings) 2022</b>  | <p>The Sustainable Buildings SEPP encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials. The following parts of the Sustainable Buildings SEPP apply to this development:</p> <ul style="list-style-type: none"><li>• Chapter 2, Standards for residential development – BASIX; and</li><li>• Chapter 3, Standards for non-residential development.</li></ul> <p>The relevant standards for BASIX buildings relate to energy water use and thermal performance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## 6.5.3 Housing SEPP – Chapter 3, Part 3 Co-living

Under Chapter 3, Part 3 of the Housing SEPP, the provisions for Co-living housing are applicable to off-campus student housing. This section addresses the Site 8B compliance with the development standards for co-living housing under the Housing SEPP. Further detailed assessment of the proposed development has been provided within the Design Report at **Appendix I**.

**Table 26** Assessment against the co-living non-discretionary standards of the Housing SEPP

|                                                                                     |
|-------------------------------------------------------------------------------------|
| <b>State Environmental Planning Policy (Housing) 2021</b>                           |
| <b>Part 3 – Co-living housing</b>                                                   |
| <b>Section 67 Co-living housing may be carried out on certain land with consent</b> |

|                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development for the purposes of co-living housing may be carried out with consent on land in a zone in which—                                                                                                                                                         | The site is zoned MU1 Mixed Use. Co-living and shop top housing is permitted with consent in MU1 Mixed Use zones under the GSLEP 2013.                                                                                                       |
| (a) development for the purposes of co-living housing is permitted under another environmental planning instrument, or                                                                                                                                                |                                                                                                                                                                                                                                              |
| (b) development for the purposes of residential flat buildings or shop top housing is permitted under Chapter 5, Chapter 6 or another environmental planning instrument.                                                                                              |                                                                                                                                                                                                                                              |
| <b>Section 68 Non-discretionary development standards—the Act, s 4.15</b>                                                                                                                                                                                             |                                                                                                                                                                                                                                              |
| (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. | Noted.                                                                                                                                                                                                                                       |
| <b>Note—</b><br>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.                                                                                              |                                                                                                                                                                                                                                              |
| (2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—                                                                                                                                       | The site is proposed to be rezoned as part of the HDA concurrent rezoning application, to impose an FSR which will accommodate the proposal. Refer to <b>Section 4.0</b> for a description of the proposed rezoning amendments being sought. |
| (a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—                                                                                                                                            |                                                                                                                                                                                                                                              |
| (i) the maximum permissible floor space ratio for residential accommodation on the land, and                                                                                                                                                                          |                                                                                                                                                                                                                                              |
| (ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,                                                                                                                 |                                                                                                                                                                                                                                              |
| (b) for co-living housing containing 6 private rooms—                                                                                                                                                                                                                 | Not applicable – the proposal contains 514 rooms.                                                                                                                                                                                            |
| (i) a total of at least 30m <sup>2</sup> of communal living area, and                                                                                                                                                                                                 |                                                                                                                                                                                                                                              |
| (ii) minimum dimensions of 3m for each communal living area,                                                                                                                                                                                                          |                                                                                                                                                                                                                                              |
| (c) for co-living housing containing more than 6 private rooms—                                                                                                                                                                                                       | The proposed development requires a minimum of 1,046m <sup>2</sup> of communal space and includes an excess of this requirement of 1,200m <sup>2</sup> .                                                                                     |
| (i) a total of at least 30m <sup>2</sup> of communal living area plus at least a further 2m <sup>2</sup> for each private room in excess of 6 private rooms, and                                                                                                      |                                                                                                                                                                                                                                              |
| (ii) minimum dimensions of 3m for each communal living area,                                                                                                                                                                                                          |                                                                                                                                                                                                                                              |
| (d) communal open spaces—                                                                                                                                                                                                                                             | Site 8B provides 320m <sup>2</sup> of communal space, which is in excess of 20% of the site area (282m <sup>2</sup> ).                                                                                                                       |
| (i) with a total area of at least 20% of the site area, and                                                                                                                                                                                                           |                                                                                                                                                                                                                                              |
| (ii) each with minimum dimensions of 3m,                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |
| (e) unless a relevant planning instrument specifies a lower number—                                                                                                                                                                                                   | A maximum requirement of 101 car spaces would apply to the site. No parking spaces are proposed for the student housing building.                                                                                                            |
| (i) for development on land in an accessible area—0.2 parking spaces for each private room, or                                                                                                                                                                        |                                                                                                                                                                                                                                              |
| (ii) otherwise—0.5 parking spaces for each private room,                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |
| (f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,                                                            | Not Applicable – the site is located on land zoned MU1 Mixed Use.                                                                                                                                                                            |
| (g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.                                                                                             | Not Applicable – the site is located on land zoned MU1 Mixed Use.                                                                                                                                                                            |
| <b>Section 68 Standards for co-living housing</b>                                                                                                                                                                                                                     |                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—</p> <p>(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m<sup>2</sup> and not less than—</p> <p>(i) for a private room intended to be used by a single occupant—12m<sup>2</sup>, or</p> <p>(ii) otherwise—16m<sup>2</sup>, and</p>                                                                                                                                                    | <p>Complies, each private room has a floor area ranging from 17sqm - 27sqm for single studio and 21m<sup>2</sup> to 30m<sup>2</sup> for dual occupant apartment.</p>                                                                                           |
| <p>(b) the minimum lot size for the co-living housing is not less than—</p> <p>(i) for development on land in Zone R2 Low Density Residential—600m<sup>2</sup>, or</p> <p>(ii) for development on other land—800m<sup>2</sup>, and</p> <p>(iii) (Repealed)</p>                                                                                                                                                                                                                                                                                                                                                                                        | <p>The proposed student housing will be located on a lot which will be 1,410m<sup>2</sup>.</p>                                                                                                                                                                 |
| <p>(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—</p> <p>(i) will not contain more than 12 private rooms, and</p> <p>(ii) will be in an accessible area, and</p>                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Not applicable.</p>                                                                                                                                                                                                                                         |
| <p>(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>An office for the building management staff is provided at level 1 of Building 8B.</p>                                                                                                                                                                      |
| <p>(e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and</p>                                                                                                                                                                                                                                                                                                                                                                                                     | <p>No dwellings are proposed on the ground floor. A significant portion of the ground floor, fronting Geddes Avenue and Botany Road provides retail or food and beverage tenancies and the student accommodation lobby which activate the street frontage.</p> |
| <p>A) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Each apartment contains its own kitchen and bathroom. The development also contains shared facilities including laundry area, communal kitchen area and accessible toilet across different levels.</p>                                                      |
| <p>(g) each private room will be used by no more than 2 occupants, and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Studio rooms are proposed to be used by only one student and dual rooms are proposed to be use by only two students.</p>                                                                                                                                    |
| <p>(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>A bicycle hub is provided on level 1, which provided bicycle parking for 26 bikes. No motor cycle parking spaces are provided as the site is located in an area which is accessible to a number of public transport routes.</p>                             |
| <p>(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—</p> <p>(a) the front, side and rear setbacks for the co-living housing are not less than—</p> <p>(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or</p> <p>(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and</p> | <p>Not applicable – the proposed development is not within a residential zone.</p>                                                                                                                                                                             |
| <p>b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The proposed development is compliant with the minimum ADG separation distances, with the following building separation distances proposed:</p> <ul style="list-style-type: none"> <li>• Ground - Level 03: 12.35m (Hab to Hab)</li> </ul>                  |

|                                                                                                                                                                                                                        |                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Level 04 : 13.95m (Non - Hab to Hab)</li> <li>• Level 05 - 8: 12.35m (Hab to Hab)</li> <li>• Level 08 and above: 12.35m (Hab to Hab)</li> </ul> |
| (c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and                                                                                 | The outdoor communal area received at least 3 hours of direct solar access.                                                                                                              |
| (d), (e) (Repealed)                                                                                                                                                                                                    | -                                                                                                                                                                                        |
| (f) the design of the building will be compatible with—<br>(i) the desirable elements of the character of the local area, or<br>(ii) for precincts undergoing transition—the desired future character of the precinct. | The proposed development aligns with the character of GSTC, providing a design and number of non-residential uses which will contribute to the town centre.                              |
| (3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.                                                                                     | N/A                                                                                                                                                                                      |
| (4) In this section, a storey does not include a storey used for car parking that is below ground level (existing), or less than 1.2m above ground level (existing).                                                   | Noted.                                                                                                                                                                                   |
| <b>Section 70 No Subdivision</b>                                                                                                                                                                                       |                                                                                                                                                                                          |
| Development consent must not be granted for the subdivision of co-living housing into separate lots.                                                                                                                   | Not applicable. This SSDA does not propose the subdivision of co-living housing into separate lots.                                                                                      |

#### 6.5.4 Sydney Local Environmental Plan (Green Square Town Centre) 2013

The GSLEP 2013 is the principal guiding EPI relevant to the site and establishes the key parameters and standards for new development. The proposal's consistency with the relevant clauses of the GSLEP 2013 is assessed below in **Table 27**.

**Table 27** Assessment against GSLEP 2013

| Clause                                                  | Provision / Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Clause 2.3</b><br>Zone Objectives and Land Use Table | <p>MU1 Mixed Use</p> <p>Objectives:</p> <p><i>To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.</i></p> <p><i>To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.</i></p> <p><i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i></p> <p><i>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</i></p> <p><i>To enable land uses that support the viability of centres.</i></p> | <p>The site is zoned MU1 Mixed Use. Development for the purposes of shop-top housing, residential flat building, co-living, retail premises and commercial premises is permissible with consent on the site.</p> <p>The proposed development is consistent with the objectives of this zone in that it:</p> <ul style="list-style-type: none"> <li>• It integrates compatible land uses through the delivery of residential development and retail tenancies which serve the existing and future needs of residents in the GSTC</li> <li>• The proposal incorporates public domain upgrades, through-site links, landscaping and retail tenancies to activate the site's ground plane</li> <li>• Incorporates a range of retail tenancies that generate employment opportunities</li> <li>• The proposed mix of residential, retail and public domain uses support the viability of the GSTC.</li> <li>• Non-residential land uses are provided at ground level in accordance with the zone objectives.</li> </ul> |
| <b>Clause 4.3</b><br>Height of buildings                | <p>Site 8A: 53 – 115m (RL)</p> <p>Site 8B: 90m (RL)</p> <p>Site 8C: 38 – 102m (RL)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The proposal exceeds the height of buildings development standard.</p> <p>The concurrent amendments sought to the GSLEP 2013 will increase the maximum height of building</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                            | <p>Site 8D: 55m (RL)</p> <p>19A: 38 – 93.5m (RL)</p> <p>19B: 50 – 55.5m (RL)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>range to facilitate the proposed development. The proposed development is compliant with these proposed new height controls.</p> <p>Refer to <b>Section 4.0</b> above for detailed discussion on the proposed concurrent rezoning amendments.</p>                                                                                                                                                |
| <p><b>Clause 4.4</b></p> <p>Floor Space Ratio</p>                          | <p>Stage 4: 5.36:1</p> <p>Stage 5: 0.3:1 (plus up to 44,400sqm for non-residential uses)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The proposal exceeds the FSR development standard at 6.78:1.</p> <p>The concurrent amendments sought to the GSLEP 2013 will increase the maximum permitted FSR to 6.78:1. The proposed development is compliant with these proposed new FSR controls.</p> <p>Refer to <b>Section 4.0</b> above for detailed discussion on the proposed concurrent rezoning amendments.</p>                       |
| <p><b>Clause 5.10</b></p> <p>Heritage Conservation</p>                     | <p>The site is not listed as a heritage item and is not within a heritage conservation area. The site in the vicinity of two Heritage Conservation Areas, being Hansard Street (C72) to the south and the Zetland Estate (C73) to the north.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.1</b></p> <p>Acid Sulphate Soils</p>                        | <p>The site is subject to Class 5 acid sulphate soils. A Geotechnical Report prepared by Douglas Partners is included at <b>Appendix S</b> confirms that the site is suitable for redevelopment subject to the implementation of the recommendations provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.2</b></p> <p>Flood Planning</p>                             | <p>A Flood Impact and Risk Assessment has been prepared for the proposed development at <b>Appendix Q</b>. The site is located within the Alexandra Canal catchment and, under existing conditions, does not experience flooding given its topography and the nature of drainage within the locality; the site is not flood affected in events up to the 0.5% AEP. The site is effected by the PMF events, where the site's roads are affected up to 1.2m flood depth. The proposed development includes entry levels which are sufficiently raised to meet the Flood Planning Level requirements, which will not impact the existing on the exiting flood behaviour except for the PMF event. A shelter in place strategy is considered appropriate to apply during flood events. Therefore, the proposed development is appropriate in this respect. Refer to <b>Section 8.9</b> for further detail.</p> |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.3</b></p> <p>Airspace Operations</p>                        | <p>The Obstacle Limitation Surface (OLS) at the site is 51m AHD. The proposed development will exceed this height, being up to 115.89AHD. The PANS-OPS at the site is 126.4m AHD. The proposed development is below the PANS-OPS, however temporary construction structures would exceed the PANS-OPS Category A/B circling surface by 9.6m. In accordance with 6.3(2), the SSDA will be referred to Sydney Airport/CASA for comment after lodgement and if no objection is raised, consent can be granted. Refer to the Aviation Report at <b>Appendix JJ</b> for further detail.</p>                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.4</b></p> <p>Aircraft Noise</p>                             | <p>The site is not located within the ANEF 20 or higher and clause 6.4 does not apply.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.5</b></p> <p>Affordable housing</p>                         | <p>As described in <b>Section 3.8</b>, an alternative and bespoke approach to affordable housing provision is proposed and it is sought to exclude clause 6.5 from applying to the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.6</b></p> <p>Active Street Frontages</p>                    | <p>The site is identified on the active street frontages map. Retail uses are provided on all frontages of each building at the ground floor in order to activate the public domain, in accordance with the Active Street Frontages Map. Notwithstanding, 100% activation as required in the LEP cannot be achieved, since certain sections of the frontage are required for servicing, vehicle entry and back of house functions.</p> <p>Where possible, servicing for the BTS buildings have been consolidated to Building 8C, which has enabled a greater proportion of active street frontages across the precinct.</p>                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Clause 6.8</b></p> <p>Car parking ancillary to other development</p> | <p>for multi dwelling housing, residential flat buildings and dual occupancies—</p> <ul style="list-style-type: none"> <li>(i) 0.5 spaces for each studio dwelling, and</li> <li>(ii) 0.5 spaces for each 1 bedroom dwelling, and</li> <li>(iii) 0.8 spaces for each 2 bedroom dwelling, and</li> <li>(iv) 1.2 spaces for each 3 or more bedroom dwelling,</li> </ul> <p>for retail premises, if the building has not more than 1,000 square metres of gross floor area used for the purpose of retail premises—1 space for</p>                                                                                                                                                                                                                                                                                                                                                                            | <p>The proposed development provides the following parking:</p> <ul style="list-style-type: none"> <li>• 581 residential parking spaces (with a maximum of 636.9 spaces allowed); and</li> <li>• 4 retail spaces (maximum 47.7 spaces permitted).</li> </ul> <p>The LEP stipulates a maximum requirement for parking and therefore the proposed development is compliant with this requirement.</p> |

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every 50 square metres of gross floor area used for that purpose,

for business premises or office premises—1 space for every 125 square metres of gross floor area used for that purpose,

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**Clause 6.9**  
Design Excellence

Clause 6.9(5) requires a competitive design process to be conducted for any development in excess of RL75 or with a CIV greater than \$100,000,000. The proposed development received an exemption from the requirement for a design competition and subsequent endorsement for an alternative design excellence strategy for the site on the 23 September 2025. The Alternative Design Excellence Strategy comprised of the review of the scheme by a project specific design review panel, which have demonstrated that the proposed development is capable of achieving design excellence. Refer to the Design Report at **Appendix I** for further information.

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# 7.0 Stakeholder Engagement

This section describes consultation undertaken and feedback received prior to the lodgement of the EIS for the proposal and engagement to be carried out following lodgement of the EIS. It is supported by an Engagement Report which has been prepared by Colliers Urban Planning and is included at **Appendix T**.

## 7.1 Engagement Carried Out

Full consideration has been given to the DPHI Secretary's Environmental Assessment Requirements (SEARs) during the consultation for this project, including observance of the *Undertaking Engagement Guidelines for State Significant Projects* (October 2022).

### 7.1.1 Identified Stakeholders

A comprehensive list of community members and stakeholders to consult throughout during the preparation of the EIS process was developed through:

- The identification of neighbours who would be impacted by the proposal unless mitigation measures were implemented,
- The identification of stakeholders who would have a particular interest in the proposal.
- The identification of stakeholders who would have information of value to the proposal, for example, Aboriginal groups with cultural knowledge relating to the site.
- Consultation with the DPHI. This included the community members and stakeholders listed in the proposals SEARs that the applicant was required to consult with.

As a result of the above process, a number of stakeholders were identified for consultation, including:

- DPHI;
- Government Architect NSW;
- Transport for NSW;
- Environmental Protection Agency;
- City of Sydney;
- Transport for NSW;
- Sydney Water;
- Service Providers and Public Utilities including Ausgrid, Sydney Water and NBN;
- Media Outlets;
- Local, State and Federal Elected Officials;
- Community and surrounding residents and landowners, including:
  - Immediate Neighbours;
  - Broader community and businesses; and
  - Immediate neighbours under construction.

### 7.1.2 Consultation Methods

As detailed in the Engagement Report (**Appendix T**) of the EIS, a range of consultation methods were used to engage stakeholders. This included activities completed prior to lodgement, through the preparation of the EIS and associated technical studies. The consultation methods are detailed in **Table 28** below.

