

SIA Scoping Study

Mirvac Green Square – Scoping Study

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Project Name: Mirvac Green Square HDA SSDA3 – Sites 8 and 19

Project No: 2240198

Application number: SSD-83899206

1.0 Introduction

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

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

This scoping study provides early research and identification of potential social impacts and project responses to determine whether a comprehensive SIA is required or whether impacts can be addressed within the EIS.

1.1 Scoping Study Methodology

The below methodology was undertaken to inform this study:

- Site visit and site analysis to understand any sensitive receivers and the local context.
- High level demographic analysis
- High level policy review summary
- Identification of impacted communities
- Assessment of likely social impacts, potential project responses and overall residual impact.

2.0 Project Understanding

2.1 Project Background

This report supports one of the detailed State Significant Development Applications (SSDA) (SSD- 84322496) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the construction of five mixed-use residential buildings and one mixed-use student accommodation building at 411 Botany Road and 6 Geddes Avenue (the site). The site is also known collectively as Sites 8A, 8B, 8C, 8D, 19A and 19B (Sites 8A-D and 19A-B) of the Green Square Town Centre (GSTC) and is legally described as Lot 11 and 12 in DP 1225135. The proponent for the SSDA is Mirvac Green Square Pty Limited.

The proposal aims to:

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

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

2.2.1 Previous Community Consultation

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

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

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

In addition to the above:

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

2.3 Engagement Outcomes

Community engagement was undertaken by Colliers Urban Planning for the Stage 4 and 5 Main Works. For a full report of engagement and findings, please refer to the Engagement Report prepared by Colliers Urban Planning. All Engagement outcomes have been considered within this assessment of the social impacts.

2.4 Proposal

2.4.1 Background – Housing Delivery Authority

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

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

The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs). Current SEARs for the project were issued for Early Works on 20 October 2025 (SSD-82328958) (SSDA 1), Sites 7, 17 and 18 on 15 May 2025 (SSD-83899206) (SSDA 2) and for Sites 8 and 19 on 15 May 2025 (SSD- 84322496) (SSDA 3).

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

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

In conjunction with the SSDA, a State-assessed rezoning process is intended to facilitate the proposed development.

2.4.2 Proposal Overview – Site 8 and 19

The proposed development seeks to deliver 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, the proposal seeks approval for:

- Construction of shared basement, incorporating waste facilities, servicing, 581 car spaces and bicycle spaces.
- Construction of site 8A as a mixed use residential building up to 29 storeys in height, comprising:
 - 266 dwellings including a variety of dwelling types including 1, 2,3 and four-bedroom apartments.
 - Non-residential floor space including retail, food and beverage tenancies, and a resident lobby.
- Construction of site 8B as a mixed use student accommodation building up to 22 storeys in height, comprising:
 - 514 rooms (711 beds).
 - Non-residential floor space including retail, food and beverage tenancies, a residential lobby and loading dock.
 - Residential amenities including communal space.
- Construction of site 8C as a mixed use residential building up to 29 storeys in height, comprising:
 - 254 dwellings including a variety of dwelling types including 1, 2,3 and four-bedroom apartments.
 - Non-residential floor space including retail, food and beverage tenancies, a resident lobby and loading dock.
 - Residential amenities including communal space and a pool.
- Construction of site 8D as a mixed use residential building up to 8 storeys in height, comprising:

- 51 dwellings including a variety of dwelling types including 1, 2 and three-bedroom apartments.
- Non-residential floor space including retail, a resident lobby and loading dock.
- Residential amenities including communal space.
- Construction of site 19A as a mixed use residential building up to 29 storeys in height, comprising:
 - 187 dwellings including a variety of dwelling types including 1, 2, 3 and four-bedroom apartments.
 - Non-residential floor space including retail, food and beverage tenancies, and a resident lobby.
 - Residential amenities including communal space and a pool.
- Construction of site 19B as a mixed use residential building up to 8 storeys in height, comprising:
 - 42 dwellings including a variety of dwelling types including 1, 2 and three-bedroom apartments.
 - Non-residential floor space including retail, and resident lobby.
- Public domain and landscaping improvements, including:
 - External pedestrian laneways, pathways and through-site links.
 - Construction of Woolpack Street and Hinchcliffe Street as a two-way vehicular access road.
 - Tree removal, protection, new plantings and landscaping works.
- Utility and stormwater connections to support the new development.
- Staged stratum subdivision of the development lot to create the stratum lots associated with the residential buildings above.
- Concurrent amendments to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to facilitate the SSDA.

