

GYDE

Mitigation Measures Table

SSD-94893958

5-9 Nulla Nulla Street and 4-6 Ku-ring-gai Avenue

23 November 2025



Mitigation Measures Table

The following table should be reviewed in conjunction with Section 6 of the Environmental Impact Statement.

SEARs No.	Potential Impact	Approach
Mitigation Measures – Required as Conditions to address Residual Impacts		
SEAR 4 – Engagement	Community unsatisfied with consultation	<ul style="list-style-type: none"> Ongoing communication with the Council, NSW Government agencies, a representative from the Local Aboriginal Land Council (LALC) and other key stakeholders as the project progresses. Refer to Section 5 of EIS. An extensive program of community engagement predates the submission of this SSDA, including: <ul style="list-style-type: none"> A community ‘drop in’ session on 13 October 2025. An online survey. Circulation of flyers with project information. Further reference should be made to the Engagement Outcomes Report that accompanies this SSDA.
SEAR 5 – Design Quality	Sub-optimal design outcome.	<p>Refer to the Architectural Design Report and the Environmental Impact Statement, which establish that:</p> <ul style="list-style-type: none"> The proposal responds to traditional and contemporary height datums at the site, with recessed upper levels and varied façade treatments to soften the perceived scale of development.
SEAR 6 – Built Form and Urban Design	Sub-optimal urban design outcome.	<ul style="list-style-type: none"> Item 6 of the SEARs provides a direction to “provide an assessment of the development against the ADG”. The provisions of the ADG that apply to the proposed development have been addressed within Section 9 of the Architectural Design Report. The following is noted in summary: <ul style="list-style-type: none"> Principle (c) within Section 1.3 of the Housing SEPP establishes the intent for high-amenity residential design outcomes in NSW. Specifically, Principle (c) provides a direction to ensure “reasonable” residential amenity. In the context of this project, this direction has been implemented over and above what would simply be ‘reasonable’ in amenity terms, noting the below-listed outcomes that have been achieved. The combined area of COS equates to 31% of the total site area. This exceeds the minimum requirement of 25% under Objective 3D-1 of the ADG. 96% of the proposed apartments will receive at least 2 hours of direct sunlight to living rooms/private open spaces between 9:00 AM and 3:00 PM during Winter Solstice (21 June). This exceeds the minimum requirement of 70% under Objective 4A-1 of the ADG.

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		<ul style="list-style-type: none"> - 64% of the proposed apartments are naturally cross ventilated. This exceeds the minimum requirement of 60% under Objective 4B-3 of the ADG. - All of the proposed apartments exceed the minimum area (m2) requirement under Objective 4D-1 of the ADG. - All private balconies, terraces and courtyard spaces either meet or exceed the minimum area (m2) and depth (m) requirements under Objective 4E-1 of the ADG. - Further reference should be made to the exhaustive assessment against the ADG that has been provided within Section 9 of the Architectural Design Report. • The massing strategy presents an articulated building form with adequate street setbacks a generous break between Building A and Building B that accords with the <i>NSW Apartment Design Guide (ADG)</i>. • Landscaped street interfaces will enhance the profile of each adjoining streetscape. • Tree canopy coverage has been maximised to exceed baseline expectations that have been established by the <i>Low and Mid Rise Housing Tyree Canopy Guide</i>. • Notwithstanding the minor height variation that is sought, which equates to 5.3% of the standard to be varied, the scale of the proposed development is reasonable to anticipate under the applicable statutory built form controls. Further reference should be made to the accompanying Clause 4.6 Variation Request. • Site isolation was raised as a potential concern by Council in relation to the south-adjoning property at 2 Ku-ring-gai Avenue. Discussion within the EIS, which references an Indicative Massing Scenario for this property, sufficiently responds to this matter.
SEAR 7 – Environmental Amenity	Adverse reduction to wind, acoustic and/or solar amenity.	<ul style="list-style-type: none"> • Wind: <ul style="list-style-type: none"> - Section 10.6 (Façade wind mitigation) of the Architectural design report outlines targeted architectural and landscape measures to mitigate wind impacts, improve pedestrian comfort and protect overall communal amenity. - As set out within the accompanying Statutory Compliance Table, a benchmarking exercise has been undertaken based on the wind reporting frameworks that apply under the KDCP 2024 and other DCPs from different LGAs. This benchmarking exercise, which is provided as an attachment to the Statutory Compliance Table, has been undertaken to verify the appropriateness of the qualitative approach towards wind reporting in the context of this medium-rise project. With reference to the points above and the appended benchmarking exercise, the completion of wind tunnel testing is not considered to be necessary for the purposes of supporting this SSDA. • Acoustic: <ul style="list-style-type: none"> - As set out within the EIS and the Noise and Vibration Impact Assessment, construction noise emissions will occur over a temporary period (a single, un-staged construction phase), and appropriate