**Table 28**      *Consultation Methods*

| Activity                                 | Targeted Stakeholder                                                              | Description                                                                                                                                                                                               | Purpose                                                                                                                                           |
|------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Engagement Tools and Collateral</b>   |                                                                                   |                                                                                                                                                                                                           |                                                                                                                                                   |
| Proposal information letters             | Local residents                                                                   | On 07/11/25, a letter outlining the proposal and inviting residents to engagement information sessions was distributed to residents and businesses within approximately 200m of the site                  | Notified local residents and businesses about the project and engagement opportunities to learn more and provide feedback.                        |
| Stakeholder outreach via email           | Local stakeholders, elected representatives and City of Sydney                    | To notify of the proposal and offer a briefing as part of the Early Works SSDA which also addressed the Main Works SSDAs.                                                                                 | Notified elected representatives and Council about the proposal so they were informed if community or constituents asked them any questions.      |
| Website                                  | Wider community                                                                   | A dedicated project website that included information about the proposal, opportunities to provide feedback, with a copy of the display boards for community to view.                                     | Provided additional information to help inform community and stakeholders about the proposal and opportunities to provide feedback.               |
| Webinar – Early Works Engagement         | Stakeholders and the community                                                    | Presentation for the Early Works SSDA that also included details of the Main Works SSDAs to present the precinct as a whole.                                                                              | Provided visual aids to stakeholders and the community during engagement events and ensured that meaningful feedback could be obtained.           |
| Display boards                           | Community                                                                         | 12 x A0 display boards detailing the proposal with key information including the design principles, proposed features, planning pathway, project timeline, technical studies, and feedback opportunities. | Provided visual aids to be used during the drop-in sessions to help describe the proposal and inform meaningful feedback.                         |
| <b>Engagement Activities</b>             |                                                                                   |                                                                                                                                                                                                           |                                                                                                                                                   |
| Drop-in sessions – Main Works Engagement | Community and local residents                                                     | Two drop in sessions in Zetland for community members to learn about the project and ask questions.                                                                                                       | Provided an opportunity for community to hear directly from the project team about the proposal, ask questions and provide feedback.              |
| Webinar – Early Works Engagement         | Community and local residents                                                     | A 1.5hr information session was hosted during Early Works SSDA engagement for community members to learn about the project, details of the Mains Works were included to present the whole precinct.       | Provided a welcoming forum for community members and neighbours to be able to find out more about the project, ask questions and provide feedback |
| Frontline Engagement                     | Community                                                                         | An email address for community to contact the project team regarding the proposal and provide feedback.                                                                                                   | Provided the community with a direct point of contact for any enquiries about the proposal.                                                       |
| Local Stakeholder Meetings               | Key local stakeholders                                                            | Mirvac and the project team met with key local stakeholders to share the proposal and invite feedback.                                                                                                    | Provided local stakeholders with an overview of the project and opportunity to ask questions and provide feedback.                                |
| Government stakeholder meetings          | Key government stakeholders including Council, HDA, Government Architect and DPHI | Mirvac and Colliers Urban Planning conducted meetings with key government stakeholders including Council, HDA, Government Architect and DPHI to share the proposal and invite feedback                    | To create an open dialogue between key government stakeholders to ask questions and provide feedback to inform the EIS.                           |

This approach follows the Undertaking Engagement Guidelines for State Significant Projects (2021) by:

- Engaging with relevant NSW Government agencies, service providers, Council, close neighbours and targeted members of the community who are most likely impacted or interested in the proposal;
- Informing the surrounding community to the site about the proposal and providing opportunities to engage directly with the project team;
- Explaining how community feedback will be considered and documented;
- Providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- Providing channels of communication to gather feedback.

7.1.3 Aboriginal Community Consultation

Consultation was undertaken with Aboriginal groups during the preparation of the Connection to Country Strategy and the Aboriginal and Historical Archaeological Cultural Heritage Assessment Report (ACHAR) at **Appendix K** and **Appendix L** respectively. The Due Diligence Assessment concludes that contains no Aboriginal Archaeological sites are located on the site, however the study area is considered to have potential for natural soils deposits at the western portion of the site. Consultation as part of the ACHAR consisted of providing registered Aboriginal parties with the opportunity to review and provide comment on the proposal. The methodology and draft ACHAR were also provided to Aboriginal stakeholders to gather cultural information to draft and finalise the ACHAR.

As part of the establishment of the Connecting with Country Framework, First Nations stakeholder meetings and engagement were led by Balarinji to inform the Early Works and Main Works SSDAs. This included two design integration consultation sessions and one workshop during September 2025 with Aboriginal community members. These workshops aimed to explore the Connecting with Country approach at the site with Aboriginal community members. The consultation undertaken in each of these sessions has been utilised by the design team to provide a meaningful and genuine response to Country within the proposed development.

7.2 Stakeholder Views

The key issues and matters raised by the community and stakeholders during the preparation of the Scoping Report, SEARs and EIS are outlined in **Table 29** below.

Table 29 Stakeholder Views

| Key issues                                                                                                                                                                        | Project Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal and Alternatives Considered                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Desire for larger apartment floor plans and more generous layouts.                                                                                                                | The design approach has been guided by the principles set out in the Apartment Design Guide (ADG), which prioritise functionality, natural light, ventilation, and spatial efficiency to support comfortable living environments. Refer to the Design Report and architectural plans in the EIS for further detail.                                                                                                                                                                      |
| Desire for clarity on housing mix and number of occupants per apartment. Mixed views on student housing; preference for affordable housing over additional student accommodation. | The precinct-wide proposal (including Stage 3, 4 and 5) includes approximately 1,000–1,200 dwellings across Build to Rent and Build to Sell apartments, complemented by a contribution to affordable housing supply. Affordable housing will provide homes at below-market rents. In addition, a purpose-built student accommodation building is proposed, offering around 500 rooms to support tertiary students given the site’s proximity to major universities and public transport. |
| Questions around housing model and uses, with community asking for clarification around built to sell versus build to rent models.                                                | Build to rent refers to developments where dwellings are retained by a single owner and leased to tenants, providing long term rental accommodation. In contrast, build-to-sell involves constructing dwellings for individual sale to purchasers, typically for owner-occupation or private investment. For further detail on how these models have been considered in the proposal, please                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | refer to the Design Report, which outlines the intended uses and housing approach in more depth.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Strong support for public domain improvements and finishing off the site as a whole, retail frontage and pedestrian-friendly spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The project team welcomes the strong support for public domain improvements and progressing the final stages of the project.                                                                                                                                                                                                                                                                                                                                                                          |
| Strong emphasis on maintaining green space and quality landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The project team recognises the importance of maintaining green space and delivering high-quality landscaping. These elements have been incorporated into the proposal and are detailed in the Environmental Impact Statement (EIS). Please refer to the Landscape Plan within the EIS for more information.                                                                                                                                                                                          |
| <p>Community feedback indicates strong demand for essential services, complemented by interest in specialty retail and enhanced dining options. Respondents emphasised the need for practical amenities alongside opportunities for diverse shopping and social experiences.</p> <p>Retail tenancy interest included:</p> <ul style="list-style-type: none"> <li>• High demand for essential services such as chemist, post office, and newsagent.</li> <li>• Interest in specialty stores including boutiques, butchers, and grocers.</li> <li>• Requests for more diverse dining options than what is currently provided in the area, particularly sit-down restaurants.</li> </ul> | The project team appreciates feedback about future retail mix, with the retail component of the development intended to create a high quality, vibrant precinct. The specific mix of services will be determined post-construction through tenancy planning and market demand.                                                                                                                                                                                                                        |
| Questions regarding construction timelines and completion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>At this stage, all timeframes remain subject to approvals and contractor procurement. The indicative program is:</p> <ul style="list-style-type: none"> <li>• Stage 3 works: Commencing early 2027</li> <li>• Stages 4 &amp; 5 works: Commencing mid 2026</li> </ul> <p>Mirvac is committed to the local community informed as the project progresses and to minimising disruptions throughout the life of the project.</p>                                                                        |
| <b>Economic, Environmental and Social Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Interest in understanding design details, building heights and built form, and potential view impacts, particularly from Geddes Avenue and Elizabeth Street. Some concerns about tall buildings (up to 29 storeys) and light spill for nearby residences.                                                                                                                                                                                                                                                                                                                                                                                                                             | The proposal seeks to increase maximum building heights from 24 to 29 storeys on selected sites to enable housing uplift and deliver a mix of housing types close to transport and amenities. Building orientation and massing have been carefully considered to maintain solar access to public open spaces and minimise overshadowing of neighbouring properties. Design excellence principles, guided by the Design Review Panel, will ensure high-quality architecture and urban design outcomes. |
| Wind tunnel effect noted around Paul Street; desire for mitigation measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Wind impacts, including potential wind tunnel effects around Ebsworth Street and Paul Street, have been assessed as part of this Report. Mitigation measures are outlined in the Wind Report at <b>Appendix X</b> within the EIS to ensure pedestrian comfort and safety.                                                                                                                                                                                                                             |
| Questions about traffic management, with some concerns raised about pedestrian safety for families with young children and pets with potential increase in congestion due to the new developments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Traffic and congestion impacts have been assessed as part of this Report at <b>Section 8.7</b> and the Transport Impact Assessment at <b>Appendix Y</b> . This includes detailed information on measures to manage traffic near parks and surrounding areas.                                                                                                                                                                                                                                          |
| Concerns about acoustic impacts and vibration noise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mirvac has prepared a Construction Noise and Vibration Management Plan and will ensure compliance for the works on site for both the Early works SSDA and Main Works SSDAs. Refer to the EIS for more information.                                                                                                                                                                                                                                                                                    |

|                                                                                                                                                                                    |                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GANSW provided feedback regarding urban design principles, town centre aspirations, massing recommendations, solar impacts, and other matters related to the development.          | Feedback from GANSW through the design review panels have been incorporated in the design and reflected through the evolution of the proposal.<br>Refer to <b>Section 8.0</b> of this Report and Design Report at <b>Appendix I</b> for further information. |
| City of Sydney provided feedback around road networks, design, technical requirements, green infrastructure and construction zones to help inform the development of the proposal. | The project team appreciates the detailed feedback provided by the City of Sydney. This input has been carefully considered and integrated into the proposal where feasible. These changes are reflected in the EIS and supporting technical reports.        |

## 7.3 Project Specific Design Review Panel

The proposed development was presented to a Project Specific Design Review Panel (DRP), in accordance with the alternative design excellence strategy endorsed by GANSW at **Appendix J**. The scheme for the entire precinct was presented to the DRP and agency and authority representatives including GANSW, City of Sydney, the HDA during three primary DRP sessions and two additional interim sessions, which are outlined below:

- DRP 1 – Initial Precinct Wide Strategy held 29 September 2025
- DRP 1.5 – Interim session to clarify matters raised in DRP 1 relating to the broader precinct, held 27 October 2025
- DRP 1.75 – Interim session to present site wide urban design principles, held 7 November 2025
- DRP 2.3 – Second DRP meeting to present detailed design of sites 7, 17 and 18, held 11 November 2025
- DRP 2.4 – Third DRP meeting held to present the detailed design of Sites 8A, 8B, 8C, 8D, 19A and 19B, held 1 December 2025

Key matters raised by the panel specifically relating the design of Sites 8A-D and 19A-B include:

- Elements supported by the DRP included the proposed height, massing and public domain elements proposed throughout the site.
- The overarching objectives of the Green Square LEP - to create a town centre - should be further amplified in these final stages given these buildings will form the centre of the Green Square precinct and define its key public space - the plaza.
- The interface between the Green Square Plaza and the adjacent laneways requires design refinement. Currently the laneways appear primarily for use by residents. The 'publicness' and flexibility of use of these laneways should be refined to strongly signal their public space purpose and allow people to feel welcome to move from the plaza into the laneways.
- The depth of the building facades should be further developed to create a more substantial, well-relieved civic architectural character to the plaza.
- Consideration of far greater unity and consistency should be given to the primary building material selection, proportions, compositional elements, parapet heights and colours for the buildings presenting to the plaza. This is in order to achieve a more unified civic expression between the buildings fronting the plaza.
- The integration of vegetation and greenery to buildings is supported in principle, however this needs to be applied more consistently across the podium buildings fronting the plaza to improve their sense of unity and continuity.
- The design team is urged to refine the balance between diversity and the need for the plaza buildings to work as a coherent ensemble that provides a backdrop for the 'life' of the plaza. The design team is encouraged to establish much greater consistency in the colonnade design, its proportions, rhythm, datums, materiality and alignments. This is to develop better continuity and a more consistent civic expression across the precinct (Stages 3, 4 and 5).
- The scheme should further address the following requirements of the ADG to ensure adequate provision of residential amenity - communal open space, natural cross ventilation, and corridor design. Noise, ventilation and air pollution should also be carefully considered for Buildings 8A and 8B which address Botany Road.
- The change of use from commercial to residential on the corner of Botany Road (Building 8A) is not supported in its current form due to the high noise and pollution levels existing along Botany Road and consequent health impacts.

A detailed response to each of the Panel's comments and how the proposed scheme demonstrates design excellence is provided at the Response to DRP statement at **Appendix Z**. Mirvac have since amended the scheme to respond to feedback received from the DRP, providing a design which is capable of achieving design excellence.

## 7.4 DPHI Engagement and Agencies consulted Prior to Lodgement

As part of the Industry-Specific Secretary's Environmental Assessment Requirements (SEARs) for Housing, the Applicant is required to consult with specific agencies regarding relevant approvals or authorisations under other Acts. Specifically, SEAR 4 states:

*If the development would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.*

It was identified by the Applicant that relevant agencies are Government Architect NSW, City of Sydney and the Housing Delivery Authority. The response received from each agency is noted in the **Table 29** above. This included the three DRP and interim sessions held between 30 September 2025 and 1 December 2025 where representatives of GANSW, City of Sydney and the HDA were in attendance at.

## 7.5 Engagement to be Carried Out

### 7.5.1 Ongoing Stakeholder Consultation

The project team are committed to ongoing consultation with the community and the City of Sydney Council following the submission of the EIS. This includes during the exhibition and assessment of the project and following a determination.

In accordance with SEARs requirements for communications and stakeholder engagement, the Applicant has implemented an engagement strategy that informs the most likely impacted and interested residents, landowners, businesses and key government agencies about the proposed development. This has not only ensured that the community have had the opportunity to be briefed on the proposal but has also provided an important mechanism to gather feedback for consideration prior to lodgement.

### 7.5.2 Exhibition and Assessment

Following its submission, the DPHI will exhibit the EIS on the Major Projects NSW Website and invite submissions from government agencies and the public. Once the exhibition period is complete, the DPHI may require the applicant to prepare a Submissions Report in response to issues raised. The project team will continue to liaise with the DPHI and stakeholders during the proposal's assessment to address queries that may arise.

## 8.0 Assessment of Impacts

This section of the report assesses and responds to the environmental impacts of the proposed SSD. It addresses the matters for consideration set out in the SEARs dated (see **Appendix A**). The Mitigation Measures proposed to mitigate any environmental impacts are provided at **Appendix E** and complement the findings of this section.

### 8.1 Built Form and Urban Design

#### 8.1.1 Urban Design, Bulk and Scale

The precinct massing and urban design has evolved from the existing LEP and DCP controls to respond to the changing urban priorities and focus on housing delivery. The site is envisioned to be delivered as six development parcels, separated by public laneways and roads to be dedicated to the City of Sydney. The ground level of each building is defined by colonnades and public walkways with awnings are proposed generally in accordance with the DCP layout and as per the requirements of the existing VPA.

As shown at **Figure 37**, the existing planning envelopes based on the LEP and DCP controls comprise of tall podium and tower forms with larger floorplates for buildings 8A, 8C and 19A, while 8D and 19B maintain a relatively smaller built form. The design team have redistributed the massing across buildings 8A, 8B, 8C and 19A, to create taller, slender towers which enable better solar access to neighbouring buildings and superior residential amenity for occupants in the towers. This massing strategy was supported by the DRP throughout the Alternative Design Excellence process, where the DRP advice comments *'that the architectural massing is development positively, with a general shift to taller but slimmer building forms...'*.

Buildings 8B, 8D and 19B have been reduced in bulk, responding to the surrounding properties and built form along Geddes Avenue to the south of the site. As Buildings 8A and 8B, which were previously intended for commercial use, are now used for residential purposes, they have a narrow floor plate compared with the planning envelope. Refer to **Figure 37** which shows where the LEP and DCP envelope has been added to (yellow) and reduced in bulk (green). The massing of Building 8B has been modulated to create two distinct portions of the building to create an L-shaped built form which was noted as a *'successful'* massing move in the written advice provided by the DRP.

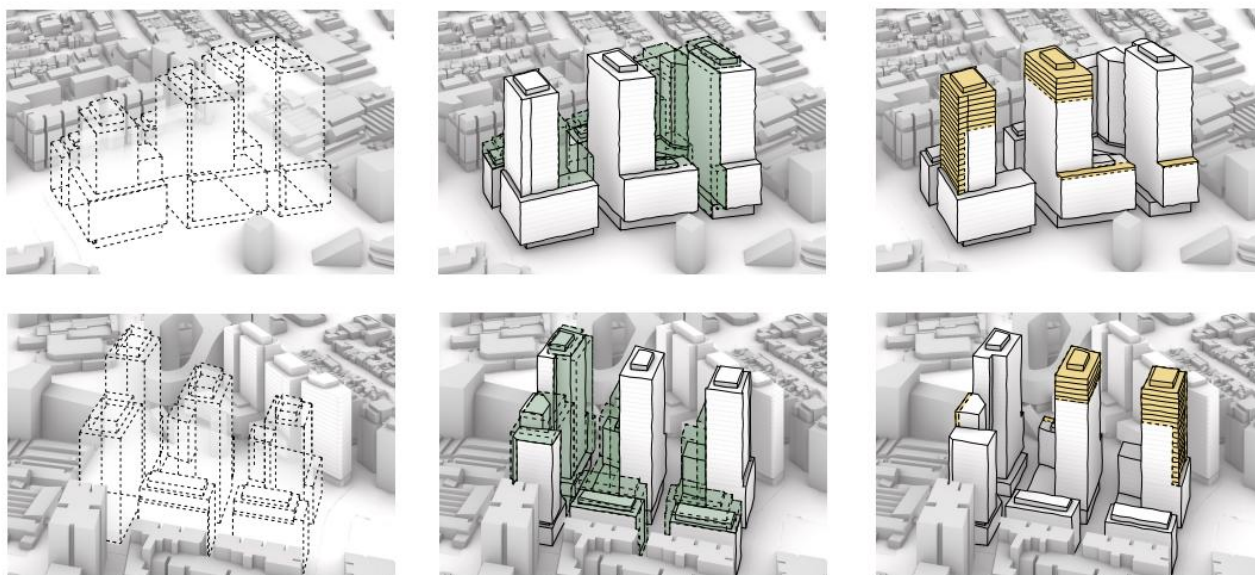
The proposed urban design and built form of the proposed Precinct was further refined through the DRP processes, based on the Urban Design Principles developed by COX and endorsed by the DRP as described in **Section 3.3**.

Buildings 8A, 8C and 19A define the plaza, each providing a form which is broken down between 9 to 11 storey podiums and recessed towers that establish a datum which gradually steps down with the slope of the plaza. Site 8B provides a transition between the larger massing of buildings 8A, 8C and 19A and the smaller scale buildings at sites 8D and 19B. The massing of these smaller scale buildings has been articulated through a number of insets and balconies to complement the smaller massing of residential buildings surrounding the site.

Building 8A has been designed as a more slender and vertical mass, in order to relate closely to the massing of Site 18 within Stage 3 of the GSTC, which was a design move supported by the DRP during the Alternative Design Excellence process. Specifically, the DRP noted that *'the visual relationship between buildings 8A and 18 as 'beacons of the town centre, unique from other plaza-edge buildings, is positive'*. The slimmer vertical massing of Site 8A, in conjunction with Site 18 (proposed under a separate SSDA) provides a strong and uniformed built form to either corner of the Green Square Plaza.

The massing of all buildings, but in particular, the larger towers at Sites 8A, 8B, 8C and 19A have considered the solar access and overshadowing to surrounding buildings to the south. In particular, the northeastern corner of building 8B has been chamfered to allow afternoon solar access to Building 8D. Massing has been purposefully relocated from the podiums and sides of the towers to the top of the buildings, to reduce overshadowing where possible. This was reinforced by the DRP in their advice which notes *'that the retention of solar access to affected southern neighbours has been optimised through the orientation and form of the buildings'*.

The overall massing and density of the proposed building are commensurate with the bulk and scale of buildings in the GSTC, reinforcing the scale and visual prominence of Green Square Town Centre.



**Figure 37** Evolution of Proposed Massing and Built Form

Source: Project Architects

### 8.1.2 Building Setbacks

The floorplates and setbacks for each site are generally consistent with the development of each lot envisaged in the LEP and DCP. This consists of a 6.0m setback provided to the plaza for Site 8A, 8C and 19A. While upper podium and tower components of each building proposed to be built to the boundary. Site 19B and 8B provides reduced ground floor colonnades, with upper portions built to the boundary. While Site 8D is built to the boundary of its lot, with awnings provided.