3.0 Subject Site

3.1 Local Context

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

3.2 Site Description

The site is located at 411 Botany Road and 6 Geddes Avenue, Zetland and is located within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney CBD and within immediate proximity of the Green Square Railway Station. The site forms the southern component of the Mirvac HDA proposal, consisting of two lots which is legally described as Lot 11 and 12 in DP1225135. An aerial photo of the site is shown at **Figure 1** below.

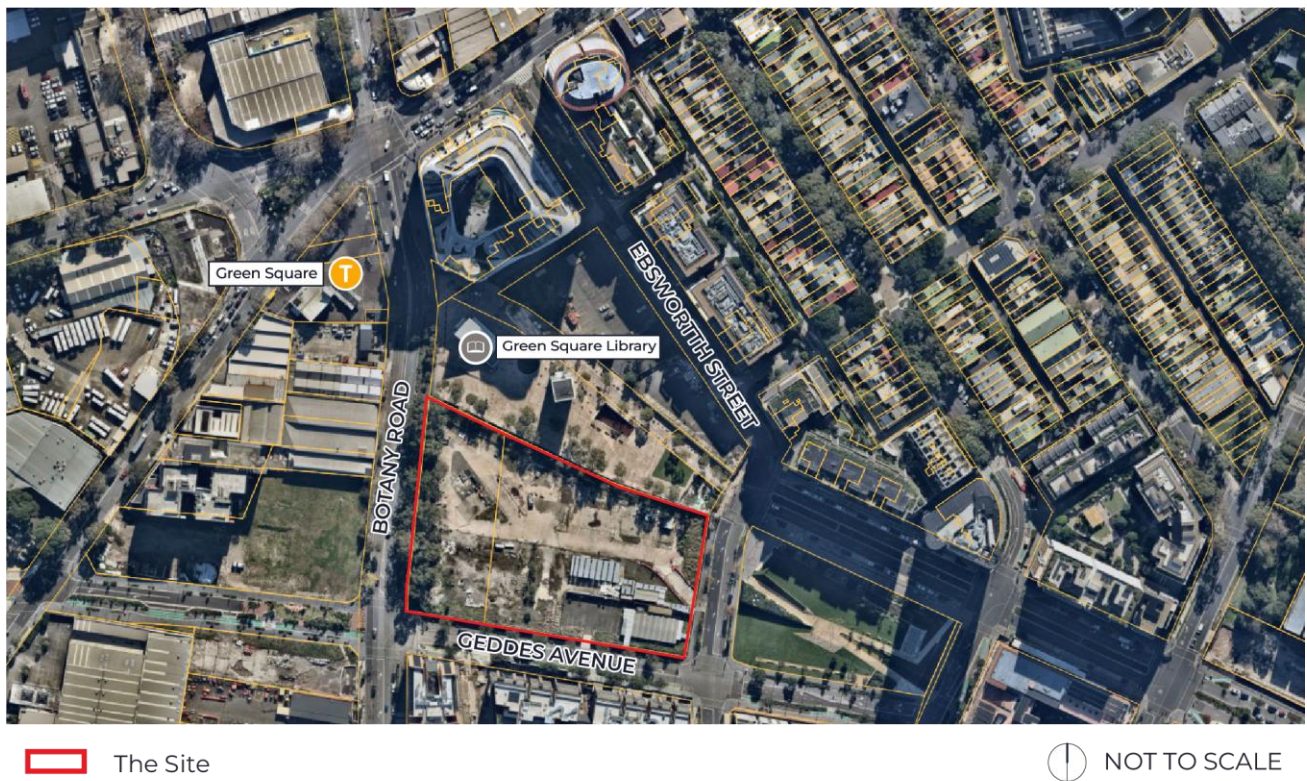


Figure 1 Sites 8A-D and 19A-B Aerial

Source: Nearmap, Colliers Urban Planning edits.

3.2.1 Site Visit Observations

A site visit was undertaken on 29 November 2025 mid-afternoon to understand the local context and any potential sensitive receivers. Observations from the site visit are noted below and site visit images are shown in **Figure 3** to **Figure 6**.