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		<p>management measures will be implemented. Works will be undertaken within Council’s standardised hours of construction.</p> <ul style="list-style-type: none"> - Screening will be erected around mechanical plants on the roof levels of Building A and Building B, consistent with the recommendations made within the Noise and Vibration Impact Assessment. - High-performance glazing will be installed to minimise the potential for unacceptable noise intrusion that could compromise residential amenity. Glazing specifications will be confirmed before a Construction Certificate is issued. - The communal terraces on Level 8 of Building A and Building B are enclosed by roofing and peripheral planting. Both communal terraces are recessed back from the primary façade alignment. The terraces are configured and dimensioned to limit the potential for large gatherings. As set out within the EIS, a curfew is not required to restrict the hours of use for either of the communal terraces to maintain an appropriate level of acoustic amenity. <ul style="list-style-type: none"> • Solar Amenity: <ul style="list-style-type: none"> - The proposed extent of overshadowing is reasonable to anticipate under the applicable built form controls, which envisage an outcome for the site that is consistent with the scale of development that is being progressed under this SSDA. - As set out within the Clause 4.6 Variation Request, the extent of overshadowing that is attributable to the minor height variation that is sought is immaterial. This will not result in any unreasonable reduction to the level of solar amenity that is afforded to surrounding residential properties. • View Loss: <ul style="list-style-type: none"> - Refer to Section 6.8.2.2 of the EIS. Private domain views that interface with the proposed development are fortuitous and are not uncompromisingly reliant on the visibility of any scenic elements. - The submitted documentation has demonstrated that the proposed development does not contravene established case law principles that regulate private domain view loss as an assessment matter. • Reflectivity and Lighting: <ul style="list-style-type: none"> - No flood lighting will be installed. All external lighting will be located and/or angled to ensure there will be no unacceptable glare impacts to proposed apartments, adjoining residential properties, pedestrians and motorists. External lighting fixtures will comply with Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting. - High-performance glazing will be installed to minimise the potential for adverse reflective glare emissions. In line with standard industry practice, glazing specifications will be confirmed before a Construction Certificate is issued.
SEAR 8 – Visual Impact	Adverse reduction to public and	<ul style="list-style-type: none"> • Section 6.8.2.1 of the EIS has demonstrated that:

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	private domain views that is not reasonable to anticipate at the site.	<ul style="list-style-type: none"> - The scale of the proposed development is reasonable to anticipate under the applicable built form controls for Low and Mid Rise / Infill Affordable Housing. - Notwithstanding the above, vegetation, considerate massing, and recessive design elements have been implemented to manage the perceptible scale of development. - The proposed development will not result in an unreasonable reduction to the observable quantum of open sky. • The Heritage Impact Statement (HIS) considers the Visual Analysis material within the Architectural Design Report in relation to historic values that are associated with the Ku-ring-gai Avenue HCA and surrounding local heritage items (including 'Mildura', which adjoins the site at 8 Ku-ring-gai Avenue). The HIS confirms that the proposal will not result in any unacceptable visual impacts from a built heritage perspective. • Established case law principles confirm that visual change in relation to private domain views is a matter of planning discretion, not absolute entitlement. In this case, it is strongly anticipated that there will be no unreasonable change to private domain views with respect to the applicable built form controls. • No additional (bespoke) visual mitigations are necessary beyond what has already been proposed in the form of a high-quality design outcome that is sufficiently screened.
SEAR 9 - Transport	Reduced service levels on local roads. Risk to life.	<ul style="list-style-type: none"> • Provision of residential parking in accordance with the Housing SEPP requirements. • Provision of bicycle spaces in accordance with the KDCP 2024 provisions for the market residential apartments. • The basement parking areas and loading docks achieve relevant Australian Standard requirements. • Swept path analysis has been undertaken and not conflicts occur. • A preliminary Construction Traffic Management Plan has been submitted, and a final Construction Traffic Management Plan will be submitted before a Construction Certificate is issued.
SEAR 10 – Noise and Vibration	Adverse reduction to acoustic amenity.	<p>Refer to Section 6.9 of EIS. Mitigations that will be implemented on an as-needed basis to satisfy the applicable acoustic design requirements include:</p> <ul style="list-style-type: none"> • Management of acoustic emissions from building plants, including roof level mechanical plants around which screening will be installed. • Application of high-performance glazing. • Management of acoustic emissions during the construction phase. • Further reference should be made to the Acoustic Impact Assessment that has been appended to this SSDA.
SEAR 11 – Water Management	Pollutant liquid discharges. Stormwater	<ul style="list-style-type: none"> • Stormwater drainage system designed in accordance with the requirements outlined in AS3500.3 and of Ku-ring-gai Council's Development Control Plan Part 24.