### 8.1.3 Building Height

The height of building 8A, which is a prominent corner building and beacon for the site that marks the gateway to Green Square Plaza, has been set marginally higher than the current LEP height limit, as a result of architectural development and design refinements. From this building, the heights of building 8C and 19A, which together with 8A front and enclose the Green Square Plaza, have been set at roughly the same height as 8A. This approach provides a uniformity to the heights of buildings fronting the plaza, helping to strengthen the urban form legibility of the Green Square Town Centre as the main centre for the broader Green Square Renewal Area. The taller buildings have a modulated, podium-tower form to help break down their large scale and serve as an urban container for the plaza.

To the south of the three buildings fronting the plaza, the rear three buildings are set at much lower heights which correspond with the scale of development across Geddes Ave to the south and also allow for acceptable overshadowing impacts by tapering the scale downwards. The lower buildings help transition from the taller, central parts of the GSTC to the lower surrounding areas.

Overall, the scale of the proposed development is consistent with the prevailing and well-established urban form characteristic of Greater Sydney, and in particular the Eastern City District in which the site is located, of clusters of taller buildings in higher rise nodes surrounded by lower rise development. A Visual Impact Assessment has been undertaken by Colliers Urban Planning and is provided at **Appendix AA**. The assessment is summarised in **Section 8.4.2** and concludes that the visual scale of the proposed development is appropriate for the local and district context.

The building heights proposed as part of this development meet the objectives of the GSLEP as described in **Section 6.5.4** and are considered appropriate.

## 8.2 Land Use

Acknowledging the targets and objectives of the National Housing Accord and the NSW Housing Delivery Authority, the proposal has been designed to prioritise housing delivery at a large, consolidated land holding within a highly accessible

area, while providing an appropriate amount of non-residential floor space to facilitate Green Square as an active and vibrant town centre. A key element of the proposal is utilising buildings 8A and 8B, which were previously planned as large commercial office buildings, for residential purposes.

Colliers Urban Economics team have undertaken an Economic Impact Statement (**Appendix GG**) which demonstrates that the proposed uses are highly appropriate with regard to the existing and future context of Zetland. The proposal also aligns with strategic government objectives to accommodate an increase in diversified housing supply and population serving employment in suitable locations. The size of the site, and its location, represents a unique opportunity to achieve a number of strategic objectives whilst delivering a range of benefits to the local community within this part of Sydney.

The site location is outside the main commercial office centres of Sydney, a disadvantage for the site given a key motivator for modern office tenants is for seeking clustering benefits through co-location with other businesses. Accordingly, any commercial office use at the site will be considered more isolated compared to other key sites within larger established commercial office centres across Sydney. This is supported through a review of the commercial office market context which indicates:

- Across major markets in Sydney, there is around 1.49 million square metres of vacant commercial office floorspace. This includes 13.7% of vacant floorspace in Sydney CBD, well above the historic levels for major markets across Greater Sydney, which are typically around 6-7% on average over the last 20 years. The vacancy data demonstrates that the commercial office market in Sydney overall is underperforming, even within major markets.
- There is a significant amount of development activity underway or planned in markets such as the Sydney CBD which indicates over 463,140m<sup>2</sup> of additional floorspace (planned, approved, or under construction).
- The site is not suitable for commercial office floorspace of any significant scale, primarily due to the fact that commercial office uses would be limited to population serving functions rather than supporting a larger employment offer.
- The location of GSTC, close to Sydney CBD and key fringe commercial markets at Redfern and South Eveleigh, means that the outlook for commercial office uses at the site is adversely impacted by the proximity of these centres. Most businesses seeking to establish within Sydney will consider Sydney CBD and these fringe markets, while businesses with linkages to the airport currently locate in Mascot or near Sydney Airport.
- With regard to the above, a significant provision of new commercial office floorspace at the site will be at a competitive disadvantage, attributed to the non-core commercial location and subdued market conditions across Sydney highlighted through low levels of demand, high vacancy rates and a large pipeline of commercial office supply.
- A review of implied demand and known supply in the Green Square market suggests a significant oversupply across the region to 2041.

A review of the market potential for residential uses at the site outlines a substantial market need, highlighted through the following:

- NSW has experienced consistent, ongoing undersupply of new dwellings, emphasising that the delivery of housing has been unable to keep up with demand. The Productivity Commission anticipate that this undersupply will increase to - 100,000 dwellings by 2038.
- Undersupply of housing is increasing the cost of living for households and forcing some households to either downsize or locate further away from key centres in more affordable locations, with impacts on access to their place of work, retail, community, social facilities and transport infrastructure.
- The delivery of new housing supply is recognised as an important objective in addressing the housing crisis at all levels of government, and the Proposed Development presents a significant opportunity to deliver new housing supply in a well located precinct within a timely manner. Importantly, the project has the potential to contribute to the 5-year housing target in Sydney LGA of +18,900 new completed dwellings by 2029, in-line with the timeframe outlined by the Federal Government National Housing Accord.
- A review of the resident demographic profile for Sydney LGA indicates a community who would align strongly with the planned residential component as part of the Proposed Development, including access to well-located apartments in vibrant precincts.
- A review of residential demand and supply conditions shows there is a strong market need for additional housing within this part of Sydney, with the known pipeline of residential developments only able to satisfy just over half (60.5%) of implied dwelling demand required over the period to 2041. This is the equivalent to the future supply pipeline only

satisfying up to 10 years of implied dwelling demand. As such the need to identify and secure additional residential development opportunities in order to support existing and future residents is evident.

- The Proposed Development will align with the need for additional residential dwellings in a well-located and high amenity locations which will support housing supply and population growth in Sydney LGA over the long term.

In an environment where the commercial office market is highly challenged, and where existing and future commercial office space is already identified in more suitable locations, the proposed development represents an appropriate mix of complementary uses to meet market demand and deliver an improved economic and community outcome for the area, while still meeting the objective of the GSLEP to create a vibrant town centre. Key points to note regarding the market context and suitability of the uses proposed at the site include:

- The delivery of new housing supply is recognised as being critical to address the housing affordability crisis by all levels of government. The Proposed Development, comprising 800 traditional residential dwellings, represents a significant opportunity to deliver new housing supply that will align with the National Housing Accord target set for Sydney LGA of +18,900 new completed dwellings by 2029. Importantly, this area of Sydney will support an increase in residential supply, particularly noting the low vacancy rates, strong population growth objectives and housing affordability constraints.
- A provision of student accommodation (514 units) and shopfront floorspace is also proposed which would be ancillary in nature to the residential uses, yet would activate the ground floor plane and supporting the overall vibrancy and amenity across GSTC and the site.

Further, the proposed land uses support the Green Square LEP objectives of establishing a vibrant town centre through a highly activated ground plane, which provides 3,149m<sup>2</sup> of retail floor area and is characterised by active retail frontages and legible residential lobbies that directly address and engage with surrounding public spaces, including Green Square Plaza.

The quantum, mix and layout of retail uses has been carefully developed and is informed by both economic demand assessment undertaken by Colliers Urban Economics and Mirvac, who inherit knowledge of the GSTC from the successful delivery of previous stages over the past decade. The proposal is considered to provide a generous quantum, scale, and mix of uses that is required to support long-term viability of the Town Centre. The interface of the built form and the public realm is also a key consideration for unlocking town centre vibrancy through allowing the spill over of retail and food and beverage uses into laneways which contributes to the vibrancy of the public domain. It thus integrates public spaces and landscape moments that support both dwell time and ease of connection for creating a welcoming and lively complete ground plane experience. Refer to **Figure 38** below which demonstrates the extensive ground level retail activation across the precinct.

The proposed land uses are consistent with the objectives of the MU1 Mixed Use zoning (as detailed in **Table 27**), particularly to *encourage business, retail, community and other non-residential land uses on the ground floor of buildings*. While residential uses are proposed at lower levels of the buildings, communal residential facilities including the gym, pool and rooftop terraces are concentrated on these lower levels, which provide more active non-residential uses of the lower residential levels. Residential accommodation at these lower levels of the buildings will have appropriate residential amenity as detailed in **Section 8.5**.

For the reasons set out above, the proposed mix of land uses is considered appropriate.



**Figure 38**      **Proposed Ground Level Activation**

Source: Project Architects

## 8.3 Design Excellence

Under clause 6.9 of the GSLEP, the proposed development is required to undergo a design competition to demonstrate design excellence. The site was granted a design competition waiver following the endorsement of an Alternative Design Excellence Strategy, which comprises of review of the proposed development by a project specific design review panel during two DRP sessions and two interim sessions held for the development of the entire GSTC precinct. The lodged scheme has incorporate feedback provided by the panel throughout the DRP process (see **Appendix Z**) and demonstrates that design excellence can be achieved in accordance with clause 6.9(4) of the GSLEP as summarised below at **Table 30**.

**Table 30**      **Assessment of Clause 6.9(4)**

| Clause                                                                                                                                                   | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following— | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,             | The proposed design demonstrates a high standard of architectural design through a proposed built form and massing which responds to the surrounding context of the site. The façade of each building achieves a high level of articulation and utilises high quality materials to provide a considered architectural response. The diversity of architectural firms selected for the design team contribute to the character of each building while maintaining a cohesive town centre approach in alignment with the urban design principles established by COX. |

|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</i>                                                                                                                   | Buildings proposed to front the plaza each include a nine to eleven storey podium and ground floor colonnades, which provide a strong response to Neilson Plaza, defining the public domain. The high-quality design and landscaping of public domain improvements including through-site links significantly contribute to the quality and amenity of the GSTC public domain. The podium design of each building contributes to creating an urban container to the plaza as per the urban design principles established by COX.                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>(c) whether the proposed development detrimentally impacts on view corridors,</i>                                                                                                                                                                         | The VIA report at <b>Appendix AA</b> demonstrates the proposed development will provide a visual character which is consistent with the existing and future urban context at the site. Due to the changing nature of development within the GSTC, it is expected that existing view corridors surrounding the site will experience some level of change over time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <i>(d) how the proposed development addresses the following matters—</i><br><i>(i) the suitability of the land for development,</i>                                                                                                                          | The proposal demonstrates the site's suitability for high density residential and ground floor retail uses due to its proximity to existing frequent public transport connections and social infrastructure. The site forms the last parts of the GSTC and presents a key opportunity for the development of a high quality mixed use development. Refer to <b>Section 9.5</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>(ii) existing and proposed uses and use mix,</i>                                                                                                                                                                                                          | <p>The proposed development provides a mix of uses at the site to align with the objectives and vision for the GSTC. This includes high density residential and student accommodation uses supported by the offering of diverse communal spaces, as well as ground level retail uses which activate the town centre. The retail approach has been established to activate the ground plan, to complement and improve on the existing retail offering surrounding the site.</p> <p>There are several existing uses within the GSTC which will continue to support the mixed-use nature of the precinct. Specifically, there is an existing Woolworths Metro, convenience store and several food and beverage tenancies within existing buildings of the GSTC, which support the existing residential population, and will continue to contribute to the role of the precinct as a town centre. Refer to <b>Section 8.2</b>.</p> |
| <i>(iii) heritage issues and streetscape constraints,</i>                                                                                                                                                                                                    | The bulk and scale of the proposed development considers the surrounding heritage items and conservation areas. A Heritage Impact Statement has been prepared at <b>Appendix R</b> which confirms that the design of the proposed development does not result in unreasonable impacts to heritage conservation areas in proximity to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i> | The proposed development establishes a strong relationship with each tower at the site, providing cohesive podiums across each building. Towers proposed on the site demonstrate a strong relationship with each other through the massing and modulation which provide an appropriate building separation and response to the public domain.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>(v) bulk, massing and modulation of buildings,</i>                                                                                                                                                                                                        | The bulk, massing and modulation of each building has been carefully planned to achieve optimal design and amenity outcomes for the site and minimise overshadowing to the plaza. This includes nine to eleven storey podiums for each building fronting the plaza and reduced building heights of buildings along the Geddes Avenue frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>(vi) street frontage heights,</i>                                                                                                                                                                                                                         | Appropriate street frontage heights are established through podium design along the frontage to Neilson Plaza and reduced building heights provided along Geddes Avenue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>(vii) environmental impacts such as sustainable design, overshadowing, visual and acoustic privacy, wind and reflectivity,</i>                                                                                                                            | As demonstrated throughout the assessment of this development, the design of each building appropriately mitigates against overshadowing, visual and acoustic impacts through a range of design measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>(viii) the achievement of the principles of ecologically sustainable development,</i>                                                                                                                                                                     | The ESD report at <b>Appendix O</b> outlines a range of ESD measures which are proposed to be implemented throughout the development. The proposed development will demonstrate a high standard of ecologically sustainable development through a range of measures including the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

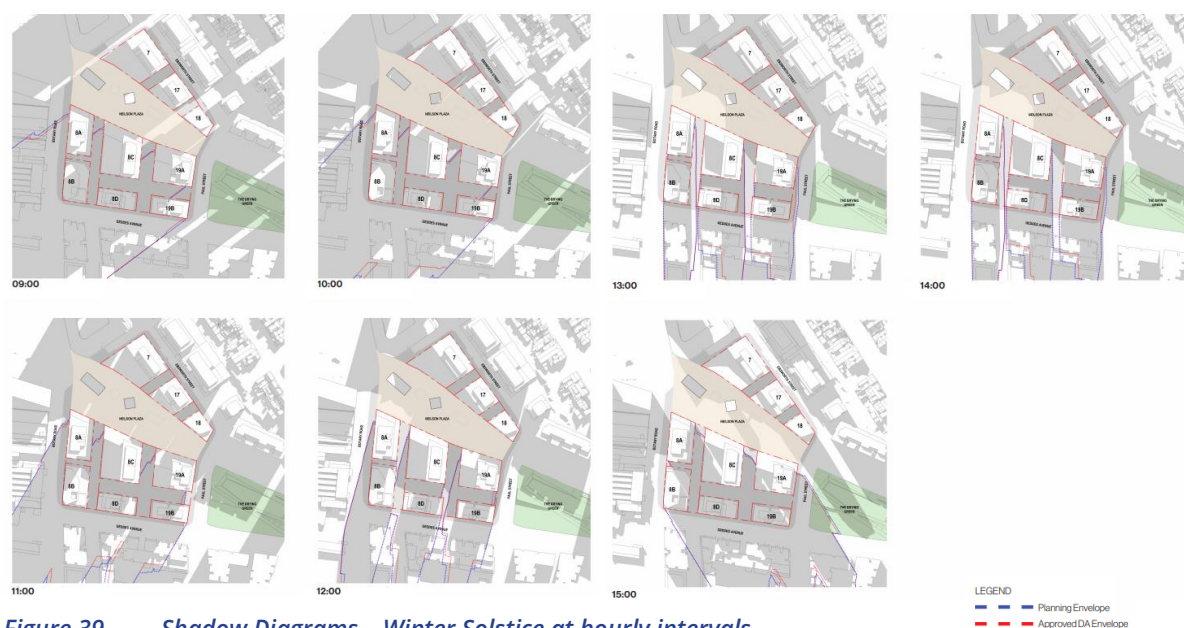
|                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                         | implementation of solar panels, water reticulation system and energy efficient design.                                                                                                                                                                                                                                                |
| (ix) pedestrian, cycle, vehicular and service access and circulation requirements including the permeability of any pedestrian network, | The proposed development provides a high level of permeability for pedestrians through multiple through site links, a public road way and public domain upgrades. The proposed through site links provide permeability between each building for residents through a number of entry points to each building.                         |
| (x) impact on, and any proposed improvements to, the public domain,                                                                     | The proposed development will facilitate a range of public domain improvements including through site links which provide generous landscaping and places for visitors to sit. Ground floor retail uses and landscaping along each street frontage will provide an activated and renewed public domain which contributes to the GSTC. |
| (xi) impact on any special character area,                                                                                              | There are no identified special character areas in the vicinity of the site. The proposed development therefore does not impact on any special character areas.                                                                                                                                                                       |
| (xii) appropriate ground level public domain interfaces,                                                                                | The proposal demonstrates appropriate ground level interfaces through setbacks and landscape design.                                                                                                                                                                                                                                  |
| (xiii) excellence and integration of landscape design.                                                                                  | A high standard of landscape design is integrated throughout the proposed development including in the through site links and communal rooftop spaces. Proposed landscaping includes extensive native planting which provides a high level of amenity to residents.                                                                   |

## 8.4 Environmental Amenity

### 8.4.1 Overshadowing and Solar Access

The proposed massing of each building has been designed to minimise overshadowing impacts to surrounding neighbours, Green Square Plaza and Drying Green. The Design Report at **Appendix I** is accompanied by shadow diagrams and a detailed overshadowing study undertaken in accordance with the ADG and City of Sydney's Guidelines for Overshadowing in Residential Developments. The analysis includes the cumulative overshadowing impacts arising from both the proposed development and the Stage 3 development to the north of the Green Square Plaza (subject to a separate application).

The report provides shadow analysis at hourly intervals between 9am and 3pm for the winter, summer, autumn and spring solstices. The proposed overshadowing impacts during the winter solstice are included at **Figure 39** below, demonstrating the worst-case scenario of overshadowing impacts.



**Figure 39** Shadow Diagrams – Winter Solstice at hourly intervals

Source: Project Architects

## Overshadowing of Green Square Plaza

Due to its location on the southern side of the plaza, the proposed development will not result in any additional overshadowing to Green Square Plaza.

## Overshadowing of the Drying Green

The proposal does not result in additional overshadowing to the Drying Green until 2pm. The proposed development results in some additional overshadowing to the Drying Green at 3pm during the autumn, winter and spring solstices. The shadows cast by the proposed development do not impact compliance with section GSTC 3.1.1(k) of the GSDCP which requires 50% of the Drying Green to achieve sunlight between 11am and 2pm.

## Overshadowing of Surrounding Residential Dwellings

The overshadowing study completed identified the following five residential properties surrounding the site for detailed analysis (locations shown at **Figure 40**):

- Site 9A, 105-115 Portman Street
- Site 9B, 105-115 Portman Street
- Site 12A, 25 Geddes Avenue
- 330 Botany Road (approved DA not yet constructed)
- 338 Botany Road (approved DA not yet constructed)

The analysis was undertaken in accordance with the ADG requirements for overshadowing, with the following criteria adopted for assessment:

- Living rooms and/or private open spaces (POS) achieve at least 2 hours direct sun between 9am and 3pm on 21st June.
- 50% of communal areas achieve access to direct sunlight for 2 hours between 9am and 3pm on 21<sup>st</sup> June.

A comparison between the impacts arising from the existing LEP and DCP planning envelope and the proposed development was also undertaken. A summary of the results of the analysis is provided below at **Table 31**.