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



Figure 2 The site viewed from Paul St and Zetland Ave



Figure 3 The site viewed from Ebsworth St



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



Figure 5 Businesses along Ebsworth St



Figure 6 The site from Tweed Place

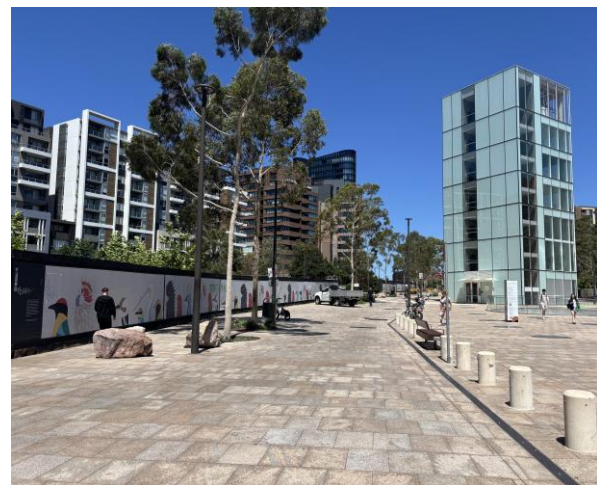


Figure 7 The site, adjacent to Green Square Library

4.0 Social Context

4.1 Strategic Policy Review

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

Table 1 Strategic policy drivers

Policy theme	Key implications for the site and assessment	Source
Need for housing	- As part of its commitment to the National Housing Accord, the NSW Government has set a target to deliver 377,000 new, well-located homes across the state by 2029. - The Housing Strategy is a 20-year framework guiding the scale, location, and diversity of future housing across local government areas. It outlines the City's priorities, objectives, and actions for housing delivery through to 2036, covering private market housing, social housing, affordable rental housing, and non-private housing such as student accommodation and boarding houses. - The City is projected to grow by 56,000 new dwellings by 2036 and has capacity to accommodate an additional 57,000 homes—including student housing—supporting a population increase of approximately 115,000 people. - A key priority is to ensure new housing is located near infrastructure, employment hubs, open space, and public transport to support high-density living and enhance urban liveability (Housing Strategy, p.5). - The Strategy promotes housing diversity and aims to expand the supply of affordable rental housing. Between 2027 and 2036, the City targets the delivery of 5,428 additional affordable homes, contributing to a broader goal of 7.5% of all housing being affordable rental stock, as outlined in the Sustainable Sydney 2030–2050 Strategy (Housing Strategy, p.13). - Specifically pertaining to the Green Square area, the 2013 Public Domain Strategy anticipated 6,750 residents and 7,600 workers within the Town Centre, supported by 330,800 m² of residential floor space and high-density housing above retail and civic spaces (p. 13, 28, 31).	- National Housing Accord (Australian Government, 2022) - Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) - Green Square Town Centre Public Domain Strategy (CoS, 2013)
Increasing diversity and choice in housing	- The <i>Housing for All Strategy</i> outlines a long-term vision to deliver inclusive, diverse, and affordable housing across the City of Sydney. It emphasizes the importance of responding to demographic shifts, evolving household needs, and affordability pressures through a range of targeted actions - The Strategy promotes a balanced mix of studio, one-, two-, and three-bedroom dwellings to meet the needs of singles, couples, families, and multigenerational households. This diversity is key to improving affordability and ensuring housing supply reflects the changing composition of the population - Recognising the growing demand for secure rental housing, the City supports build-to-rent developments as a way to offer long-term tenure stability, professional management, and increased rental supply—particularly in high-demand urban areas - With a rising proportion of older residents, the Strategy prioritizes universally designed, accessible, and adaptable housing to	- Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) - Green Square Town Centre Public Domain Strategy (CoS, 2013)

Policy theme	Key implications for the site and assessment	Source
	support ageing in place. This includes homes that can accommodate changing mobility and care needs, enabling seniors to remain in their communities with dignity and independence The site is located within the designated 'Activity Precinct', a vibrant hub designed for communal activities such as play, learning, cultural events, and public transport access. The adjacent Civic Place is to be framed by retail and dining options, with high-density residential development positioned above this lively core.	
Social, cultural and community vibrancy	- It is a key state and local priority for neighbourhoods to foster community connection and social connection through the provision of community and cultural infrastructure. - The City notes that major renewal sites increase residential density and therefore create significant demand on infrastructure, transport, open space, streets and community and cultural infrastructure (p. 44, Housing Strategy). - City surveys with the community identified that people care about the environment, transport, social cohesion and community harmony and affordable and diverse housing options (p.15, Community Strategic Plan). - Specifically pertaining to the Green Square area, objectives of the public domain is to create inclusive spaces for children, older people, low-income groups, and people with disabilities (Public Domain Strategy, p. 15) - The site is adjacent to Green Square Civic Place which is positioned to be the "social and cultural heart" with library, plaza, and event infrastructure (Public Domain Strategy, pp. 27–28, 56). - Encourages mixed-use development and community facilities (childcare, cultural spaces), supporting diverse lifestyles (CoS 2013, p. 5–6).	- Eastern City District Plan (Greater Cities Commission 2019). - Housing for All: City of Sydney Local Housing Strategy (CoS, 2020) - Sustainable Sydney 2030: Community Strategic Plan 2017-2021 (CoS, 2017). - Green Square Town Centre Public Domain Strategy (CoS, 2013) - Green Square Community Floorspace Guidelines 2013 (CoS, 2013)