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	accumulation at ground level	<ul style="list-style-type: none"> The stormwater management strategy including on-site stormwater detention, stormwater quality and stormwater drainage are designed in accordance with the relevant requirements of Ku-ring-gai Council Development Control Plan Part 24 and AS 3500.3.
SEAR 12 – Ground and Groundwater Conditions	Unsuitable site conditions for development.	<p>General</p> <p>The development must be undertaken in accordance with the Geotechnical Recommendations set out under the Geotechnical Investigation Report prepared by Morrow Geotechnics.</p> <p>Further drilling and long-term groundwater studies must be taken prior to issue of a Construction Certificate in order to confirm the conceptual geotechnical and hydrogeological models presented in the Geotechnical Desktop Study.</p> <p>A comprehensive geotechnical investigation should be undertaken prior to the commencement of construction. The Intrusive investigation can be used to assess the nature and sequence of the subsurface strata, including physical and mechanical properties for use in specifying geotechnical design parameters. The investigation must consist of at least six boreholes extending to a minimum depth of 5 m below the proposed excavation level. Furthermore, geotechnical inspections and verifications may be necessary during construction to confirm that design requirements and assumptions are met. These assessments can include verifying foundation materials, assessing soil/rock bearing capacity for shallow footings, and inspecting bored piles.</p> <p>Excavation Conditions</p> <ul style="list-style-type: none"> All excavated material transported off site should be classified in accordance with NSW EPA 2014 - Waste Classification Guideline Part 1; Classifying Waste. A suitably qualified geotechnical engineer is to assess the condition of exposed material at foundation or subgrade level to assess the ability of the prepared surface to act as a foundation or as a subgrade. Observation of the material within pile excavations should be undertaken at the start of piling works to confirm that material across the site is in accordance with the geotechnical model presented in this report. Regular inspections of battered and unsupported excavations, where proposed, to confirm geotechnical conditions and to assess the suitability of design assumptions and to provide further advice with regards to excavation retention/ support and proposed construction methodologies, if required. <p>Groundwater Conditions</p> <ul style="list-style-type: none"> Where groundwater ingress is encountered during pile excavation, concrete is to be placed as soon as possible upon completion of pile excavation. Pile excavations should be pumped dry of water prior to pouring concrete, or alternatively a tremmie system could be used.
SEAR 13 – Contamination and Remediation	Ongoing risk to human health.	<ul style="list-style-type: none"> Prepare an unexpected finds protocol. A full hazardous materials assessment will be undertaken prior to demolition works. Where any hazardous materials have been identified, they are to be removed and managed in accordance with SafeWork and any other relevant statutory requirements or recommendations of the Hazmat assessment.