**Figure 40** Surrounding residential properties selected for detailed overshadowing analysis

Source: Project Architects

**Table 31**      *Overshadowing Impacts to Surrounding Properties*

| Property                                     | Assessment                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site 9A, 105-115 Portman Street (Bridgehill) | A reduction in ADG compliant apartments of 9.3% (12 apartments) is predicted compared to the planning envelope. 43.4% (56 out of 129) of apartments will achieve the minimum requirements under the proposed development scenario, compared with 52.7% (68 of 129 apartments) under the planning envelope scenario (where the planning envelope has been informed by the controls of the GSLEP 2012 and GSDCP 2013) . |
| Site 9B, 105-115 Portman Street (Bridgehill) | An increase in ADG compliant apartments of 13% (29 apartments) is predicted compared to the planning envelope. 38.8% (86 out of 223) of apartments will achieve the minimum requirements under the proposed development scenario compared with 25.9% (57 out of 223) of apartments under the planning envelope scenario.                                                                                              |
| Site 12A, 25 Geddes Avenue (Bridgehill)      | A reduction in ADG compliant apartments of 3.4% (12 apartments) is predicted compared to the planning envelope. 49.7% (174 of 350) of apartments will achieve the minimum requirements under the proposed development scenario compared with 46.3% (162 of 350) of apartments under the planning envelope scenario.                                                                                                   |
| 330 Botany Road (City West Housing)          | No additional overshadowing is predicted to this development as a result of the proposed development.                                                                                                                                                                                                                                                                                                                 |
| 338 Botany Road (St George Housing)          | No additional overshadowing is predicted to this development as a result of the proposed development.                                                                                                                                                                                                                                                                                                                 |

The results presented in **Table 31** show that while there is a decrease in the number of apartments receiving ADG compliant solar access for site 9A and 12A of the Bridgehill development to the south of the site, sites 9B receive and increase in the number of compliant apartments. There is overall, a net gain in the three affected buildings. This is considered appropriate since under the planning envelope scenario, site 9B received the least sunlight while sites 9A and 12A received more sunlight. The proposed development grants more sunlight to 9B, which was previously the worst performing building from a solar access perspective in the Bridgehill precinct. There are no impacts to the compliance of approved development at 330 and 338 Botany Road. Compliance of communal open spaces of the surrounding development is not impacted by the proposed development.

As mentioned, the massing has been purposefully relocated from the podiums and sides of the towers to the top of the buildings, to reduce overshadowing where possible. This was reinforced by the DRP in their advice which notes *‘that the retention of solar access to affected southern neighbours has been optimised through the orientation and form of the buildings’*.

The overshadowing impacts associated with the proposal are considered appropriate given the site’s context as a dense, highly urbanised environment.

## 8.4.2      Visual Impact

A Visual Impact Assessment has been prepared by Colliers Urban Planning at **Appendix EE**. The report assesses the impact of the proposal on visual amenity, view loss and compatibility with existing planning controls. The assessment utilises photomontages prepared by Virtual Ideas in accordance with the Land and Environment Court of NSW Photomontage Policy.

Key view points analysed for the site include:

- Green Square Station
- The Drying Green
- Merton Street Zetland Estate Heritage Conservation Area (HCA)

The key viewpoints exist within the context of the GSTC which is highly urban characterised by existing, larger scale, residential and commercial built elements.

### *Assessment*

#### **Viewpoint 1: Green Square Station**

The viewpoint is considered to have low sensitivity due to the view being of a town centre, characterised by existing, larger scale, residential and non-residential built elements within the existing landscape. The proposal is considered to

represent a major change over a wide area that is ongoing and irreversible. It is considered to have a dominant magnitude of change. Viewpoint 1 is shown at **Figure 41** below.



**Figure 41** Viewpoint 1: Green Square Station – Existing (left) and Proposed (right)

Source: Virtual Ideas

### Viewpoint 2: The Drying Green

The viewpoint is considered to have a medium sensitivity to the nature of the proposed change, mainly due to the view being characterised by the well-designed and maintained Drying Green which provides for high level of visual amenity. The proposal represents a major change over a wide area that is ongoing and irreversible, which is considered to have a dominant magnitude of change. Viewpoint 2 is shown at **Figure 42** below.



**Figure 42** Viewpoint 2: The Drying Green – Existing (left) and Proposed (right)

Source: Virtual Ideas

### Viewpoint 3: Botany Road

Viewpoint 3 is considered to have low sensitivity to the nature of the proposed change, mainly due to the view being characterised by a town centre context including existing, larger scale, residential and non-residential built elements in the landscape. The proposal represents a major change over a wide area that is ongoing and irreversible, which is considered to have a dominant magnitude of change. Viewpoint 3 is shown at **Figure 43** below.



**Figure 43** Viewpoint 3: Botany Toad – Existing (left) and Proposed (right)

Source: Virtual Ideas

### View Corridors, view loss and sharing

Considering key view corridors surrounding the site, the proposed development retains physical and visual connections between the Green Square train station through to Green Square Plaza, the Drying Green, to Zetland Avenue at the eastern end of the town centre. Together with future development on the northern side of Green Square Plaza, the proposal will define and enclose the plaza as the main public space in the town centre. This is considered to be a significant improvement in the visual quality of the plaza compared to its current poorly defined, amorphous nature.

A number of view corridors across and over the site are provided in locations surrounding the site, this includes views to the Sydney CBD and surrounding district views. Due to the location of the site and its evolving context in a major growth area, these views are considered highly vulnerable to change and it is expected that a relatively large level of change will occur to their extent and nature overtime.

As such the proposal is considered reasonable within its context.

### Visual Character and Scale

Overall, in the existing context of the GSTC as a highly urban environment, the proposal will continue to strengthen the current built character of the town centre and is considered consistent with the site and the area's desired visual character.

Additionally, the proposal is assessed to be consistent with the existing and emerging prevailing visual character of Green Square Town Centre dominated by larger scale, higher rise, residential focused mixed use buildings, and finer grain visual elements such as being built to adjoining street alignments. In consideration of the above viewpoints, the proposal will better define and enclose Green Square Plaza and the Drying Green and will not be visually overwhelming or overbearing when seen from, or in the context of, the adjoining Green Square Plaza and the Drying Green.

### Mitigation Measures

There are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development
- **secondary measures:** considered as part of conditioning a development consent.

Visual impact was a key consideration of the design process, which has resulted in the incorporation of a number of primary measures which avoid and minimise potential adverse visual impacts. This includes key design moves to relocate massing from the podiums and sides of the towers as per the existing planning envelope, to the top of the towers. As a result, it is considered not necessary to make further large-scale amendments to the development or implement further mitigation measures.

### 8.4.3 Wind Impact

A Wind Impact Assessment Report has been prepared by RWDI at **Appendix X**, which provides an assessment of the proposed development's impact on the pedestrian wind environment and recommendations to ensure a high standard of pedestrian comfort and amenity is achieved.

The assessment of the pedestrian wind environment at the site has been based off a 1:400 scale model of the project site and surrounds, which was used to conduct wind tunnel test for the existing, proposed and future development of the site. The existing scenario was the site and surrounding buildings as existing. The proposed scenario was the proposed development with the existing surrounding buildings. The future scenario is the proposed development with existing and future surrounding buildings, including the future development opposite site at Stage 3 of the GSTC and other approved developments surrounding the site.

Wind tunnel testing was undertaken in accordance with the best practice methodology outlined in the Australasian Wind Engineering Society Quality Assurance Manual.

Pedestrian Wind Safety RWDI's assessment of wind impacts for the existing proposed and future configurations are summarised below:

- Existing Configuration: Wind speeds exceeding safety limits at the site noted at 4 locations around the site.
- Proposed Configuration: A total of 19 locations were noted to exceed the wind safety criteria on the ground level.
- Future Configuration: Ground level safety exceedances are reduced to 5 locations, as a result of the addition of buildings in the vicinity of the proposed development. One location is persistent from the existing configuration model. Two elevated locations exceed the safety criterion and are largely unchanged from the Proposed Configuration.

### Proposed Configuration

With the inclusion of the Proposed Development, a total of **19 locations** were noted to exceed the wind safety criteria on the ground level. Of the 4 existing configuration safety exceedances at the north-eastern corner of Ebsworth Street and Paul Street, two are resolved and the other two are improved with the inclusion of the Proposed Development. Safety criterion exceedances were also identified at three elevated locations due to their exposure to the prevailing southerly winds.

With regards to wind comfort, the wind environment on the ground level is noted to remain relatively similar to the existing site. One location was observed to marginally exceed the comfort limits (by ~1%) at the north-west corner of Site 8A (Sensor 64) due to the westerly winds down washing and accelerating around the corner.

The proposed lobby entrances are expected to meet marginal sitting and walking comfort conditions, which will be suitably mitigated through the proposed landscaping. Hinchcliffe Street, Barker Street and Woolpack Street laneways between the buildings of the proposed development are expected to achieve suitable standing and walking conditions for pedestrian thoroughfare. As well, private balconies, outdoor terraces at Site 8A-D and 19A each achieve wind conditions suitable for the intended uses.

### Mitigation Measures

The wind comfort criteria at the completion of Stage 4 and 5 are expected to be met based on the inclusion of the proposed landscaping and mitigation measures. With the inclusion of future buildings, the wind conditions within and around the site are significantly improved from the Proposed Configurations. No locations are expected to exceed the comfort limits, and all ground level locations meet target comfort levels. However, one elevated location at the south-western corner of the Site 8B rooftop terrace will continue to exceed the standing use criterion. Accordingly, several mitigation measures have been proposed and are included in **Section 3.4** of the Wind Impact Assessment Report as outlined below, which will be implemented during the detailed design phase following DA approval:

- The inclusion of design measures at the ground level including landscaping, porous screening and closing gaps within awnings in accordance with the Wind Impact Assessment Report.
- Inclusion of design measures at Site 8B Level 22 Rooftop communal area including perimeter screening and impermeable awnings.
- Inclusion of design measures at Site 8C South-Western Corner Balconies including full height impermeable screening.

## 8.5 Residential Amenity

The proposed development will deliver a high level of residential amenity for its tenants and is generally consistent with the requirements of Chapter 3 of the Housing SEPP and the objectives of the Apartment Design Guide. Residential amenity across Stage 4 and 5 has been assessed for each residential building provided across the precinct.

Design verification Statements have been prepared by the Project Architects at **Appendix I** which demonstrates how the proposed development achieves compliance with the design objectives of the Housing SEPP.

### 8.5.1 Apartment Mix

The proposed BTS apartment mix across the Stage 4 and 5 precinct comprises:

- 255 1-bedroom dwellings (32%),
- 411 2-bedroom dwellings (52%),
- 122 3-bedroom dwellings (15%).
- 12 4-bedroom dwellings (2%) apartments.

It is acknowledged that this apartment mix provides a high proportion of 1 to 2 bedroom apartments and relatively less 3 to 4 bedroom apartments, responding to the demographic within GSTC comprising of a high proportion of students and small households including couple only (35.3%) and lone person (31.8%) households.

The apartment mix is considered appropriate and consistent with ADG Design Objective 4K considering the location near public transport, market demands and projected future demographic trends and the provision of extensive communal facilities, both indoor and outdoor, for the student accommodation and residential communities.

### 8.5.2 Communal Space and Residential Amenities

A diverse range of communal areas have been proposed across the development to serve the needs of residents and students. Buildings 8C, 8D and 19A each provide rooftop outdoor communal spaces which support passive recreation, landscaping and social interaction. These spaces achieve a high level of solar access and maintain functional and comfortable for residents to use through the year.

In addition to this, Building 19A provides a number of indoor communal amenities including a pool, sauna, gym and business lounge. These communal areas operate as shared amenities across the broader development, providing equitable access to indoor recreation spaces for all residents.

Site 8B provides a tailored approach to communal amenities for residents of the student accommodation. This includes large lobby and lounge area at the ground floor, which creates a flexible space for study and social gathering for students. A gym and laundromat are co-located on level 3 to encourage social interaction between residents. Additionally Building 8B contains a rooftop communal kitchen and lounge which provides a mix of private social areas and an external terrace.

In total, the development provides 1,033sqm of outdoor communal open space and 723sqm of communal indoor space. Refer to **Figure 44** to **Figure 45** which provide an overview of the proposed communal spaces provided across the precinct.



**Figure 44** *Proposed outdoor communal open space*

Source: Project Architects

#### A Connected Community

Internal and external communal spaces have been positioned up the building, assisting to break down the massing. The different spaces are connected to views of the broader landscape and are programmed with a variety of uses that offer break-out opportunities and foster connection between residents.



**Figure 45** *Proposed approach to communal space in student accommodation*

Source: Project Architects

### 8.5.3 Apartment Size

As reflected in the ADG compliance tables at **Appendix I** each apartment achieve compliance with the minimum sizes for internal areas in each apartment.

### 8.5.4 Solar Access and Cross Ventilation

The proposed development has sought to maximise solar access and natural cross-ventilation across the Stage 4 and 5 precinct:

- In total, 67% of apartments on sites 8A, 8C, 8D, 19A and 19B (from levels 1-15 and 16-29) have living rooms and private open spaces which receive a minimum of 2 hours of direct sunlight between 9am and 3pm during mid-winter. While this is not consistent with the ADG Design Criteria of 70%, it is considered acceptable for the following reasons:
  - The towers have been orientated in the optimum direction and layout to maximise solar access as required by ADG Design Objective 4A-1.
  - The development is located in a dense, urban environment and solar access is challenging to achieve solar access requirements across the entire GSTC.
  - Residents will have access to a variety of communal and public spaces that receive sunlight during these hours including the rooftop communal open spaces, the Drying Green and Green Square Plaza.
- In total, 11% of apartments on Sites 8A, 8C, 19A and 19B have living rooms and open spaces that receive no direct sunlight between 9am and 3pm during winter, meeting the ADG requirement of a 15% maximum.
- Across levels 1 to 9 of all buildings within the precinct, 71% of apartments achieve natural ventilation which exceeds the 60% ADG requirement for natural ventilation (excluding the student housing Building 8B). This has been verified by RWDI in their Natural Ventilation Assessment Report at **Appendix KK**.

Refer to **Appendix I** for further detail and assessment.

### Acoustic and Ventilation Treatment to Botany Road Apartments

The project DRP raised concerns about the amenity of low-level apartments facing Botany Road in Building 8A. The design of these apartments has been refined in response to DRP commentary to ensure appropriate levels of amenity are achieved including the addition of ducted natural ventilation to these apartments to supply fresh air to the affected apartments. The approach to acoustic and ventilation amenity is also consistent with surrounding residential buildings located along Botany Road. The design measures proposed are shown in **Figure 46** below.



**Figure 46** Acoustic and ventilation measures for Botany Road apartments

Source: Project Architects

### 8.5.5 Private Open Space

All balconies for each building either meet or exceed the ADG minimum area requirements. Each balcony has been positioned to maximise outlook and be directly accessible from the living room or a bedroom. Balconies have generally been enclosed throughout each building to provide wind and acoustic amenity for each private open space.

### 8.5.6 Adaptable and Accessible Apartments

The GSDCP requires 20% of apartments be provided as adaptable apartments in accordance with AS4299:1995. The following provision of adaptable dwellings are achieved across the residential buildings proposed:

- Site 8A: 35 apartments (13%)
- Site 8C: 87 apartments (34%)
- Site 8D: 10 apartments (20%)
- Site 19A: 32 apartments (17%)
- Site 19B: 46 apartments (20%)

Sites 19A and 8A do not provide the minimum requirement for adaptable dwellings on an individual building basis. This is considered acceptable as the precinct provides a total of 210 adaptable dwellings across residential apartments, which exceeds the minimum requirement of 20%, achieving 28%. This overall ensures a wide range types of apartments are offered which can be adaptable for people with disabilities across the site.

### 8.5.7 Visual Privacy and Separation

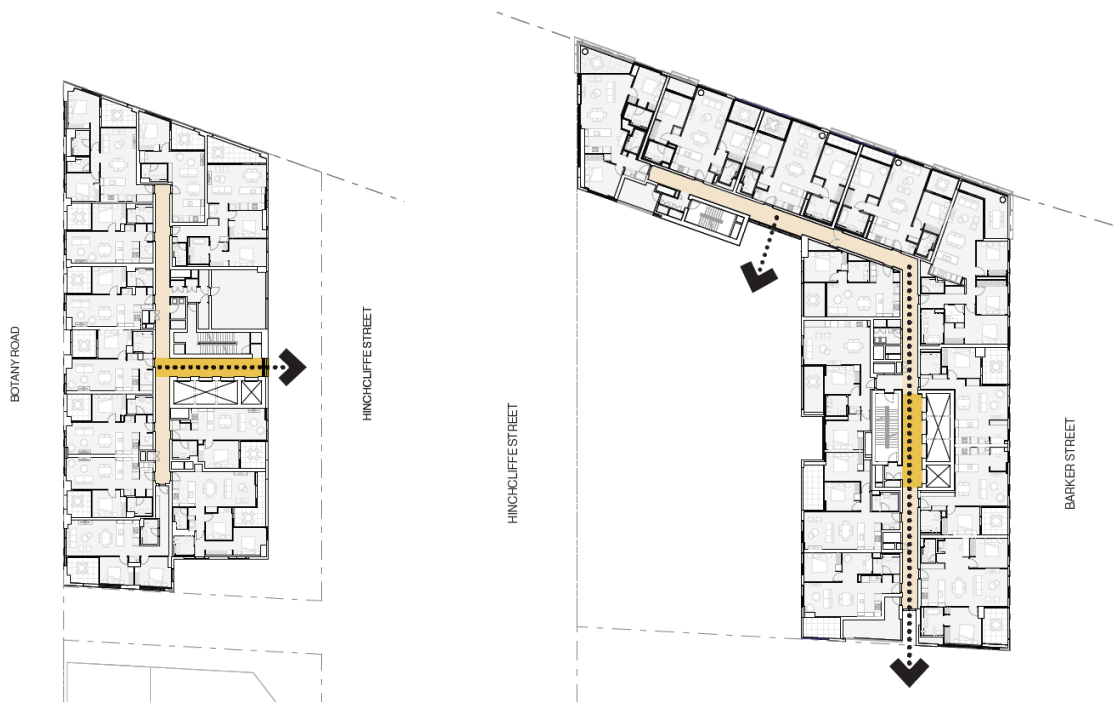
The proposed development generally is consistent with the visual privacy and building separation requirements under the ADG. The residential buildings benefit from being separated by roads and public pedestrian links, with generally over 18m separation for all interfaces. Some minor variations have been identified for the site, including Building 8A Apartment 912 and Building 8C Apartment 908 on Level 9, where a section of approximately 1 linear metre between the habitable room and balcony achieves a separation distance of 18m. This minor variation affects only a small portion of the façade, and adequate separation is maintained overall, ensuring that privacy and amenity are not materially compromised.

For Sites 19A and 19B the northern building separation is predominantly consistent with the ADG habitable to habitable requirement, with a minor inconsistency on the upper levels. Notwithstanding this, the proposed development is considered to meet the objectives of this requirement through providing offset windows and providing an alternative outlook for habitable spaces.

Separation distances are labelled on the Architectural Drawings provided at **Appendix B**.

### 8.5.8 Circulation Spaces and Corridors

All buildings have been designed to ensure that internal corridors have access to natural light and avoid long sections without visual interest. For building 8C, there are up to 12 apartments per floor. This is considered acceptable since the corridor is separated into two sections along different alignments, and there are two opportunities for natural light to enter the corridors. Refer to **Figure 47** for examples of corridor design in Building 8A and 8C.