4.2 Social Locality Definition

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

Table 2 Social localities for assessment

Study Area	Relevance to SIA	Definition in this SIA
Primary Social Locality (PSL)	- Likely to be localised social impacts relating to the immediate surrounds of the site, for example impacts associated with the construction of new buildings (i.e., amenity values, access, noise, air quality) - Longer term impacts such as potential noise, light, traffic and/or increased activity in the area may occur within the close proximity to the proposed development	- Incorporates the immediate residents, businesses and other facilities most likely to experience direct impacts during construction, as well as operational impacts. - We propose the primary social locality to be the suburb of Zetland where the Subject Site is located – which will be the proxy for local demographics. - However, in practice an informal radius 500m from the project boundaries will also be considered when discussing impacts.
Secondary Social Locality (SSL)	Understand the broader impacts and benefits that the proposed development will likely have on the surrounding community	Defined using the local government area boundary for City of Sydney LGA.

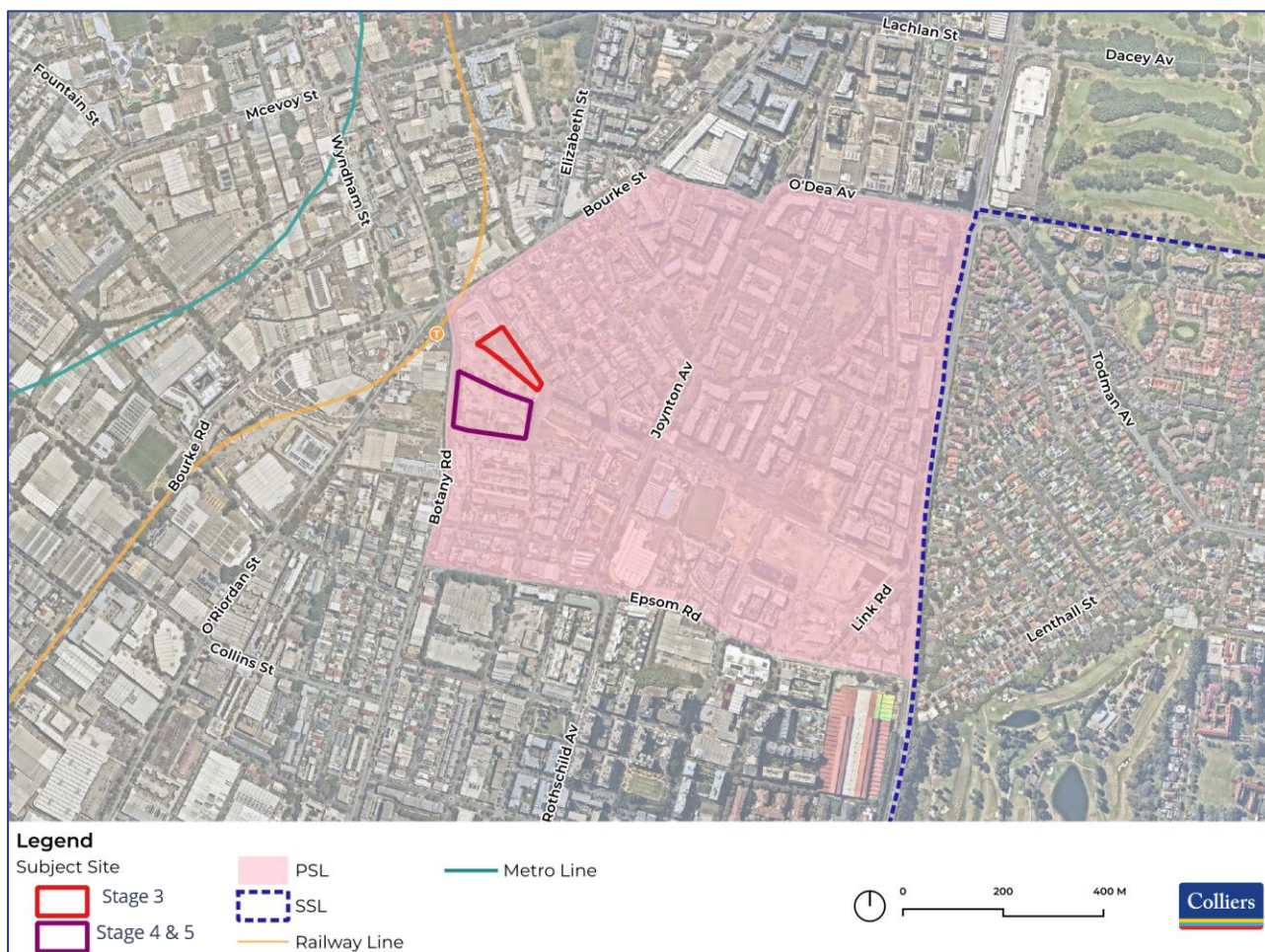


Figure 8 *Primary Social Locality*

Source: Nearmap, QGIS, Colliers

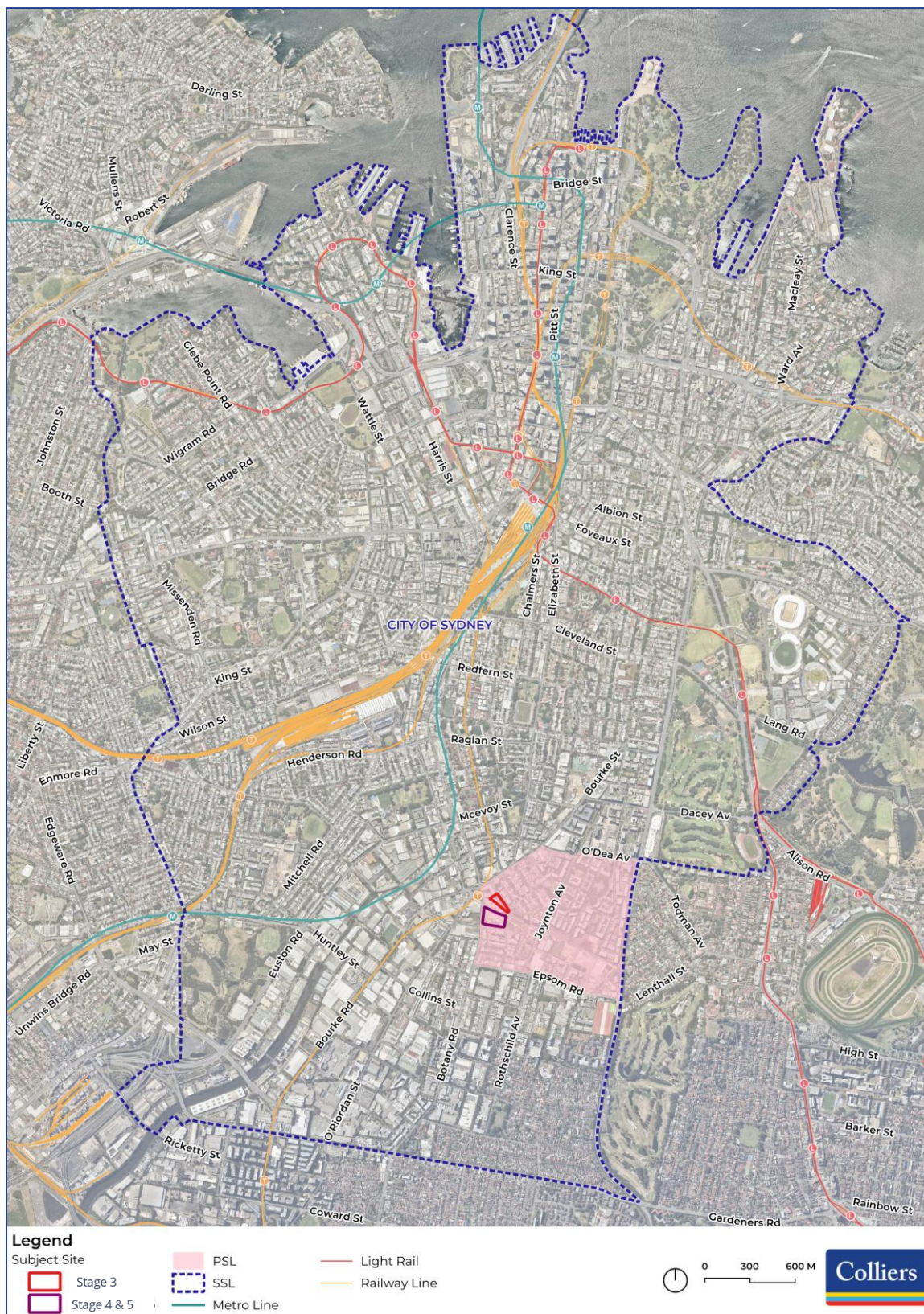


Figure 9 Secondary Social Locality

Source: Nearmap, QGIS, Colliers

4.3 Community Profile

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

Table 3 Community Profile

Category	Key findings
 Population and age structure	The PSL has a younger population compared to the SSL and Greater Sydney - The PSL has a median age of 30.3 years, indicating a younger demographic profile compared to both the SSL at 33.3 years and Greater Sydney overall at 37.3 years. - This younger age profile in the PSL is largely attributed to a significant proportion of residents aged between 25-34 years that make up 43.1% of the population.
