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Contact: Brodee Gregory

Ref: eMOD0061/25

20 November 2025

Ecove Group Pty Limited
PO Box 406
CRONULLA NSW 2230

Dear Sir/Madam

NOTICE OF DETERMINATION OF A SECTION 4.55 APPLICATION

Issued under the Environmental Planning and Assessment Act 1979

Application No.: eMOD0061/25
Proposed modification: Modification to DA0610/17 (Aldi/mixed use development site) proposing to increase depth of site excavation, realignment of the basement walls in the north-eastern corner of the site and amendments to the conditions relating to the issue of the relevant construction certificates
Property: 810 Pacific Highway GORDON NSW 2072

Pursuant to Section 118 of the Environmental Planning and Assessment Regulation 2021, you are advised that approval has been granted to the application for modification of the consent to the above Development Application.

Reasons for the decision:

The modification of consent application meets the Objects of the Environmental Planning and Assessment Act 1979 (EP&A Act), contained in section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development, as modified, is considered to be in the public interest, subject to conditions.

Community views:

The application was notified in accordance with Council's Community Participation Plan. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the modification to the application satisfies the Objects of the Environmental Planning and Assessment Act.

Date of determination: 13/11/2025

Pursuant to Section 4.55 of the EP&A Act, the development consent is now modified as follows:

The following conditions are modified to read as follows:

1. Approved architectural plans and documentation (new development)

The development must be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

<i>Plan no.</i>	<i>Drawn by</i>	<i>Dated</i>
DA01 Issue F	Leffler Simes Architects	21/11/18
DA02 Issue F	Leffler Simes Architects	21/11/18
DA03 Issue F	Leffler Simes Architects	21/11/18
DA04 Issue G	Leffler Simes Architects	19/09/18
DA05 Issue F	Leffler Simes Architects	21/11/18
DA06 Issue G	Leffler Simes Architects	21/11/18
DA07 Issue G	Leffler Simes Architects	21/11/18
DA08 Issue G	Leffler Simes Architects	21/11/18
DA09 Issue D	Leffler Simes Architects	21/11/18
DA10 Issue D	Leffler Simes Architects	21/11/18
DA11 Issue D	Leffler Simes Architects	21/11/18
DA12 Issue E	Leffler Simes Architects	21/11/18
DA13 Issue B	Leffler Simes Architects	25/06/18
DA14 Issue E	Leffler Simes Architects	19/09/18
DA15 Issue F	Leffler Simes Architects	20/09/18
DA16 Issue E	Leffler Simes Architects	20/09/18
DA17 Issue E	Leffler Simes Architects	20/09/18
DA18 Issue E	Leffler Simes Architects	20/09/18
DA31 Issue C	Leffler Simes Architects	19/09/18
DA32 Issue PC	Leffler Simes Architects	19/09/18
LA-00 Revision 06	PDS	21.09.18
LA-01 Revision 06	PDS	21.09.18
LA-02 Revision 06	PDS	21.09.18
LA-03 Revision 06	PDS	21.09.18
LA-04 Revision 06	PDS	21.09.18
LA-05 Revision 06	PDS	21.09.18
LA-06 Revision 06	PDS	21.09.18
LA-07 Revision 06	PDS	21.09.18
LA-08 Revision 06	PDS	21.09.18
LA-09 Revision 06	PDS	21.09.18
LA-10 Revision 06	PDS	21.09.18
SY160311 Dwg No. C1.05 Revision B	ACOR Consultants	28.11.17
SY160311 Dwg No. C1.06 Revision D	ACOR Consultants	05.09.18
SY160311 Dwg No. C2.01 Revision B	ACOR Consultants	28.11.17
SY160311 Dwg No. C2.02 Revision B	ACOR Consultants	28.11.17
SY160311 Dwg No. C2.03 Revision B	ACOR Consultants	28.11.17
SY160311 Dwg No. C5.01 Revision A	ACOR Consultants	05.09.18