**Figure 47** Design of circulation corridors for 8A and 8C

Source: Project Architects

### 8.5.9 Storage

Storage is provided in accordance with the ADG and is provided as follows:

- All apartments meet or exceed the total required storage volume, and the requirement for at least 50% of the storage to be located within the apartment.
- All apartments contain minimum 50% of the storage requirement within the apartment.
- In particular, Sites 8B and 8D achieve a minimum of 100% of the storage requirement within each apartment.

## 8.6 Trees and Landscaping

An Arborist Report has been prepared by Birds Tree Consultancy and is included at **Appendix BB** and Landscape Design has been prepared by OCULUS at **Appendix H**. The Arborist Report has assessed 94 trees both within and surrounding the site.

Birds Tree Consultancy have recommended that Trees 1-64, 66-69, 71-72, 74, 79-81 and 83 are removed as they are encroached by the proposed construction, landscape, stormwater or proposed basement works by a total or major encroachment as defined by AS4970-2025 Protection of Trees on Development Sites. These trees are therefore not viable to be retained and will require removal. Trees proposed to be removed along the Plaza, Geddes Avenue and Paul Street will be replanted upon the completion of the development works.

It is proposed that trees 65, 70, 73, 75-78, 82, 84, 86-87 and 89-94 are retained and protected during the construction process.

Trees to be retained will be protected in accordance with the Tree Protection Measures specified in the Arboricultural Development Impact Assessment Report. Mitigation measures include tree protection zones are to be maintained at the site during construction in accordance with the tree location plan provided within the Arborist Report and AS4970-2009.

The proposed development includes extensive landscaping throughout the proposed laneways and outdoor communal spaces, revegetating the site. Landscape plantings have been carefully considered to include a wide range of native plant species which provide an improved landscape outcome for the site.

## 8.7 Traffic and Transport

The Transport Impact Assessment (TIA) has undertaken modelling of surrounding intersections as existing, to confirm the delay, queue length and level of service (LOS A being the highest) to provide a base case to understand the impacts of the proposed development. The results of this modelling are presented in **Table 32**.

**Table 32** Traffic modelling results – existing scenario

| Intersection              | Scenario | Period  | DOS  | AVD  | LOS |
|---------------------------|----------|---------|------|------|-----|
| Paul Street / Zetland Ave | Existing | AM Peak | 0.11 | 10.8 | A   |
|                           |          | PM Peak | 0.17 | 10.9 | A   |
| Geddes Ave / Botany Road  | Existing | AM Peak | 0.51 | 11.2 | A   |
|                           |          | PM Peak | 0.49 | 9.6  | A   |
| Geddes Ave / Paul Street  | Existing | AM Peak | 0.20 | 11.0 | A   |
|                           |          | PM Peak | 0.25 | 12.1 | A   |

Source: PDC

The result of the intersection study can be summarised as follows:

- At Paul Street / Zetland Avenue, DOS of 0.11 to 0.17 and AVD of around 11 seconds per vehicle corresponds to a LOS A in both peak periods.
- The signalised intersection of Geddes Avenue / Botany Road records the highest utilisation, with DOS values of 0.49 to 0.51 with AVD low at 9.6 to 11.2 seconds and LOS A.
- The Geddes Avenue / Paul Street operates well within capacity, with DOS ranging from 0.20 to 0.25 and AVD low at 11 to 12 seconds, also achieving LOS A in both peaks.
- Overall, SIDRA modelling demonstrates that all three intersections currently operate at LOS A which is defined as good operation

The traffic generation created by the proposed development has been anticipated using the total number of proposed car parking spaces, being 588 spaces, and the application of a vehicle traffic generation survey. This has determined that the increase in vehicles as a result of the proposed development will be approximately 82 vehicle trips per hour during both AM peak periods (16 in and 66 out) and PM peak periods (66 in and 16 out).

This equates to just over one vehicle a minute, which when distributed across several different intersections and approaches within GSTC, results in negligible changes to traffic volumes. PDC Consultants have concluded that this increase will have no material impact on the performance of the external road network and accordingly, no external improvements will be required to facilitate the development.

Modelling undertaken indicate intersection performances are not sensitive to the relatively small change in traffic volumes. As such, surrounding intersection performances which were LOS 'A' would remain unchanged. The development is therefore considered to have an acceptable impact on traffic generation.

### Cumulative Traffic Assessment

A cumulative traffic impact assessment has been undertaken as part of the TIA, which includes the development subject to this application, being Stages 4 and 5, and the future development to the north known as Stage 3 which is subject to a separate SSDA. In terms of private vehicle trips, the cumulative vehicle trips are estimated to be up to 93 vehicles in the peak hour. PDC Consultants have confirmed that the road hierarchy proposed on the site including the relevant road and intersection upgrades, and the existing road infrastructure surrounding is more than sufficient to accommodate the cumulative forecast traffic volume increase of both Stages 3, Stages 4 and 5.

#### 8.7.1 Access and Loading

Vehicular access to the shared basement for Site 8A, 8C, 19A and 19B can be accessed via 7.0m wide driveway along the Woolpack Street frontage of Building 8C. Access to the ground floor loading bay is provided via this driveway, this accommodates nine service vehicle loading bays including:

- Two 10.6-metre-long bays to accommodate vehicles up to a Council waste truck. This also accommodates the larger service vehicles that may also be generated by residential or retail uses.
- One 6.4-metre-long bay to accommodate a low-clearance SRV.
- Four B99 loading bays able to accommodate utility vehicles including a B99 van located in the public area of Basement level 1.
- One B99 loading bay located on Basement Level 1 under Site 8A building.
- One B99 loading bay located on Basement Level 1 under Site 19A building

The TfNSW LastMile Toolkit was consulted to assess the adequacy of the proposed loading dock area. Based on the proposed floor area, the Toolkit advises six small bays for B99 vehicles, one bay for vehicles up to an SRV and one large bay for a Medium Rigid Vehicle or Heavy Rigid Vehicle, resulting in a total of eight service vehicle loading bays required, which the proposal exceeds. A swept pathway analysis has been undertaken, and is provided within the TIA, which has confirmed that service vehicles can appropriately manoeuvre throughout the loading dock. The loading dock will be managed and efficiently scheduled through a Loading Dock Management Plan (LDMP) at **Appendix Y**.

## 8.7.2 Parking Provision

### Car Parking

Car parking rates applicable to the site are outlined in the GSLEP 2013 which stipulates maximum car parking rates. The provision of parking is summarised below at **Table 33**. The maximum parking rate permitted at the site is 636.9 spaces, the proposed development is compliant with this requirement, proposing 581 spaces. Similarly, a maximum of 47.7 retail parking spaces is permitted under the GSLEP 2013, in which the proposal provides 5, which is compliant with this provision.

The Accessibility Statement at **Appendix II**, deems the proposed 38 accessible parking spaces of the 581 residential car parking spaces is considered acceptable. The proposed accessible parking strategy will ensure the provision of 5% of all carparking to be designed as accessible based on the statistical population data of people with mobility disabilities within the area. While this may not align with the DCP requirement for accessible parking, Architecture and Access confirm that the provided parking will meet the needs of the Green Square community and is considered an equitable approach.

Four car shares spaces are provided within the development, while this does not meet the DCP minimum, this is considered acceptable as the site is within 800 metres of 30 carshare pod locations within Green Square.

**Table 33** Summary of Car Parking Provision

| Land Use     | Proposed Provision | LEP Maximum       |
|--------------|--------------------|-------------------|
| Residential  | 581                | 636.9             |
| Retail       | 5                  | 47.7              |
| Carshare     | 4                  | 9.8 (DCP Minimum) |
| Accessible   | 38                 | -                 |
| Car Wash Bay | 1                  | -                 |

### Bicycle and Motorcycle Parking

The GSDCP 2013 outlines a requirement for bicycle parking of one per dwelling for residential accommodation plus one per 10 dwellings for visitors. The proposed development provides storage areas which are capable of bicycle parking for residents and therefore a total of 75 bicycle spaces is provided for residential visitors in basement level 1.

The DCP specifies a rate of 1 per 250m<sup>2</sup> GFA for employees and 2 spaces plus 1 per 100m<sup>2</sup>, resulting in a requirement for 10 bicycle spaces for staff and 24 bicycle spaces for customers. The proposed development provides a total of 11 bicycle spaces for staff and 32 bicycle spaces are provided on the ground level within the public domain for both customers and other visitors to the precinct. This is considered suitable to meet the demand for bicycle parking at the site.

In addition to this the DCP stipulates a rate of one motorcycle space per 50 carparking spaces, which would result in a requirement for 12 motorcycle parking spaces. 12 motorcycle parking spaces are provided which is compliant with the GS DCP 2013.

### 8.7.3 Construction Traffic Management

A Preliminary Construction Traffic Management Plan has been prepared for the site and is included at **Appendix Y**. The proposed traffic management measures during construction are outlined below.

#### Site Access and Loading

During construction and demolition stages, access to the site will primarily be provided for trucks via Paul Street and exit onto Geddes Avenue. Vehicle access to Site 8C and the shared basement car park will be provided from a temporary road connecting to Geddes Avenue. During construction and excavation stages, hoarding will be erected along the perimeter of the site.

#### Construction Staff Parking

It is anticipated that on-site construction workers is expected to peak at 510 during the busiest stages of work. The resultant parking demand would be approximately 84 car spaces during peak activity and would be much lower during earlier stages. Workers will be encouraged to use public transport, which is anticipated to account for 67% of all workers.

#### Heavy Vehicle Traffic Generation

The peak number of truck arrivals is an estimated peak 120 heavy vehicles. It is estimated that up to 408 vehicle movements will be generated in a single day, equating to 40 vehicle movements per hour. It is expected that construction traffic generated by the site will quickly disperse to several high order arterial routes and as such the traffic impacts are considered acceptable.

### 8.7.4 Mitigation Measures

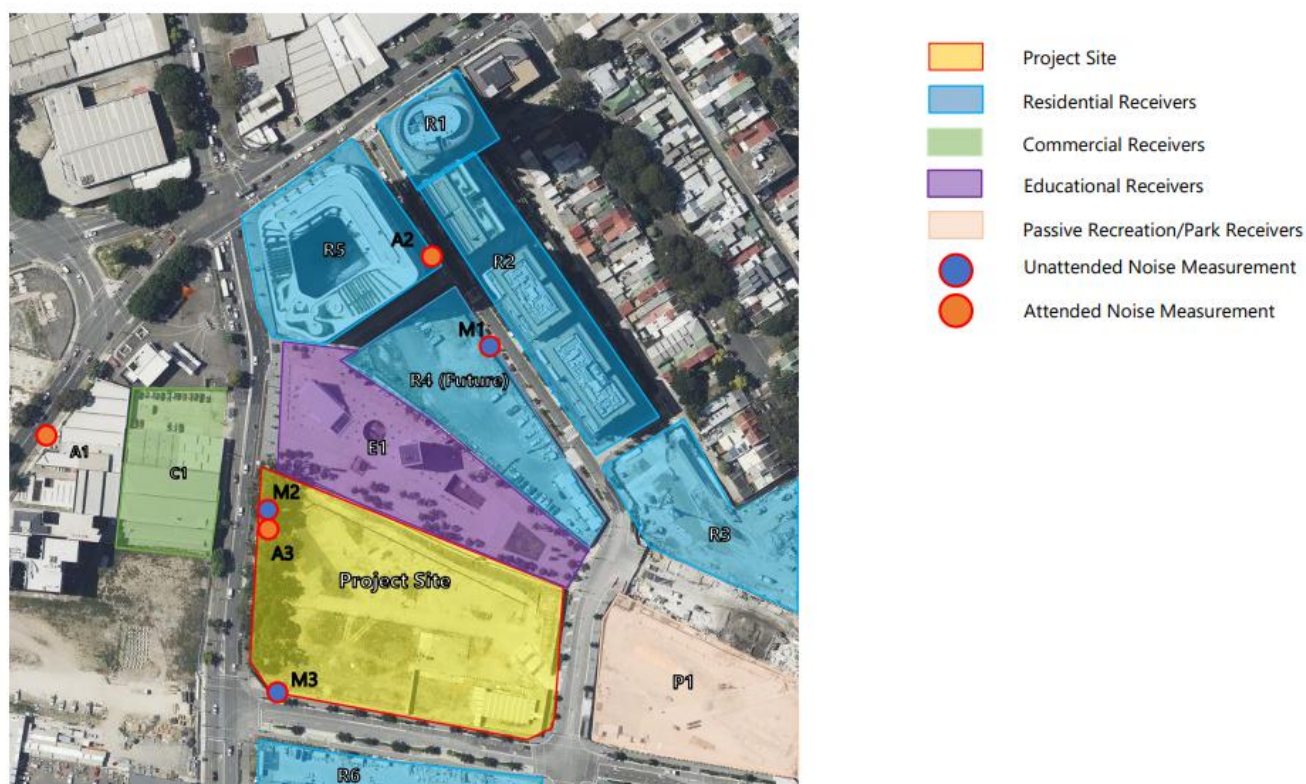
PDC conclude that the proposed development will not result in unreasonable traffic and transport impacts following the implementation of the following mitigation measures included at **Appendix D**:

- Preparation of a Construction Traffic Management Plan including a construction parking strategy.
- Implement Loading Dock Management Plan included as part of the Transport Impact Assessment.
- Travel Access Guides are to be submitted separately

## 8.8 Noise and Vibration

A Noise and Vibration Impact Assessment has been prepared by Acoustic Logic and is provided at **Appendix CC** which provides an assessment of construction and operational noise and vibration associated with the proposed development. Acoustic Logic have identified the following sensitive receivers to the site, which are identified at **Figure 48** below:

- Receiver **R1** – Multistorey shop top housing development located on the northern corner of Bourke and Ebsworth St
- Receiver **R2** – Multistorey shop top housing development located on Ebsworth St, to the north east of the site.
- Receiver **R3** – Multistorey shop top housing development located on Paul St and Zetland Avenue, to the east of the site.
- Receiver **P1** – Park receiver 'The Drying Green', located south east of the site
- Receiver **R4** (Future) – Future multistorey shop top housing developments to be built as part of Green Square stage 3 development, located north of the site
- Receiver **E1** – Green Square Library, 355 Botany Road
- Receiver **R5** – Multistorey shop top housing development located on the north western boundary of the site
- Receiver **R6** – Multistorey residential developments located at 23 Geddes Avenue, Zetland
- Receiver **C1**: Commercial development along Botany Road



**Figure 48** Sensitive Receivers

Source: Acoustic Logic

### 8.8.1 Existing Background Noise Levels

The existing background noise levels were sourced from three unattended noise monitors and three attended noise monitors between Monday 28<sup>th</sup> July 2025 and Wednesday 13<sup>th</sup> August 2025. A summary of measured unattended ambient noise levels is summarised below in **Table 34** below.

**Table 34** Measured Unattended and Attended Noise Monitoring Levels

| Monitor Location                              | Time of Day       | Rating Background Noise Level (RBL) dB(A)L90(period) |
|-----------------------------------------------|-------------------|------------------------------------------------------|
| Noise Monitor M1 (Ebsworth St)                | Day               | 52                                                   |
|                                               | Evening           | 51                                                   |
|                                               | Night             | 45                                                   |
| Noise Monitor M2 (Botany Road)                | Day               | 56                                                   |
|                                               | Evening           | 54                                                   |
|                                               | Night             | 49                                                   |
| Noise Monitor M2 (Cnr Geddes and Botany Road) | Day               | 54                                                   |
|                                               | Evening           | 52                                                   |
|                                               | Night             | 45                                                   |
| A1 – O’Riordan St                             | Day – 9am to 11am | 67                                                   |
| A2 – Ebsworth St                              | Day – 9am to 11am | 63                                                   |
| A3 – Botany Road                              | Day – 9am to 11am | 63                                                   |

## 8.8.2 Noise Emission

A noise emission assessment has been undertaken, which assess the noise emission limits from operational noise emitted from the development. The project noise trigger levels, which are outlined in **Table 35** below, is the lower of the intrusiveness and project amenity noise levels.

**Table 35 Project Noise Trigger Levels**

| Location                   | Period/ Time                | Rating Background Noise Level dB(A) <sub>L90(Period)</sub> | Project Intrusiveness Noise Levels dB(A) <sub>L<sub>Aeq</sub>(15min)</sub> | Project Amenity Noise Levels dB(A) <sub>L<sub>Aeq</sub>(15min)</sub> | Project Noise Trigger Levels dB(A) <sub>L<sub>Aeq</sub>(15min)</sub> |
|----------------------------|-----------------------------|------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Residential – R1, 2, 3 & 5 | Day (7:00am-6:00pm)         | 52                                                         | 57                                                                         | 58                                                                   | <b>57</b>                                                            |
|                            | Evening (6:00pm-10:00pm)    | 51                                                         | 56                                                                         | 48                                                                   | <b>48</b>                                                            |
|                            | Night (10:00pm-7:00am)      | 45                                                         | 50                                                                         | 43                                                                   | <b>43</b>                                                            |
| Residential – R4, R6       | Day (7:00am-6:00pm)         | 54                                                         | 59                                                                         | 58                                                                   | <b>58</b>                                                            |
|                            | Evening (6:00pm-10:00pm)    | 52                                                         | 59                                                                         | 58                                                                   | <b>58</b>                                                            |
|                            | Night (10:00pm-7:00am)      | 45                                                         | 50                                                                         | 43                                                                   | <b>48</b>                                                            |
| Commercial                 | When In Use                 | -                                                          | -                                                                          | 63                                                                   | <b>63</b>                                                            |
| Library                    | Noisiest 1 hour when in use | -                                                          | -                                                                          | 35 (internal)                                                        | <b>35 (internal)</b>                                                 |
| Park                       | When in use                 | -                                                          | -                                                                          | 48                                                                   | <b>48</b>                                                            |

The following conclusions have been made from the Noise Emission Statement:

- **Mechanical plant noise (in principle):** Although mechanical plant and equipment details are not yet known (as is typical at DA stage), a review of the proposed design indicates that it would be possible and practical to treat all mechanical equipment such that the relevant noise levels are achieved.
- **Noise from retail spaces:** Tenancies are capable of achieving noise emission objectives provided the appropriate acoustic treatments and management controls are implemented for each specific application. Noise from retail tenancies will be addressed as part of the individual use development applications in compliance with the relevant NSW EPA requirements as well as any other relevant statutory requirements specific to the individual land use.
- **Noise from communal areas:** There will be significant distance attenuation from outdoor communal areas to surrounding residential receivers. Elevated existing background noise levels associated with the busy urban environment in which the site is located means that, in a relative sense, the noise levels from the communal areas are unlikely to cause disturbance to surrounding noise sensitive receivers.
- **Loading zones:** An assessment of the noise emissions from the loading dock has been undertaken. Several mitigation measures are proposed (refer to **Appendix D**) to ensure noise from loading zones does is effectively managed.

## 8.8.3 Noise and Vibration Intrusion Assessment

External noise intrusion into the development has been assessed against the relevant criteria derived from the NSW Department of Planning Development Near Rail Corridors & Busy Roads – Interim Guideline (“DNRCBR”).

Acoustic Logic has undertaken a combination of grid and façade noise maps to determine predicted façade noise levels. The following treatment and controls are indicated for the proposed development to comply with the nominated assessment criteria.

- **Glazed windows and doors:** Windows and doors in living rooms and bedrooms need to be acoustically rated. Aluminium framed/sliding glass doors and windows will be satisfactory provided they meet the criteria outlined in the Noise and Vibration Impact Assessment. Specified external windows and doors are required to be fitted with Q-Ion type (or equal) acoustic seals.