 Household and family characteristics	Couple only family households and group households make up a significant share of households. - The PSL largely comprises of smaller households including couple only (35.3%) and lone person (31.8%) households compared to 30.2% and 41.1% for these households in the SSL and 24.5% and 23.3% for these households across Greater Sydney. - Group households make up 15.2% of household type in the PSL higher than the SSL (11.6%) and Greater Sydney (4.1%).
 Cultural and linguistic diversity	More residents in the PSL were born overseas predominantly from English speaking nations compared to those in the SSL and Greater Sydney. - The PSL has a lower share of Aboriginal and Torres Strait Islander people at 0.9% compared to 1.5% in the SSL and 1.8% in Greater Sydney. - In the PSL some 64.6% were born overseas compared to the SSL where 51.5% were born overseas and Greater Sydney where 38.9% were born overseas. - The PSL has a significantly lower share of Australian born residents at 35.4% compared to the SSL (48.5%) and Greater Sydney (61.1%)
 Income and employment	Relatively affluent income profile in the PSL - Residents in the PSL have a median annual household income of \$113,720, slightly lower than the SSL at \$114,250 and higher than Greater Sydney at \$108,750. - The PSL has a higher individual income at \$66,000 compared to \$64,700 in the SSL and \$45,930 in Greater Sydney. - A significant share of PSL residents are employed in Professional, scientific and technical services (17.8%) and Health care and social assistance (11.7%)