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SEAR 14 – Trees and Landscaping	Reduction to tree canopy coverage and habitat.	<ul style="list-style-type: none"> • Landscaping to be delivered on-site as per the landscaped plans prepared by Ezigrow. • Prior to and during construction, the mitigation measures outlined in Ezigrow’s Arboricultural Impact Assessment and Method Statement are to be implemented.
SEAR 15 – Ecologically Sustainable Development	Environmentally destructive development.	<ul style="list-style-type: none"> • The proposed development will be constructed to satisfy the applicable provisions of the <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i>. An Ecologically Sustainable Development (ESD) Report has been supplied with this SSDA. <ul style="list-style-type: none"> – Minimum performance requirements regarding the building fabric, appliances (energy and water efficiency) and central building systems have been achieved by the proposed development in accordance with the Building Sustainability Index (BASIX). – The proposed landscape design scheme incorporates endemic plant species to support the achievement of a water-efficient design outcome. – The potential to use air conditioning systems with refrigerants that have a low Global Warming Potential will be explored, subject to no detrimental impacts on air conditioning system efficiency. – Spatial provision has been made for solar panels to be delivered across the roof form of each building within the site.
SEAR 16 – Biodiversity	Environmentally destructive development.	<ul style="list-style-type: none"> • A Biodiversity Development Assessment Report (BDAR) has been prepared in relation to the proposed development and is provided with this application. • The proposed works will be undertaken in accordance with the applicable Australian Standards and will incorporate all necessary industry-standard management measures. The potential for silt-laden discharges from the site will be suitably managed by the temporary deployment of erosion and sediment controls on an as-needed basis. • As mentioned, the proposed landscape design will incorporate endemic plant species that will enhance the ecological profile of the site. ESD interventions that will be incorporated in the design of the proposed development are outlined at Section 6.14 of the EIS.
SEAR 17 – Waste Management	Construction waste impacts. Unsustainable operational practices. Risks to human health and wellbeing.	<ul style="list-style-type: none"> • Appropriate storage within apartments, communal areas and the basement is provided. • The operational waste management strategy is consistent with Council’s controls.

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SEAR 18 – Social Impact	Socially exclusive development.	<p>Way of Life – Traffic and Parking Prepare a Green Travel Plan for the site prior to Construction Certificate.</p> <p>Community Continue to provide information to the community throughout the construction stage</p> <p>Health and Wellbeing Comply with the recommendations and mitigation measures identified in the Acoustic Impact Assessment. In addition to these measures, the contractor shall:</p> <ul style="list-style-type: none"> • Prepare a management procedure to deal with noise and vibration complaints. • Make allowance for notification by letterbox drop for all occupied buildings within 50m of the construction site. Notification should provide detailed estimated duration of demolition, excavation and construction. • A Construction Traffic Management Plan (CTMP) shall be prepared prior to the issuance of a Construction Certificate. The purpose of the CTMP shall be to detail the construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. At a minimum, the Plan shall consider: <ul style="list-style-type: none"> – Construction vehicle related movements and times – Impacts of construction vehicles on On-street parking – Impacts on neighbouring properties – Impacts on pedestrians – Cumulative construction traffic impact. <p>CPTED Implement the recommendations set out within the CPTED.</p>
SEAR 19 – Flood Risk	Risk to life and property.	<p>Refer to the Environmental Impact Statement and the accompanying Flood Impact Risk Assessment, which establish that:</p> <ul style="list-style-type: none"> • The site is not located on Flood Prone Land, which minimises potential risks to life and property from the outset. • Notwithstanding, appropriate design interventions will be implemented, including suitable floor levels, to further minimise the potential for risk exposure during a flood event (up to the PMF level). • Further reference should be made to the Flood Impact Risk Assessment.
SEAR 21 – Aboriginal Cultural Heritage	Culturally exclusive development.	<p>Unexpected Finds Protocol</p> <ul style="list-style-type: none"> • Should any unexpected Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified

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		archaeologist. If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations. These may include notifying the Heritage NSW and Aboriginal stakeholders.
SEAR 22 – Environmental Heritage	Impacts to historic values.	<ul style="list-style-type: none"> • To minimise the impact the nearby heritage items, the proposal has been designed to be sympathetic to the existing streetscape and consistent with the character of the street. • The proposal seeks to retain the existing street trees and enhance the streetscape character with proposal of additional planting within the front setback zone. The leafy character of Turramurra remains with the proposal. • Dilapidation Survey(s) can be undertaken prior to the commencement of any vibration-emitting works. • Further reference should be made to the Heritage Impact Statement.
<i>Each SEARs item should be reviewed in conjunction with the technical documentation that accompanies this SSDA.</i>		

A modern, multi-story apartment building with a light-colored facade and dark window frames. The building features several balconies with glass railings and potted plants. The image is overlaid with a dark blue gradient and the word "GYDE" in white, bold, sans-serif capital letters. The background shows some greenery at the bottom.

GYDE