- **External Wall Construction:** Solid walls constructed of masonry elements will be acceptable acoustically. Gaps should be filled with acoustic sealant if penetration into external walls are required to ensure compliance with acoustic criteria stipulated within Noise and Vibration Impact Assessment.
- **External roof / ceiling construction:** Masonry roof systems will be acceptable acoustically. Gaps should be filled with acoustic sealant should penetration into the external roof or ceiling be required to ensure compliance with acoustic criteria stipulated within this report.
- **Ventilation Requirements:** With respect to natural ventilation of a dwelling, NSW Planning requirements allow internal noise levels to be up to 10 dB(A) higher than the specified criterion with windows and doors to a dwelling open to allow for ventilation. Based on the current layouts and noise levels from surrounding roads, assessment of internal noise levels with 'windows open' indicates that all apartments will be able to retain windows or doors open to 5% of the floor area whilst maintaining nominated internal noise levels.

With respect to natural ventilation of a dwelling, NSW Planning requirements allow internal noise levels to be up to 10 dB(A) higher than the specified criterion with windows and doors to a dwelling open to allow for ventilation. Based on the current layouts and noise levels from surrounding roads, assessment of internal noise levels with 'windows open' indicates that the following apartments exceed the open window threshold and alternative ventilation should be considered–

- Sites 8A and 8B western façade (facing Botany Road)
  - Living rooms to level 15
  - Bedrooms to level 20
- Sites 8A and 8B side façades (northern and southern facing):
  - Living rooms to level 5
  - Bedrooms to level 8

All other apartments and elevations will be able to retain windows or doors open to 5% of the floor area whilst maintaining nominated internal noise levels.

#### 8.8.4 Rail Impact Assessment

Rail vibration measurements were conducted along the eastern boundary of the site, at a distance of 80 metres from the Railway Line running adjacent to the site. The results are provided in **Table 36** below.

**Table 36** Predicted Structure Borne Noise Levels

| Time Period       | Predicted Structure Borne Noise Level dB(A) <sub>L<sub>max-slow</sub></sub> | Criteria dB(A) <sub>L<sub>max-slow</sub></sub> | Compliance |
|-------------------|-----------------------------------------------------------------------------|------------------------------------------------|------------|
| Day (7am – 10pm)  | <33                                                                         | 40                                             | Yes        |
| Night (10pm -7am) |                                                                             | 35                                             | Yes        |

The calculated levels comply with the structure borne noise vibration requirements of the relevant criteria.

The measured vibration levels, duration of train pass by and the number of rail movements per hour were used to determine the overall vibration dose (VDV) at the proposed development for both daytime and night-time periods. The results are presented the **Table 37** below.

**Table 37** Vibration Dose Values

| Time Period       | Calculated VDV m/s <sup>1.75</sup> | Calculated VDV m/s <sup>1.75</sup> | Compliance |
|-------------------|------------------------------------|------------------------------------|------------|
| Day (7am – 10pm)  | ≤0.12                              | 0.2 to 0.4                         | Yes        |
| Night (10pm -7am) | ≤0.1                               | 0.13                               | Yes        |

Acoustic Logic, conclude that in the event the future train activity increases at Green Square train station, the predicted VDV values are not expected to increase significantly and will not impact recommended vibration isolation treatments.

The measured vibrational levels comply with the tactile vibration requirements for the site. On this basis, Acoustic Logic has confirmed that no further consideration is required for rail noise and vibration impacts to the site.

### 8.8.5 Construction and Vibration Noise Assessment

A preliminary construction noise and vibration assessment has been prepared. This assessment provides the relevant noise management levels, and vibration criteria based on industry standards as follows:

- NSW EPA 'Interim Construction Noise Guideline' (ICNG)
- Australian Standard AS2436:2010 "Guide to Noise Control on Construction, Maintenance and Demolition Sites"
- DIN4150, 'Vibration in Buildings (2016-12)
- EPA "Assessing Vibration: A Technical guideline".

Based on the INCG, the following noise management levels used to assess the proposed development are included at **Table 38**.

**Table 38 Construction Noise Criteria**

| Receivers   | Noise Management Level – dB(A)Leq(15min) RBL +10 | Highly Noise Affected level dB(A)Leq(15min) |
|-------------|--------------------------------------------------|---------------------------------------------|
| Residential | 62                                               | 75                                          |

An assessment of the predicted noise generation to each receiver was conducted based on the expected activities and machinery to be utilised during construction. Typically, activities involving an excavator with hydraulic hammer, jack hammering, or concrete pump are expected to potentially exceed highly affected noise criteria for residential receivers, while trucks and bobcats are expected to potentially exceed the noise management level. A summary of the worst case predicted noise levels and assessment is summarised at **Table 39** below.

**Table 39 Construction Noise Assessment**

| Receiver | Worst Case Predicted Level dB(A) Leq(15min) (External)                                                                                       | Noise Management Level / Highly Noise Level | Assessment                                                                                                                                                                                                                                                                                                                                                                      |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R1       | 41 – 70 (Excavator with hydraulic hammer and jack hammering)<br><30- 60 (all other activities)                                               | 62/75                                       | Demolition works such as hydraulic or jack hammering may result in occasional exceedances to the noise management levels. All other works will not result in noise exceedances.                                                                                                                                                                                                 |
| R2       | 46- 70 (Excavator with hydraulic hammer and jack hammering)<br><30 – 60 (all other activities)                                               | 62/75                                       | Construction works completed at the northern boundary of the site including hydraulic or jack hammering may result in occasional exceedances of noise management levels. All other activities do not result in exceedances of the noise management criteria.                                                                                                                    |
| R3       | 47 – 84 (hydraulic hammer, jack hammering and concrete pump)<br>37 – 69 (trucks and bobcat)<br><30 – 59 (Crane/hoist and powered hand tools) | 62/75                                       | Construction works completed on the eastern boundary including hydraulic hammering, jack hammering and concrete pumping may result in occasional exceedances of the highly affected noise levels. Activities such as bobcat and truck use will only result in exceedances of noise managements levels. All other activities do not result in exceedances of the noise criteria. |
| R4       | 55 – 84 (hydraulic/jack hammering and concrete pump)<br>30 – 69 (trucks and bobcats)<br>30 – 59 (crane and powered hand tools)               | 62/75                                       | Construction works at the northern boundary including hydraulic/jack hammering will result in occasional exceedances to the highly affected noise levels. While bobcat and truck use will result in exceedances to the noise management                                                                                                                                         |

|    |                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                 |
|----|---------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                               |       | criteria. All other works will result in noise levels below the noise management level.                                                                                                                                                                                                                                         |
| R5 | 46 – 70 (hydraulic/jack hammering)<br>< 30 – 60 (All other works)                                             | 62/75 | Construction works at the northern boundary involving hydraulic/jack hammering will result in occasional exceedances to the noise management criteria. All other works will not result in noise exceedances.                                                                                                                    |
| R6 | 48 – 87 (hydraulic/jack hammering)<br>43 – 72 (trucks and bobcat)<br>< 30 – 61 (crane and powered hand tools) | 62/75 | Construction works at the northern boundary including hydraulic/jack hammering will result in occasional exceedances to the highly affected noise levels. While bobcat and truck use will result in exceedances to the noise management criteria. All other works will result in noise levels below the noise management level. |

While, the use of hydraulic/jack hammering in some instances will result in exceedances to highly affected noise levels, these are expected to be rarely used as the proposed development does not include any excavation or demolition works. The use of concrete pumps during construction are expected to occasionally exceed highly noise affected management levels, while trucks and bobcats are expected to only exceed noise management levels. These can be appropriately managed through a range of mitigation measures provided below.

### Mitigation Measures

The following mitigation measures are recommended by Acoustic Logic to manage the impact of noise and vibration as a result of the proposed development:

- **Traffic/Rail/Aircraft Noise & Vibration Intrusion:** Acoustically rated external windows and doors are required. Preliminary constructions to meet internal noise requirements have been provided, to be finalised during the detailed design of the project.
- **Traffic/Rail/Aircraft Noise & Vibration Intrusion:** Any penetrations or gaps required through the external lining of any of the system for services etc should be acoustically treated.
- **Operational:** Detailed review of plant and equipment to be completed during detailed design by appropriately qualified acoustic consultant following final plant selection, plant locations and operational requirements.
- **Construction:** A detailed noise management plan should be developed by the main contractor that describes in detail the construction phases, programme, processes and equipment used, noise impact assessment and proposed mitigation and management.

## 8.9 Flooding

A Flood Impact and Risk Assessment (FIRA) has been prepared by GRC Hydro and is included at **Appendix Q**. It identifies the existing flood behaviour in the locality and assesses if the proposal complies with the relevant flood controls. The assessment evaluated the flood behaviour under both existing and post-development conditions across a range of flood events and accounting for climate change.

GRC have confirmed that the development will not impact flood behaviour and has entry points that meet the flood planning levels. The site is located within the centre of the Alexandra Canal catchment and does not experience flooding in events up to the 0.5% AEP flooding. However, during a Probably Maximum Flood (PMF) event, the roads within the site will be flooded with up to 1.2m flood depth, as a result of the significant flow from the east. As well, during the PMF, there are impacts of:

- Small decrease in flood level on Geddes Ave upstream of the site;
- Geddes Avenue flood level adjacent to the site is both higher and lower than the existing case. Impact is generally small (~0.05 m);
- Botany Road likewise has both areas of increase and decrease; and

- Within the site, flood levels are significantly higher in some areas due to the elevated road surface relative to the existing case. However, new building entrance levels are based on these levels, so there is no increase in flood risk due to these changes.

Despite the above, the impacts are considered acceptable given that the proposed works maintain the existing flowpath along Geddes Avenue which is designated as the overland flowpath and with no significant change in flood hazard resulting from the proposed development. Accordingly, in both the existing and proposed development, Geddes Ave and Botany Road are identified as being a H5 and H6 hazard. As well, increased flood levels are generally small and localised, and therefore not expected to correspond to any significant increase in flood risk in the area.

Additionally, the FIRA also confirms that, considering the proposed development is not inundated in a 0.5% AEP and works at the location have no potential to impact on existing flood behaviour in any flood event. Despite flood hazard at the site of H5 hazard in the extremely rare events, it is low risk up to 0.5% AEP.

The proposed six (6) buildings have also been analysed by GRC Hydro to confirm that all residential areas have been purposefully located on upper floors of the buildings, and that commercial areas not flood affected during the 1% AEP, depths of 0.1-0.2 m in the gutter have been included, in order for adjacent retail entries to be set at or above the 1% AEP level.

Notwithstanding the above, a shelter in place evacuation strategy is to be implemented for the proposal. This is considering each building is unaffected by flood events up to the PMF, meaning that all occupants will be safe inside the building during flood events. The shelter in place strategy is considered the only feasible approach in comparison to evacuating the site due to flooding occurring immediately after flood-producing rainfall and the surrounding roads being hazardous during and after heavy rainfall.

### Mitigation Measures

The following mitigation measures are recommended to respond to flood risk at the site and are included at **Appendix D**:

- Stormwater runoff and collection within the open excavation to be managed during excavation with localised temporary sump pits and pumped to approved discharge locations. Temporary falls to these sumps will be maintained whilst excavating.
- Positive fall away from excavation to be maintain, particularly on North and North West boundaries to limit overland run off into open excavation.
- Sediment controls will be in place to capture and filter run off. Particular attention to SW infrastructure and inlets on Ebsworth, Paul and Tweed. Measures to be monitored with regular checks to ensure inlets are clean and clear.
- During construction dedicated downpipe stacks will be connected to dewatering points at highest points of construction. Storm water to be capture and discharge to approved locations.
- Waste material including liquid waste, concrete slurry etc will be discharged into purpose wash bays for cleaning and disposal. Chemical storage will be in approved, bunded containers in areas identified as not being at risk of flooding.
- Temporary pumps to basement sumps will be installed during construction to manage stormwater collection through permanent infrastructure prior.

## 8.10 Waste Management

A Waste Management Plan (WMP) has been prepared by Urbis at **Appendix DD**. The WMP outlines demolition and construction waste arrangements and the operational waste arrangements for the mixed-use development, including anticipated waste generation estimates. Based on this assessment, the WMP provides strategies relating to waste management practices in accordance with relevant NSW and City of Sydney policy.

### 8.10.1 Demolition and Construction Waste Management

The WMP draws on a range of guidance materials at the local, state, and federal levels, relevant to construction and demolition waste management and include the City of Sydney's Green Square Town Centre Development Control Plan 2012.

## Demolition and Construction Waste

The estimated volumes of demolition and construction waste by material stream are summarised below at **Table 40** and **Table 41** respectively.

**Table 40** Demolition waste volumes and management

| Material                  | Estimated tonnage | % typically recovered | Estimated diversion from landfill (t) |
|---------------------------|-------------------|-----------------------|---------------------------------------|
| Asphalt                   | 542.5             | 50%                   | 271.2                                 |
| Green waste               | 9.1               | 95%                   | 8.7                                   |
| Concrete Hardstand        | 44.3              | 95%                   | 42.1                                  |
| Timber Hoarding           | 4.4               | 95%                   | 4.2                                   |
| Miscellaneous Metal Items | 4.4               | 95%                   | 4.2                                   |

**Table 41** Construction waste volumes and management

| Material                                       | Estimated tonnage | % typically recovered | Estimated diversion from landfill (t) |
|------------------------------------------------|-------------------|-----------------------|---------------------------------------|
| Bricks/ceramics                                | 4,943.8           | 90%                   | 4,449.4                               |
| Timber (untreated)                             | 8,239.7           | 90%                   | 7,415.7                               |
| Metals                                         | 392.4             | 100%                  | 392.4                                 |
| Other Waste (e.g. ceramics, plastic packaging) | 2,040.3           | 50%                   | 1,020.2                               |
| <b>Total</b>                                   | <b>15,616.2</b>   |                       | <b>Total 13,277.6</b>                 |
| <b>% Diverted from Landfill</b>                |                   |                       | <b>85%</b>                            |

Based on Urbis's calculations, 85% of construction waste is expected to be diverted from landfill. The results show that most of demolition and construction waste streams can be effectively reused or recycled, ensuring that landfill disposal is limited to residual materials and supporting the achievement of high diversion rates.

### 8.10.2 Operational Waste Management

#### Sites 8A, 8C, 19A and 19B Waste Management

Each residential unit will have provision for temporary holding bins for garbage and commingled recycling (cumulatively 30L), as well as kitchen organics caddys (7L). Residents will transfer bagged garbage, loose recyclables, and caddys as required into the appropriate dual waste chutes provided on each floor's residential waste chute rooms. Transfer of waste bins from the chute termination rooms (in the basement) to the centralised waste collection room on ground level in Building 8C will be undertaken by facilities/cleaning staff. Bin transfer is anticipated to occur once per day, per core.

Separate in-apartment collection of larger cardboard items can be organised for residents to be disposed within the commingled 1100L recycling bins at the basement waste rooms.

The proposal also includes the provision of extended waste streams including hard waste and electronic waste, e-waste, and charity. Each of these will be coordinated with building management to ensure appropriate measures are taken to transfer waste safely and appropriately.

Weekly residential waste generation rates are provided below in **Table 42**.

**Table 42** Residential waste generation

| Use            | Weekly generation rate |           |           |          |
|----------------|------------------------|-----------|-----------|----------|
|                | General waste          | Recycling | Cardboard | Organics |
| <b>Site 8A</b> |                        |           |           |          |
| Residential    | 29,792                 | 31,920    | -         | 2,128    |

|                                         |        |        |        |       |
|-----------------------------------------|--------|--------|--------|-------|
| Restaurant / Food and Beverage          | 3,262  | 6,990  | 9,320  | 3,262 |
| <b>Site 8C</b>                          |        |        |        |       |
| Residential                             | 28,448 | 30,480 | -      | 2,032 |
| Retail / Food and Beverage              | 4,412  | 9,198  | 13,349 | 4,282 |
| <b>Site 19A</b>                         |        |        |        |       |
| Residential                             | 20,944 | 22,440 | -      | 1,496 |
| Retail / Food and Beverage / Co-working | 4,884  | 9,240  | 13,821 | 4,081 |
| <b>Site 19B</b>                         |        |        |        |       |
| Residential                             | 13,710 | 22,850 | -      | 4,570 |
| Retail / Food and Beverage              | 28,324 | 49,064 | 9,196  | 9,196 |

Residential waste collection is detailed below in **Table 43**.

**Table 43** *Residential waste collection summary*

| Stream                  | Items                               | Collections per week | Collection |
|-------------------------|-------------------------------------|----------------------|------------|
| Garbage                 | 20 x 1100L                          | 2                    | Council    |
| Commingled recycling    | 82 x 1100L                          | 1                    |            |
| Organics                | 6 x 660L                            | 2                    |            |
| Bulky waste and e-waste | 42m <sup>2</sup> bulky waste area   | As required          |            |
| Textiles                | 2m <sup>2</sup> textiles waste area | As required          |            |

Residential waste collections will occur on-site directly from the ground floor waste room in Building 8C. A 10.6m hook lift truck or smaller collection is proposed to be used for all collection, entering and exiting the ground floor loading dock via Woolpack Street. Swept path analysis provided within the WMP confirms sufficient access is provided for waste collection vehicles in the loading dock. Building Management will ensure sufficient access is provided for collection vehicle operators during collection times.

Each tenant will manage their waste independently within their tenancy fit out. Staff/cleaners will be responsible for transferring and disposing garbage and commingled recycling into the corresponding 1100L bins located in the basement waste room. Retail waste collection for Sites 8A, 8C, 19A and 19B is detailed in **Table 44** below.

**Table 44** *Commercial waste collection summary*

| Stream                  | Items                            | Collections per week | Collection |
|-------------------------|----------------------------------|----------------------|------------|
| Garbage                 | 5 x 1100L                        | 3                    | Private    |
| Commingled recycling    | 9 x 1100L                        |                      |            |
| Cardboard               | 6 x 2800L Bale                   |                      |            |
| Organics                | 7 x 660L                         |                      |            |
| Bulky waste and e-waste | 8m <sup>2</sup> bulky waste area | As required          |            |

Retail waste collection will occur on-site directly from the dedicated retail waste room on level B1 within Building 8C. Waste will be collected directly from the waste room through a waste wise mini which will prop within the SRV loading dock adjacent to the retail waste room.

## Site 8B Waste Management

Each student accommodation room will have provisions for temporary holding bins for garbage and commingled recycling (cumulatively 15 litres), as well as kitchen organics caddys (5L). Residents will transfer bagged garbage and loose recyclables and caddys to the appropriate dual waste chutes provided in each floor's waste chute rooms. Transfer of waste bins from the chute termination rooms to the centralised bins will be undertaken by facilities/cleaning staff. Bin transfer is anticipated to occur once per day, per core.

Provisions for separate 120 Litre cardboard bins have been provided within the ground floor lobby of the student accommodation. Residents will dispose of large cardboard waste into these bins, and staff/cleaners will transfer this material into the 1100L bins provided in the waste room.

Dedicated 600L/1100L bins within the student accommodation room will be used by students to hold good quality household textile items which can be repurposed, reused or donated.