 Dwellings and tenure	High density dwellings are the most common dwelling type across the PSL. The PSL also has a high proportion of rented dwellings. - Flats, units and apartments comprise of 92.7% of all dwelling types in the PSL compared to 78.9% in the SSL and 30.7% in Greater Sydney. Low to medium density dwellings including separate houses and semi-detached dwellings make up a significantly smaller share of dwelling types in the PSL. - The PSL 71.1% of household living in rented dwellings compared to 65.0% in the SSL and 36.1% in Greater Sydney. - The PSL has an average household size of 2.0 persons per household compared to 1.9 persons per household in the SSL and 2.7 persons per household in Greater Sydney.

Category	Key findings
 Socio-economic advantage/disadvantage	The PSL has a relatively advantaged socio-economic community - The PSL has high socio-economic status and is in the top 10% of all suburbs for Relative Socio-economic Advantage and Disadvantage. - City of Sydney is also a high socio-economic LGA as it is in the top 10% of all LGAs for Relative Socio-economic Advantage and Disadvantage.

5.0 Preliminary Social Impact Assessment

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

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

The social impact significance matrix specified in the SIA Guideline has been adopted for the purposes of undertaking this SIA (see **Table 4**).

Table 4 Social Impact Significance Matrix

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

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

5.1 Key impacted communities

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

People more likely to be highly impacted – concentrated in and near the PSL:

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

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

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

Future stakeholders (relevant to the PSL and SSL):

- Construction workers
- People looking to secure housing in the local area
- Key workers looking to secure affordable rental housing in the local area
- Future residents, employees and visitors to the site.

