

06/01/2026



Ecove
c/- Sterling Project Solutions
810 Pacific Highway,
Gordon Sydney NSW 2072 Australia

Engineering Lab NSW Pty Ltd
Level 11
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SYDNEY NSW 2000
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Dear Graham,

RE: 810 Pacific Highway, Gordon – DA Letter

Introduction

Project Description

This SSDA supporting letter has been prepared by E-LAB Consulting on behalf of Ecove Group Pty Ltd to accompany a State Significant Development Application (SSDA) (SSD-101444458) for a mixed-use development at 810 Pacific Highway, Gordon. The site is described as Lot 12 DP631351 and has a total area of 2,357m² and is located within the Gordon town centre, immediately north of the Gordon Centre and south of the Ku-ring-gai Council Chambers. The proposal delivers approximately 180 new dwellings (including affordable housing apartments), together with a full-line supermarket in a highly accessible location, contributing to both State and Council housing objectives while revitalising Gordon Town Centre.

The proposal is declared State Significant Development (SSD) pursuant to Schedule 1, section 26A of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). SSD-101444458 seeks approval for an amending DA which proposes to amend DA-0610-17, except for the demolition, excavation, shoring and piling works, which are to proceed under the existing approval.

Background

Development consent (DA-0610/17) was issued on 12 December 2018 by the Sydney North Planning Panel for the demolition of existing buildings and the construction of a mixed-use development on the subject site. The approved scheme provided for:

1. 56 apartments in a shop-top housing format, comprising a mix of one, two and three-bedroom dwellings.
2. An Aldi supermarket and a small retail tenancy at ground floor level, supported by storage, loading and back-of-house facilities at the lower ground level.
3. Three basement levels containing 142 car parking spaces for residents, visitors, and retail customers.
4. Associated landscaping, signage, earthworks and tree removal, including the relocation of a Canary Island Date Palm.

The consent was issued as a Deferred Commencement Approval, subject to the satisfaction of several preconditions. The consent was subsequently modified on three occasions:

1. MOD0222/20 (21 September 2021)
2. MOD0194/21 (18 November 2021)
3. MOD0061/25 (13 November 2025)

These modifications collectively removed the deferred commencement condition, amended the development description, and incorporated an amended construction traffic management plan into the approved

documentation. MOD0061/25 approved the increased depth of excavation, realigned basement walls in the northeast corner and modified conditions relating to the issue of construction certificates to allow preliminary basement excavation to occur independently. This SSDA will amend the existing Development Consent and associated modifications. Notwithstanding, preliminary works are proposed to proceed under the current consent to meet Aldi's contractual requirement to be established and operating on the site by 2028.

Planning Context

The planning context for the site has evolved significantly since the original consent was issued. In April 2024, the Department of Planning, Housing and Infrastructure (DPHI) identified the site as being located within a Transport Oriented Development (TOD) precinct. In parallel, Ku-ring-gai Council progressed a preferred planning framework for Gordon Town Centre, including proposed amendments to the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015). Following a Council-initiated legal process, legislative amendments removed access to TOD uplift for proposals that had not been submitted in June 2025. As part of the resolution of this legal process, Council formally endorsed its preferred planning framework for Gordon Town Centre on 5 June 2025. That framework was subsequently accepted by the Department, with minor amendments, and implemented through an amendment to the KLEP 2015 via the *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025*, which commenced on 14 November 2025.

The proposed development responds to the amended KLEP 2015 and, in addition, seeks to utilise the floor space ratio and height incentives available under Chapter 2, Part 2, Division 1 of the *State Environmental Planning Policy (Housing) 2021*.

Specifically, this letter considers fire safety design aspects that impact planning and Development Approval issues.

A review of the preliminary design has been undertaken by E-LAB Consulting based on the following received documentation:

- Architectural Drawings: Issue for SSDA Submission – A, 12/12/2025 prepared by PBD Architects
- BCA Report: Regulatory Compliance Assessment Report – 00, 25/07/2025 prepared by McKenzie Group

The fire safety design will generally satisfy the Performance Requirements of the Building Code of Australia by complying with the Deemed-to-Satisfy provisions. However, there are some aspects of the design that require further refinement through performance-based fire engineering to satisfy the Performance Requirements of the Building Code of Australia.

Conclusion

Based on our review of the project drawings the proposed development would be able to comply with the Performance Requirements of the Building Code of Australia without significant redesign to the current plans.

Yours sincerely,



Joshua Raines | Associate Fire Engineer

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