Each retail tenancy will manage their waste independently within their tenancy fit out. Staff/cleaners will be responsible for transferring and disposing garbage and co-mingled recycling into the corresponding bins at the waste room. Each tenancy will have the provision for food organics caddys to be transferred by tenancy staff to the commercial waste room. No cardboard waste is to be collected separately from the commingled recycling.

Weekly residential and commercial waste generation assessment at Site 8B is summarised at **Table 45** below.

**Table 45** Student Accommodation and 8B Retail Waste Generation

| Use                            | Quantity / Net Area | Weekly Waste Volumes (Litres/Week) |           |          |
|--------------------------------|---------------------|------------------------------------|-----------|----------|
|                                |                     | General waste                      | Recycling | Organics |
| Student Accommodation          | 705 beds            | 24,675                             | 14,100    | 3,525    |
| Restaurant / Food and Beverage | 50m <sup>2</sup>    | 53                                 | 88        | 17       |
| Co-working and End-of-Trip     | 279m <sup>2</sup>   | 1,955                              | 9,776     | 1,995    |
| Total                          |                     | 26,683                             | 23,964    | 5,497    |

The waste collection strategy for student accommodation and retail is summarised at **Table 46** below.

**Table 46** Student Accommodation and Retail Waste Collection Summary

| Stream                  | Items                               | Collections per week | Collection         |
|-------------------------|-------------------------------------|----------------------|--------------------|
| General waste           | 9x 1100L bin                        | 3                    | Private collection |
| Commingled recycling    | 8x 1100L bin                        | 3                    |                    |
| Food organics           | 3x 660 litre bins                   | 3                    |                    |
| Bulky waste and e-waste | 18.8m <sup>2</sup> bulky waste area | As required          |                    |
| Textiles                | Bins as appropriate                 | As required          |                    |

Waste collection will occur on-site directly from the Ground floor loading dock. An 8.8m hook lift or smaller collection vehicle is to be used for all collections entering and exiting the ground floor loading dock, accessed via Hinchcliffe Street. Swept path analysis included in the WMP at **Appendix DD**.

## Building 8D Waste Management

Each apartment will have provisions for plastic lined bins with a minimum cumulative capacity of 30 litres each for garbage and commingled recycling, as well as 7L kitchen organics caddys. Waste will be transferred from waste chute termination rooms by staff/cleaners to the waste room for collection. Waste collection will occur via Council collection via the street loading zone on Woolpack Street, North of 8D. Residents can register for in-house collection of large cardboard via building management. A dedicated bin for textile items will be provided within the residential waste room for items which can be repurposed, reused or donated.

Each retail tenants will manage their waste independently within their tenancy fit out, including provisions for the storage of food organics. Waste will be transferred by tenancy staff to the relevant bin in the commercial waste room. No cardboard waste is to be collected from the commingled recycling

Commercial and residential bulky and e-waste will be coordinated within building management.

The estimated volume of waste generated weekly based on waste generated rates for the site, is summarised below at **Table 47**.

**Table 47** Residential and Retail Waste Generation Volumes

| Use                            | Quantity / Net Area | Weekly Waste Volumes (Litres/Week) |           |          |
|--------------------------------|---------------------|------------------------------------|-----------|----------|
|                                |                     | General waste                      | Recycling | Organics |
| Residential                    | 51 Apts             | 5,712                              | 6,120     | 408      |
| Restaurant / Food and Beverage | 311m <sup>2</sup>   | 2,179                              | 10,892    | 2,179    |
| <b>Total</b>                   |                     | 7,891                              | 17,012    | 2,587    |

## Mitigation Measures

The following recommendations are included throughout the WMP to ensure the suitable design and management of operational and construction waste on the site:

- Waste collection is to be undertaken by private collection contractors and council collection in accordance with the waste collection arrangements outlined in the Waste Management Plan (WMP).
- Waste storage areas and bins shall be clearly marked and signed with industry standard signage or equivalent.
- Waste skips shall be stored on-site unless granted permission by the relevant authority to utilise public space and should adhere to the requirements of the Waste Management Plan (WMP).
- All waste transfer routes are not to include stairs or gradients greater than 1:1.4.
- All residential waste collection is to occur on-site directly from the basement waste rooms. No bins are to be stored outside the title boundary or presented for curbside collection.
- The waste storage room and bins required are to be designed in accordance with the WMP.

## 8.11 Ground and Water Conditions

### 8.11.1 Geotechnical

A Geotechnical Report has been prepared by Douglas Partners and is provided at **Appendix S**. The geotechnical investigations include the drilling of six (6) cored boreholes to depths between 12.5m and 22m at different locations around the site and soil samples were collected and analysed. The materials encountered during the borehole testing included fill, natural soils, bedrock clay and sands.

Further, the fill is generally a mixture of soil types with significant proportions of ripped sandstone, ash, building rubble and slag and indicated the density of the fill to be equivalent to a loose to medium dense sand, with some loose layers encountered. Natural soils comprise clays and sands which varied in consistency between very loose to very hard.

Bulk excavation works are to be undertaken as part of the Early Works SSDA (SSD-82328958) and have been assessed separately as part of that SSDA. This confirmed that bulk excavation using heavy ripping and rock hammers could be achieved at the site following the recommendations provided by Douglas Partners.

### 8.11.2 Groundwater

A Groundwater Impact Assessment has been prepared by Douglas Partners at **Appendix MM**. Groundwater was observed at RL 12.2m AHD during the monitoring period. The project requires temporary dewatering during construction only, as the final subsurface structures will be fully tanked. The assessment confirms that dewatering volumes during construction prior to the completion of tanking the basement, are expected to be in the order of 35 ML to 45 ML per year, however the actual daily flow rates may be lower due to the excavations occurring at different times.

An exemption for a Water Access Licence will apply for the construction dewatering, however a Dewatering Management Plan and associated monitoring and reporting will still be required. The groundwater drawdown in the vicinity of the site is expected to be acceptable, noting that the water levels within the fill are likely to have been lowered to similar levels previously during dewatering on other development sites.

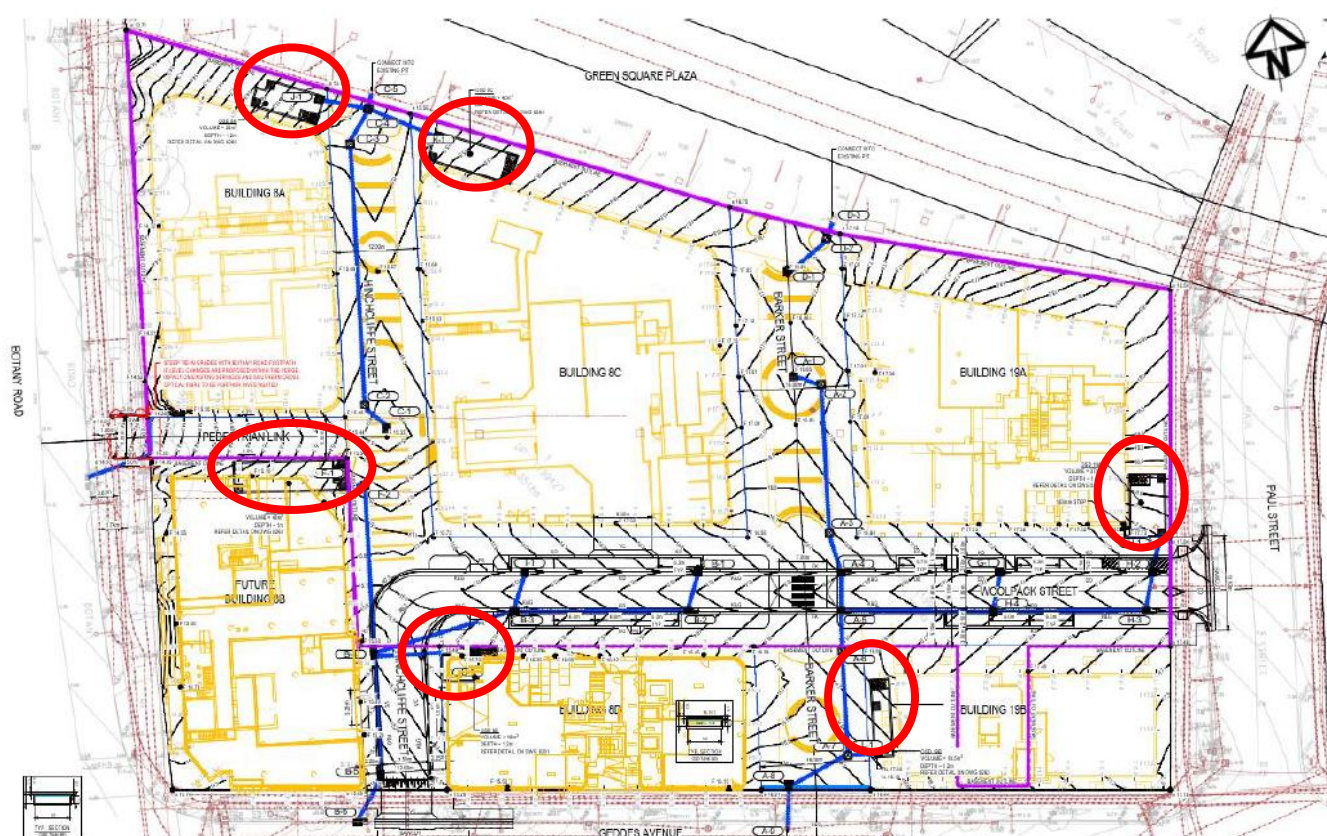
Douglas Partners confirm that the predicted impacts of dewatering are considered acceptable. A Dewatering Management Plan will be prepared for the construction phase of the project.

## 8.12 Water Cycle Management

An Integrated Water Management Plan has been prepared by AT&L and is provided at **Appendix EE**.

### 8.12.1 Stormwater Drainage

Stormwater will be managed through collection via On-Site Detention (OSD) tanks from each building and will be discharged via weir and orifice in a controlled manner into Council's stormwater network in Green Square Plaza and Geddes Avenue. One below ground OSD tank is proposed per building (**Figure 49**), in line with advice received from Sydney Water.



**Figure 49** Proposed OSD Locations (Outlined in Red)

Source: AT&L

An overview of the OSD parameters are provided at **Table 48** below.

**Table 48** OSD parameters

| Building | Min. OSD volume (m <sup>3</sup> )<br>(per Sydney Water) | Permissible site discharge<br>(l/s) per Sydney Water | OSD volume<br>provided (m <sup>3</sup> ) | 5% AEP discharge<br>(l/s) | 1% AEP<br>discharge (l/s) |
|----------|---------------------------------------------------------|------------------------------------------------------|------------------------------------------|---------------------------|---------------------------|
| 8A       | 25                                                      | 56                                                   | 26                                       | 38                        | 52                        |
| 8B       | 23                                                      | 51                                                   | 25                                       | 24                        | 50                        |
| 8C       | 41                                                      | 94                                                   | 42                                       | 59                        | 75                        |
| 8D       | 16                                                      | 35                                                   | 18                                       | 24                        | 34                        |

|     |    |    |      |    |    |
|-----|----|----|------|----|----|
| 19A | 31 | 70 | 37   | 57 | 69 |
| 19B | 15 | 34 | 18.5 | 21 | 34 |

### 8.12.2 Water Sensitive Urban Design

Barker Street and Hinchcliff Street have been designed with two-way cross fall towards the middle of each laneway including rain gardens, pits, pipes and a trench drain at the boundary of the street and plaza to promote good water sensitive urban design.

A range of water quality devices and measures have been proposed to minimise the impacts of the development upon the water cycle and promote sustainability. Specifically, a combination of pit baskets and filtration cartridges have been proposed within the OSD tanks to treat runoff. The site is also serviced by the Green Square recycled water system which provide a purpose pipe network to the site for irrigation and other non-potable uses.

MUSIC results demonstrate that the proposed treatment measures satisfactorily meet the pollutant reduction targets set by City of Sydney. A summary of these results is provided in **Table 49** below.

**Table 49** *MUSIC modelling results*

| Pollutant              | Sources (kg/yr) | Residual load (Kg/yr) | Reduction (%) | CoS target reduction (%) |
|------------------------|-----------------|-----------------------|---------------|--------------------------|
| Total suspended solids | 1,754           | 246                   | 85.97         | 85                       |
| Total phosphorus       | 3.732           | 1.107                 | 70.34         | 65                       |
| Total nitrogen         | 31.11           | 13.27                 | 57.34         | 45                       |
| Gross pollutants       | 336.7           | 14.36                 | 95.74         | 90                       |

### 8.12.3 Erosion and Sediment Control

Landcom's "Managing Urban Stormwater – Soils and Construction" is the NSW standard for erosion and sediment control and has been used to prepare the report in conjunction with relevant council guidelines. During construction works, standard measures such as scour protection, temporary sediment control tanks, construction traffic shaker grids and wash-down facilities, catch drains and silt fences will be implemented to mitigate potential erosion, sediment, and pollution as outlined in the consolidated Mitigation Measures at **Appendix D**.

#### Mitigation Measures

The following measures are recommended to be implemented during construction to minimise the impact of sedimentation:

- Diversion of "clean" water away from the disturbed areas and discharge via suitable scour protection.
- Diversion of sediment-laden water into temporary sediment control tanks/basins to capture the design storm volume and undertake flocculation (if required). This will generally be the basement excavation in urban development.
- Provision of construction traffic shaker grids and wash-down facilities to prevent vehicles carrying soil beyond the site.
- Provision of catch drains to carry sediment-laden water to sediment tanks/basins.
- Provision of silt fences to filter and retain sediments at source.
- Provision of geofabric filters to new stormwater pits to retain sediments at source.
- Where future construction and building works are not proposed, the rapid stabilisation of disturbed and exposed ground surfaces with turf or hydro-seeding.

When earthworks are being completed, regular inspections of the site after rainfall events or at least weekly will be undertaken to assess the effectiveness of management measures.

### 8.13 Social Impact

A Social Impact Assessment Scoping Study has been prepared by Colliers Urban Planning and is provided at **Appendix GG**.

Demographically, the local community has an average age slightly below that of Greater Sydney, with the median age in Zetland recorded as 30.3 years, reflecting a younger residential profile. The area experiences relatively low levels of socioeconomic disadvantage and slightly higher-than-average household incomes compared to Greater Sydney.

This study was informed by community feedback and assesses the impacts of the development, both positive and negative, for all stages of the project lifecycle for key stakeholders and the broader affected community. The report concludes that the development represents an overall positive impact. A summary of the social impacts is provided below.

The most significant social benefits of the proposal relate to:

- Increased mix and supply of housing, with 800 BTS apartments in a good location near transport and existing amenities.
- The provision of 514 student housing dwellings in central location, contributing to diverse dwelling types within the Sydney housing supply.
- Employment opportunities during in construction and operation.
- The proposal being complementary to the local context, given apartments comprise 92.7% of all dwelling types in the locality.
- Approximately 3,149m<sup>2</sup> of retail offerings at ground floor to support placemaking and character outcomes and encourage social connection and cohesion and enhance activation along all new and existing streets.

Key negative residual impacts identified with the proposed development relate to:

- Increased pressure on local transport and social infrastructure as a result of new residents residing in the proposed development. However, it has been assessed that there is sufficient capacity within the existing transport and social infrastructure network to support the new residents at the site.
- Temporary disruption to nearby residents and businesses during construction, and amenity impacts related to construction.

Recommendations have been provided within the report to further manage the potential social impacts arising from the proposal. These are summarised in the Mitigation Measures table at **Appendix D**. Overall, the proposed development will have a positive social impact on the community.

## 8.14 Economic Impact

An Economic Impact Statement prepared by Colliers provided at **Appendix GG**, has assessed the economic impact of the proposed development. It has considered the economic impact at a local and regional level and outlines the market demand and opportunity for proposed uses at the site. The assessment provided a review of the market potential for retail uses at the site, and concluded the following:

- The entire Green Square Town Centre currently provides around 5,500m<sup>2</sup> of retail floorspace and almost 10,000m<sup>2</sup> of retail and non-retail shopfronts. An inspection in November 2025 outlined that of the 61 shopfronts, around 16 were currently vacant, representing around 26% of the total and highlighting the challenging nature for existing retail facilities.
- Importantly, a review of the Mirvac controlled retail components within the Green Square Town Centre, which total around 15 shopfronts (including Woolworths and BWS), indicates that there is only one (1) current vacancy, equating to a rate of around 2.2%. This demonstrates Mirvac's active management and leasing focus in-line with objectives to provide a vibrant and connected Green Square Town Centre that serves the day to day needs of the local community.
- A review of retail floorspace demand overall indicates the need for around 14,000m<sup>2</sup> of additional retail floorspace to serve the retail needs of the local area over the period to 2041. A review of known future supply indicates that there is almost 30,000m<sup>2</sup> in the pipeline, suggesting an oversupply of over 15,500m<sup>2</sup> by 2041. This includes new projects providing additional facilities across key retail categories including full-line supermarkets.
- Despite the limited market demand, the remaining stages of development within the Green Square Town Centre (Stages 3, 4 and 5) seeks to provide around 4,850m<sup>2</sup> of future shopfront floorspace to ensure an active and vibrant ground floor plane (including 2,971m<sup>2</sup> as part of the Proposed Development). This provision will align with objectives for the Green Square Town Centre to serve the needs of the community as well delivering an active destination at what is designated at the strategic centre for this part of Sydney. These objectives are outlined by the City of Sydney as well as through retail studies such as the Green Square & Southern Areas Retail Review (August 2022).

- At the time of preparation in August 2022, the Green Square & Southern Areas Retail Review estimated an undersupply of retail floorspace of 2,279m<sup>2</sup> within Green Square by 2041. As such, the combined future stages of Green Square Town Centre (including Stages 3, 4 and 5), providing 4,850m<sup>2</sup>, would far exceed this previous estimate of retail undersupply.
- The City of Sydney also supported an 'Expanded Retail Area' northwest of the GSTC to allow for additional supply of retail uses in the future that complement and enhance the retail offer within the Green Square Town Centre precinct under the *Planning Proposal – Retail Review and Retail Parking* (February 2023). Planning controls outline a desired function for the area as follows: *A full range of retail uses is encouraged in the expanded retail area including full-line supermarkets, department stores, discount supermarkets, cinemas, markets, speciality shops, fashion, comparison shopping, homewares and fresh food.*



**Figure 50** Expanded Retail Area (Site outlined in blue)

Source: City of Sydney

- In this context, there is limited need for any further retail floorspace within Green Square Town Centre. Existing vacancies, combined with future significant projects, plus an additional 4,850m<sup>2</sup> of shopfront floorspace within future Green Square Town Centre stages itself, will all be able to absorb any existing or future demand in the area. Furthermore, the Expanded Retail Area allows for additional development to meet future market needs if required including full-line supermarkets, this includes already approved DAs such as D/2021/319 at 284 Wyndham Street Alexandria for a full-line Coles supermarket.
- The provision of floorspace planned as part of the Proposed Development reflects the potential for an active ground floor plane focused on retail and population serving facilities that will add to amenity and activation of the Town Centre.

As well, estimates of the economic benefits of the Proposed Development will be realised across the national economy, given the scale and diversity of the New South Wales economy, a large proportion of these benefits will be realised in the local and regional area. The benefits have been prepared for:

- Construction Phase: Economic activity during the construction phase of the project which will be spread across the construction program.
- Operational Phase: Ongoing economic activity once the project is completed.