5.2 Social impact scoping study

5.2.1 Sites 8 and 19 (Build to Sell and Student Accommodation)

Table 5 Scoping Study

Potential Impact	Social Factors	Initial Assessment		Impact dimensions (likelihood, duration, experience)	Project Responses
		Key impacted communities	Relevant context		
Increased supply of diverse housing typologies (build to sell and student accommodation) in a well-located, highly accessible precinct. The proposal delivers a mix of Build-to-Sell apartments and purpose-built student accommodation, contributing to housing diversity within Green Square area and supporting demand from owner-occupiers, investors, and the local student population	• Accessibility • Livelihoods • Way of life	• People looking to secure housing or student accomodation in the local area • Future residents, employees and visitors to the site.	• Supports additional dwellings in Green Square Town Centre, a strategic high-density growth precinct. • Aligns with City of Sydney Housing Strategy priorities for diverse housing forms, including private market housing and non-private housing. • Responds to local demographics: younger PSL population (median age 30.3 years; 43.1% aged 25–34). • PSL characterised by smaller households (high proportion of couple-only, lone-person and group households). • Highly accessible location adjacent to Green Square Station and Civic Place, consistent with strategic focus on infrastructure-aligned growth. • Consultation with community reflected a strong desire for clarity on housing mix and number of occupants per apartment (Engagement Report prepared by Colliers Urban Planning, Dec 2025)	Almost Certain/Moderate = High (positive)	• Provide a diverse mix of apartment types that reflects the PSL demographic profile (high proportion of 1–2 person households and group households). • Ensure apartment designs meet the SEPP 65 and Apartment Design Guide requirements to support liveability in a high-density environment. • Communicate clearly to the community about dwelling mix and number of units to address consultation findings requesting clarity. • Deliver high-quality communal spaces for both residents and students to support local social connection.
Delivery of high-quality, managed student accommodation in proximity to major transport and education hubs. The proposal provides professionally managed student beds, reducing pressure on local private rentals and improving access to safe, affordable, well-located housing for domestic and international students.	• Accessibility • Livelihoods • Way of life	• Students seeking affordable rental housing.	• Student accommodation recognised in City of Sydney Housing Strategy as important for meeting growth in non-private housing demand. • PSL shows strong cultural diversity (64.6% born overseas), consistent with areas containing significant student populations. • Purpose-built student housing reduces pressure on private rental market in a high-demand area, in context of national housing crisis. • Proximity to Green Square Station provides efficient transport access to major educational institutions. • Professionally managed accommodation supports safety, amenity and tenure certainty for student cohorts. • A finding of community consultation was that there was a strong preference for affordable housing over student accommodation (Engagement Report prepared by Colliers Urban Planning, Dec 2025)	Almost Certain/Moderate = High (positive)	• Implement professional onsite management to provide safety, wellbeing support and behavioural oversight for students. • Incorporate secure access, 24/7 support and tailored student amenity areas to reduce off-site spillover and integrate students positively into the neighbourhood. • Provide information to nearby residents and businesses about student accommodation management processes, given community sensitivities around density and behaviour. • Coordinate with local transport and education providers (where relevant) to manage peak-hour flows and encourage active travel.
New ground-floor retail and activation contributing to local vibrancy, amenity, and social connection. The proposal includes new retail and dining opportunities that strengthen the walkable town-centre environment, support passive surveillance, and enhance day-to-day convenience for residents, students, workers, and visitors.	• Livelihoods • Community • Culture	• Existing residents of Green Square/Zetland and surrounding suburbs. • City of Sydney LGA residents. • Small business looking for retail space in the local area. • Future residents, employees and visitors to the site.	• Green Square Public Domain Strategy identifies Civic Place as the “social and cultural heart” requiring active frontages and mixed uses. • Builds on existing activity along Ebsworth Street, Paul Street and Zetland Avenue. • Engagement findings show strong community demand for expanded retail, more diverse dining options and everyday convenience services. • Supports walkability, passive surveillance and vibrant street-level activity in a high-density urban renewal area. • Responds to expectations for a more complete neighbourhood with a mix of daily-use services.	Almost certain/Moderate = High (positive)	• Prioritise everyday convenience services, small local operators, diverse dining options including a variety of all-hours dining options across breakfast/lunch/dinner times, reflecting community consultation insights. • Incorporate universal design and accessible public realm interfaces to support inclusive movement throughout Ebsworth Street, Paul Street and adjacent laneways. • Deliver high-quality landscaping, wayfinding and placemaking consistent with the Green Square Public Domain Strategy. • Integrate public art, seating and lighting to strengthen activation and passive surveillance at street level. • Collaborate with City of Sydney and the Library to explore opportunities for community events and activation aligned with Civic Place programming.
Creation of construction and operational employment opportunities and increased local economic activity. The development will generate construction employment, operational roles associated with retail and building management and increase footfall supporting surrounding local businesses.	• Livelihoods	• Construction workforce • Future retail workers and small businesses • Nearby existing businesses benefiting from secondary spend.	• Construction period is expected to support total employment of up to 1,180 direct job-years. • Proposal will directly support around 68 direct Full-Time Equivalent (FTE) jobs once operational – mostly retail employment, with the student accommodation also supporting 5 FTE of these jobs. • PSL workforce is predominantly professional, so operational and construction roles likely to benefit workers from surrounding suburbs and the wider LGA. • Increased footfall from workers, residents and students may support local SMEs along Botany Road, Ebsworth Street and Paul Street. • Employment opportunities located in a well-connected, central precinct near Green Square Station.	Likely/Moderate = High (positive)	• Prioritise local procurement and indigenous procurement and contractor engagement where feasible to maximise local economic benefit. • Advertise operational roles (retail, building management, student accommodation services) through local channels within the LGA once development complete. • Provide workforce inductions covering local amenity expectations, pedestrian safety and access requirements. • Schedule construction vehicle movements in line with consent conditions and Construction Noise and Vibration Management Plan. Keep nearby businesses, residents and area visitors updated on disruptions via a construction communications program.