The proposed quantity of residential dwellings will ensure the uses are aligned with market requirements and community needs as well as supporting Government objectives from stimulating housing supply, through to supporting active and vibrant communities.

Colliers has concluded the proposed development will result in a substantial net economic and community, which is summarised below:

- **Generate significant economic activity during the construction phase.** Based on the construction costs of around \$893 million, the construction phase is expected to support total employment of up to 1,180 direct job-years, and a direct value add to the economy of \$193.4 million.
- **Support additional resident and worker population.** The provision of 800 dwellings and 514 student accommodation units could support approximately 2,150 residents upon completion.
- **Increase retail expenditure in the local area.** Assuming 2,150 residents are supported at the Subject Site, and annual per capital retail expenditure of \$20,000 in the Primary Study Area, once complete and fully occupied, the new resident population could generate retail expenditure of \$43 million per annum.
- **Support an increase in ongoing operational jobs at the Subject Site,** estimated at 68 direct FTE ongoing jobs in population serving industries. These jobs will support an estimated \$7.2 million in direct value added to the economy each year. When multipliers are considered, the Proposed Development will support total ongoing employment of 91 FTE jobs (direct and indirect), and a total value added to the economy of \$11.3 million per annum.
- **Contribute to the increased vibrancy and activation** within the Green Square Town Centre both during the day and night, as well as on weekends, through the resident and worker population present and active at the Subject Site.
- **Increase the supply of housing in the local area,** by providing improved housing choice and diversity in the community and supporting improved housing affordability overall through increased supply. The 800 dwellings will support around 4.0% of Sydney LGA's 2029 Housing Target set under the National Housing Accord.
- **Catalyst for additional investment** within Zetland and the broader local area through the continued development of Green Square Town Centre.
- **Improve housing affordability by increasing the availability of supply in the local market,** and by supporting the high share of households in rental and mortgage stress, particularly low and moderate income households through the provision of affordable housing dwellings as part of the Proposed Development.

### 8.15 Other Impacts

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and other issues have been assessed as required in **Table 50**.

**Table 50**      *Assessment of other impacts*

| Impact                       | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aboriginal Cultural Heritage | <p>An ACHAR has been prepared by Austral and is provided at <b>Appendix L</b>, which identifies the type and character of Aboriginal cultural heritage sites that may be present on the site.</p> <p>No Aboriginal sites have been identified at the site. However, Austral have determined that natural soil deposits may remain at the southern portions of the site. The site is located within the Tuggerah Soil landscape, which is considered to have moderate to high potential for Aboriginal sites within intact soils, and therefore the proposed works may impact Aboriginal sites where the natural soil profile remains intact.</p> <p>No Aboriginal sites have been identified so far, however it is recommended that if natural soil deposits are encountered during initial earthworks, further Aboriginal test excavations should be conducted.</p> <p>The following mitigation measures are recommended and included at <b>Appendix D</b>:</p> <ul style="list-style-type: none"><li>• Following approval of the proposal, Aboriginal cultural heritage values will be managed by the policies within an Aboriginal Cultural Heritage Management Plan (ACHMP). The ACHMP will be developed in consultation with the stakeholders and must be approved by DPE. The following recommendations will be incorporated into the ACHMP:<ul style="list-style-type: none"><li>- As there is potential for intact natural soil deposits across the western part of the study area (sites 8A, 8B, and partially 8C), a representative Aboriginal stakeholder and</li></ul></li></ul> |

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archaeologist associated with this project must supervise the removal of overlying fills and materials during the demolition and early earthworks phase of the proposed development's construction. This phase may include historical archaeological monitoring and excavation where areas of Aboriginal and historical potential overlap.

- If intact natural soil profiles are identified during this monitoring or during historical test excavations, Aboriginal archaeological test excavations should be undertaken within these soils to confirm whether any Aboriginal objects are present. This archaeological testing program must be undertaken in accordance with the methodology outlined in Appendix B of the ACHA. The results of the archaeological testing program may necessitate archaeological salvage.
- All Aboriginal objects collected during potential archaeological testing and salvage will be relocated to a location determined by consultation with stakeholders as a part of the ACHMP process.
- The ACHMP will contain procedures for the management of unanticipated finds and human skeletal materials.
- It is recommended that Mirvac continue to inform the Aboriginal stakeholders about the management of Aboriginal cultural heritage within the study area throughout the completion of the project. The consultation outlined as part of the ACHA is valid for six months and must be maintained by the proponent for it to remain continuous. If a gap of more than six months occurs, then the consultation will not be suitable to support an Aboriginal Heritage Impact Permit (AHIP) for the project.
- A copy of this report should be forwarded to all Aboriginal stakeholder groups who have registered an interest in the project.
- All works undertaken by Austral (or the nominated Excavation Director) will comply with the HSE directions from Mirvac as the principal contractor.

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## Environmental Heritage

A Statement of Heritage Impact (SoHI) has been prepared by Austral and is provided at **Appendix R**, which includes an assessment of the potential impacts of the proposed works on any heritage values on or around the site. The site contains no listed heritage items, nor is within a heritage conservation area, in accordance with the GSLEP 2013.

There are several heritage items and conservation areas in the vicinity of the site including the Zetland Estate Conservation Area and Hillview Estate Conservation Area, a comprehensive list of surrounding heritage listed items is provided within the SoHI (**Appendix R**). Austral confirm that these items are not visible from the site due to intervening buildings and their distance from the site.

Austral assess the site to contain varying degrees of archaeological potential and sensitivity, with archaeological materials within the site likely to be related to 19<sup>th</sup> century industrial structural remains and deposits. The area is considered to exhibit moderate to high archaeological potential and the proposed works are likely to impact archaeological materials.

It is considered following the following mitigation measures below, the proposed works are acceptable from a historical heritage standpoint:

- Given that parts of the study area have been assessed as having archaeological potential, and relics of local significance are likely to be impacted during the proposed construction works, it will be necessary to undertake subsurface archaeological investigations following the demolition of the existing buildings.
  - A suitably accredited archaeologist who is approved by Heritage NSW to oversee the excavation of sites of local significance will need to be nominated as Excavation Director.
  - Undertake the archaeological testing and monitoring program outlined in the Archaeological Research Design provided within the accompanying HAA.
  - Adhere to the recommendations in the accompanying ACHA (Austral Archaeology Pty Ltd 2025b) regarding Aboriginal cultural heritage.
  - Should the actual development be altered significantly from the proposed design, then a reassessment of the heritage/archaeological impact may be required. This includes any impacts not explicitly stated in Section 8 and the installation of any subsurface services.
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|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | <ul style="list-style-type: none"> <li>• A copy of this assessment should be lodged by the proponent in the local history section of the local library, and in the library maintained by the Heritage NSW.</li> <li>• All works undertaken by Austral (or the nominated Excavation Director) will comply with the HSE directions from Mirvac as the principal contractor.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Historical Archaeological Impacts</b> | <p>A Historical Archaeological Assessment (HAA) has been prepared by Austral and is included <b>Appendix HH</b>. The purpose of this report is to assess the potential impacts of the works on the significance of any archaeological values that may be present within the site. Austral have confirmed that no part of the site appears on the State Heritage Register or any Section 170 Heritage and Conservation Registers.</p> <p>Austral has undertaken a detailed analysis of the historical context of the site to assess the potential for physical archaeological resources to be present on the site, and the site's archaeological sensitivity/potential. Austral has determined that the site contains varying degrees of archaeological potential and sensitivity due to the land being developed from 1848 for industrial purposes, and likely to include industrial structural and remains and deposits from the mid-19<sup>th</sup> century. Specifically Archaeological remains of interest relate to the following specific phases:</p> <ul style="list-style-type: none"> <li>• Phase 2: Hinchcliff's Waterloo Mills (1848-1901) – Moderate potential</li> <li>• Phase 3: Waterloo Brickworks (1901-present) – High potential</li> </ul> <p>The site is therefore assessed to have moderate to high archaeological potential and it is likely that the proposed works will encounter archaeological materials, if present. Subject to the implementation of the recommended mitigation measures included in the HAA and also above in the SoHI, Austral considered the proposed development acceptable from a historical heritage perspective.</p> |
| <b>Biodiversity</b>                      | <p>The proposed development is in a highly urbanised area without significant vegetation and therefore is not likely to impact a matter of National Environmental Significance. Therefore, the proposed development is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action. A BDAR Waiver has been prepared and is provided at <b>Appendix N</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Accessibility</b>                     | <p>An Accessibility Report has been provided at <b>Appendix II</b> report confirms that the proposed development is capable of complying subject to the implementation of mitigation measures.</p> <p>The proposed accessible parking strategy will ensure the provision of 5% of all carparking to be designed as accessible based on the statistical population data of people with mobility disabilities within the area. While this may not align with the DCP requirement for accessible parking, Architecture and Access confirm that the provided parking will meet the needs of the Green Square community and is considered an equitable approach.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Contamination</b>                     | <p>A Detailed Site Investigation has been prepared by JBS&amp;G (Appendix V) which has identified that the site is impacted to varying degrees with heavy metals, total recoverable hydrocarbons (TRHs), polycyclic aromatic hydrocarbons (PAHs), and asbestos (bonded and friable), generally exceeding the adopted ecological criteria and in some instances, the adopted human health criteria. Additionally, elevated concentrations of heavy metals and ammonia above the adopted criteria were observed in ground water sources. These concentrations were not found to pose a risk to human health or the environment.</p> <p>Fill at the western extent of Stage 5 contains leachable zinc properties, which requires further assessment to support any potential on-site retention of fill within this area. Asbestos exceeding the adopted land use criteria has been identified in both bonded and non-bonded (friable) forms.</p> <p>This application is preceded by a separate SSDA for early works that prepare the site for the proposed development. SSDA (SSD-82328958) has been submitted to DPHI to seek approval for the carrying out of site preparatory, excavation, soil treatment works and civil works relating to a future mixed-use development on the site.</p> <p>Contamination and remediation at the site have been extensively assessed and addressed within the Early Works SSDA (SSD-82328958). This confirms that the site can be made suitable for the proposed mixed use development following the implementation of the RAP.</p>                                                                                                  |

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This SSDA includes the residual remediation works set out in the RAP that are not already being carried out under the Early Works SSDA - including:

- construction of the building basement structure will serve as a physical barrier to underlying contaminated soils; and
- elsewhere on the site the installation of a marker layer above any potentially contaminated materials, overlain by clean validated soils, or other sub-grade materials, which will include infrastructure or landscaping as required.

These remedial works themselves do not meet the criteria for Category 1 remediation and are therefore Category 2. A RAP has been prepared at **Appendix M**, which outlines the remediation strategy for the proposed development.

In line with the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 and the Contaminated Land Management Act 1997, Interim Audit Advice has been prepared by Senversa and is provided at Attachment W.

The Site Auditor has undertaken a review of the DSI and RAP against the requirements specified in the Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA, 2017) and the Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 2020).

The auditor considers that the site can be made suitable subject to confirmation, remediation and successful validation in accordance with RAP.

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## 9.0 Project Justification

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves the construction of five shop-top buildings and one student accommodation building, as outlined in **Section 3.0**. The assessment must, therefore, focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

In considering the justification of the proposed development and in reference to Section 4.15 of the EP&A Act which specifies matters for consideration a consent authority must consider in determining a development application, the following matters have considered:

- Design of the proposed development, including actions taken to avoid or minimise the impact of the proposed development while still achieving the objectives of the project;
- Consistency with the strategic context;
- Consistency with the statutory requirements;
- 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 suitability of the site for the development; and
- The public interest.

### 9.1 Design of the Proposed Development

The preceding sections of this EIS and Rezoning Statement have outlined the alternative designs considered and actions taken to avoid or minimise the impact of the proposed development. Key mitigation measures are also included at **Appendix D** of this Report. Subject to the implementation of the mitigation measures, in addition to the considered design response which has undergone an extensive DRP process, it is considered that any potential impacts of the proposed development will be managed effectively and are minimal.

### 9.2 Consistency with Strategic Context

An assessment of the proposed development against the relevant strategic framework has been undertaken at **Section 5.0** of this Report. The proposal is considered consistent with the relevant strategic framework for the site as it aims to deliver increased housing supply and diversity of housing options including residential and student housing dwellings within the GSTC, which aligns with the objectives of the National Housing Accord. The development is consistent with regional and local strategic plans including the Region Plan, District Plan and LSPS, through providing housing in a well-located area, which has good access to existing infrastructure and public transport.

### 9.3 Consistency with the Statutory Requirements

The relevant statutory requirements have been discussed in **Section 4.0** and assessed in **Appendix C**.

Specifically, this EIS has addressed all of the matters specified in the issued SEARs dated 23 May 2025 (refer to **Appendix A**) and Section 190 and 192 of the EP&A Regulation (refer to **Appendix C**).

#### 9.3.1 Consistency with the Objects of the Act

The Proposal is consistent with the relevant Objects of the Act as listed under Section 1.3 of the EP&A Act and will not result in any unjust or significant environmental impact. Specifically, the Proposal is consistent with the Objects of the Act as it will:

- It increases the supply of housing in a well located area, close to public transport, services and employment;

- 60 dwellings across the entire GSTC precinct (Stage 3, 4 and 5) are to be constructed will be delivered as affordable housing to respond the housing crisis and contribute positively to housing supply and affordability;
- The proposed development will support 1,180 direct full-time-equivalent (FTE) jobs during construction and 68 direct FTE jobs during the operational phase;
- The proposed development will facilitate ecologically sustainable development through a range of design and operation initiatives;
- It constitutes the orderly and economic development of the site, to meet the growing demand for housing in close proximity to transport nodes and services; and
- It promotes good design, with the layout, landscaping and built form presenting a resolve solution which contributes positively to the GSTC.
- The assessment of the proposed development throughout this EIS and Rezoning Statement concludes that the development is not expected to have unreasonable environmental impacts following the implementation of key mitigation measures.
- It is consistent with Division 4.7 of the EP&A Act because:
  - The development has been declared to have state significance
  - The development has been evaluated and assessed against the relevant heads of consideration under section 4.15(1), as outlined in this table.

### 9.3.2 Principles of Ecologically Sustainable Development

Section 193 of the EP&A Regulation outlines four (4) principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation, pricing and incentive mechanisms.

An analysis of these principles is provided in the following sections.

#### 9.3.2.1 Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

The proposal has been designed in accordance with a wide range of ESD goals relating to the design, construction and operational stages. The design will incorporate energy efficiency and passive design features to minimise severe or irreversible environmental damage. Additionally, the development team will ensure that the building minimises the impact on the environment throughout construction and operation through sustainable energy, waste, water and material solutions as outlined in the ESD Report at **Appendix O**.

#### 9.3.2.2 Intergenerational Equity

Intergenerational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Use of sustainable materials with low embodied emissions.
- Improving biodiversity through incorporating native vegetation throughout the site's landscaping.
- Incorporating water-efficient fixtures, water reuse reticulation systems and WSUD throughout the development.
- Educating employees and occupants about sustainable practices and responsible resource use.

The proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such

as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this EIS and the appended technical reports.

### 9.3.2.3 Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration. The proposal would not have any significant effect on the biological diversity and ecological integrity of the study area.

### 9.3.2.4 Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance.

## 9.4 Likely Impacts of Development

Having regard to the natural environment, built environment and economic and social impacts of the proposed development, the likely impacts of development are considered acceptable as outlined in the following sections.

Additionally, the proposed mitigation measures detailed within **Section 6.0** and **Appendix E** outlined mitigation and management measures that will minimise the impact of the proposed development.

### 9.4.1 Natural Environment

This EIS and Rezoning Statement demonstrates that the impacts of the proposal can be suitably managed through mitigation measures and therefore has acceptable environmental impacts. All relevant environmental impacts have been assessed at **Section 8.0**, and have been determined acceptable subject to the implementation of proposed mitigation measures outlined at **Appendix D**.

### 9.4.2 Social and Economic

An assessment of the likely social impacts of the project has been undertaken in the Social Impact Assessment at **Appendix T**, prepared in accordance with DPHI's Social Impact Assessment Guidelines 2021. The assessment confirms that the proposal has the following positive social impacts:

- Introducing increased housing supply and diversity to Sydney, including both residential and student housing choices.
- Delivering public domain improvements and enhancing local character through a high-quality new built form.
- Increased employment opportunities during construction and operation

Any negative impacts arising from the development, including cumulative construction impacts as well as impacts to existing social and transport infrastructure can be appropriately mitigated through the mitigation measures outlined at **Appendix D**.

The proposed development will generate a positive economic impact through the creation of jobs during both the construction and operational phases. The proposal offers non-residential GFA and will provide multiple retail tenancies which will strengthen the GSTC as a town centre.

## 9.5 Suitability of the Site

In accordance with Section 4.15(1)(c) of the EP&A Act, the site is considered to be suitable for the proposed development for the following reasons:

- The site is located within the MU1 Mixed Use Zone which permits residential apartment buildings including retail and commercial uses. The proposed development is consistent with the objectives of this zone.
- The proposal is consistent with the broader intent and vision for the site, as well as the GSTC, delivering residential floor space alongside retail and commercial floorspace to support the success of the strategic centre of Green Square.
- The site is located in close proximity to existing public transport stations including the Green Square train station, bus interchange and Waterloo metro station.

- The site is located in proximity to a range of existing community and social infrastructure including the Green Square Plaza, library and the Drying Green which will serve the residents of the proposed development.

## 9.6 Public Interest

In accordance with Section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest for the following reasons:

- The proposed development forms part of the broader strategic vision for GSTC and will provide much needed housing in a well-located area of Sydney.
- The proposed development will deliver an increased supply of housing in a well-located area in accordance with existing strategic planning for the area, contributing to the achievement of housing and employment targets.
- The proposal supports a range of public domain improvements at the site including through-site links, active street frontages and high quality landscape design. The inclusion of laneways provide an extension of the civic plaza, promoting pedestrian movements throughout the precinct and facilitating retail activation and opportunities for social interaction.
- The proposed development will contribute to the diversity of retail offerings which meet the local demand within the GSTC, providing increased employment opportunities within the town centre and activates Green Square Plaza.
- The proposed development will provide a high level of amenity to residents including achieving high levels of compliance with solar, private communal open space and cross ventilation standards.
- The proposed development minimises amenity impacts to surrounding properties and public open spaces through careful design of the development to reduce overshadowing, noise and privacy impacts.
- Where any numeric targets and provisions for the proposed development are not met, the intent of the controls are achieved.

# 10.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the natural environment, built environment and social and economic impacts of the proposed [Insert]. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with section 190 and 192 of the EP&A Regulation.

Having regard to environmental and economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The proposal will provide significant, diverse residential housing supply at the site (800 apartments and 514 student accommodation rooms) proximate to a range of employment opportunities in the Green Square Town Centre. This will contribute directly to the objectives of the HDA and the National Housing Accord.
- The proposed development provides improved amenity by revitalising a currently undeveloped property for significant housing supply and ground level activation, with significant public domain providing new pedestrian infrastructure for occupants of the site and members of the public.
- The proposed built form and land-uses will reinforce the scale and vibrancy of the existing Green Square Town Centre. The design has been subject to a Design Review Panel process and refinements have been made to improve the quality of design.
- The proposed development will not result in adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- The proposed development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including the GSLEP and Housing SEPP.
- The proposed development is suitable for the site and in the public interest.

Given the merits described above, and the significant benefits associated with the proposed development, it is requested that the application be approved.



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