Population uplift from new residents and students potentially increasing demand on local public transport, public domain, and social infrastructure. Additional residents and student populations may place pressure on parks, libraries, pedestrian networks, and public transport services during peak periods.	• Accessibility	• Existing residents of Zetland/Green Square and surrounding suburbs. • City of Sydney LGA residents. • Future residents of the site.	• Additional residents and students contribute to cumulative population growth within Green Square. • Area already characterised by high-density living (92.7% flats/units in PSL) and strong public transport usage. • Community feedback raised concerns about congestion, pedestrian safety and traffic management near parks. • Potential pressure on existing civic facilities, including Green Square Library and surrounding public domain. • Need to consider alignment between population uplift and capacity of transport and social infrastructure.	Possible/Moderate = Medium (negative)	• Work with City of Sydney and DPHI to align development staging with local infrastructure capacity and contributions. • Implement robust travel demand management measures, including: - Supporting public and active transport use - End-of-trip facilities - Wayfinding to encourage walking and cycling - Delivery of agreed number of private car parking and bike parking spots. • Consider onsite multipurpose communal rooms or bookable spaces available to building residents to reduce pressure on nearby social infrastructure, such as Green Square Library. • Explore partnerships with local childcare, health and wellbeing providers to respond to community needs over time.
Temporary disruption to local amenity, access and daily routines during construction. Residents, businesses, library users, and school communities may experience noise, vibration, dust, increased vehicle movements, and temporary changes to pedestrian access throughout construction stages. Parents and children of Green Square Public School and library users are sensitive receivers.	• Surroundings • Accessibility • Way of life • Health and wellbeing	• Patrons of Green Square Library (sensitive receivers) • Green Square Public School (sensitive receivers) • Commuters using Green Square Station • Nearby businesses located along Botany Road, Ebsworth Street, Bourke Street, Geddes Avenue, Zetland Avenue, and Paul Street • Residential neighbours on Botany Road, Ebsworth Street, Bourke Street, Geddes Avenue, Zetland Avenue, and Paul Street • Existing residents of Green Square/Zetland and surrounding suburbs.	• Site located in a dense mixed-use environment with high pedestrian volumes and narrow streets. • Sensitive receivers nearby include Green Square Library, Green Square Public School and adjacent residential buildings. • Engagement findings identify strong concern about noise, vibration, dust and construction duration. • Library's underground quiet spaces particularly sensitive to noise and vibration during bulk excavation. • Construction estimated to span approximately 30 months from Q1 2027, creating prolonged disruption.	Almost certain/moderate = High (negative)	• Implement a comprehensive Construction Management Plan addressing traffic, access, noise, vibration, dust and safety in a dense urban area. • Maintain regular communication with Green Square Library, Green Square Public School, nearby residents and local businesses - especially prior to high-impact works. • Provide advanced notice for any works affecting pedestrian access, particularly near Green Square Station. • Establish a clear complaints management process with timely response protocols. • Monitor and manage noise and vibration during bulk excavation to ensure alignment with consent conditions and Construction Noise and Vibration Management Plan. Consult with nearby sensitive receivers, including the Library, to understand their needs, and keep updated of disruptions with construction communications program.

6.0 Conclusion

This social impact assessment scoping study has been undertaken to identify any potential social impacts and project responses because of the construction of five mixed-use residential buildings and one student accommodation building, supported by ground-floor retail, shared basements, communal amenities and new public domain connections across Sites 8 and 19.

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

It is noted that comments were raised during the community engagement process that related to:

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

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