Document(s)	Dated
Access Report FP1710-01, prepared by Assistive Technology Australia Access,	29 June 2018
Geotechnical investigation ref: 29430ZN2rpt, prepared by JK Geotechnics	16 September 2016
Stage 2 Environment Site Assessment ref: E29430Krpt2, prepared by EIS Environmental Investigation Services	9 December 2016
Arboricultural Assessment & Tree Transplanting Methodology Ref No. TTA/GPDS211117	November 2017
Acoustic Report, (Ref: 3298R20171025jt810PacificHighwayGordon), prepared by Koikas Acoustics	29 November 2017

Except as where modified by MOD0194/21, endorsed with Council's stamp as listed below and except where amended by other conditions of this Development Consent:

Document(s)	Dated
Construction Traffic Management Plan, 80021013, Version 9, prepared by Cardno	30 September 2021
Construction Management Plan, Revision 6	Undated

Except as where modified by eMOD0061/25, endorsed with Council's stamp as listed below and except where amended by other conditions of this Development Consent:

Plan no.	Drawn by	Dated
DA01 Issue G	PBD Architects	8/4/25
DA01A Issue A	PBD Architects	26/8/25
DA02 Issue G	PBD Architects	8/4/25
DA03 Issue G	PBD Architects	8/4/25
DA04 Issue G	PBD Architects	8/4/25
DA05 Issue G	PBD Architects	8/4/25
DA16 Issue G	PBD Architects	26/8/25
DA17 Issue G	PBD Architects	26/8/25
DA18 Issue G	PBD Architects	26/8/25

Document(s)	Dated
Dewatering Management Plan, Ref 37403Yrpt6 DMP, Rev 3, prepared by JKGeotechnics	22/10/25
Geotechnical Investigation report Ref 37403Yrpt prepared by JKGeotechnics	9/4/25
Site Hydrology Report Ref: 37403Yrpt5, Rev 1 prepared by JKGeotechnics.	2/9/25

Reason: To ensure that the development is in accordance with the determination.

19. Remediation and Validation

Prior to the commencement of any works a RAP shall be prepared, subject to the recommendations in Section 10.1 of the Phase II Environmental Site Assessment Report, prepared by EIS, dated 9.12.16.

Prior to the commencement of any works other than demolition works, **excavation, shoring and piling works** the site shall be remediated in accordance with the RAP and a Validation Report issued by a suitably qualified expert concluding that the site has been appropriately remediated for the approved future use. **(added words in bold)**

Reason: To ensure the site is appropriately remediated.

25. Amended Plans

Amended plans satisfying the following requirements shall be submitted to the certifying authority for approval prior to the issue of ~~any~~ **the relevant** Construction Certificate:

- i. Adequate provision shall be made for staff lockers, for personal ancillary equipment related to cycling to work, near the staff amenities area.
- ii. The Canary Island Palm shall be relocated as far west as practicable of the position as shown on the submitted plans listed in Condition 1, and incorporate any requirement set out in Condition 26.
- iii. The proposed signage is to be flush wall signage with illumination of the signage limited to the daily trading hours of Aldi.
- iv. Apartments 109, 210, 310, 410, 510 and 606 shall be amended by deleting the second bathroom and recessing the main bedroom to provide the entire balcony with a 2m width.
- v. A fixed slatted aluminum privacy screen 1.6m in height shall be provided between the balcony off the master bedroom of Apartment 101 and the balcony off the bedroom of Apartments 104 and 105.
- vi. The balcony of each apartment shall be provided with an aluminum sliding privacy screen that sits above the balustrade and extends to the floor above which has affixed to the rear of it a rack for outdoor clothes drying. Where there is no floor above or it is impracticable to provide a sliding privacy screen above the balustrade, an outdoor clothes drying rack shall be provided to that unit where it is not visible from the street or public domain.
- vii. Each 1 bedroom apartment is to be provided with a storage area of 6m³. A minimum of 50% of the required storage area for each unit is to be provided in the basement.
- viii. Each 2 bedroom apartment is to be provided with a storage area of 8m³. A minimum of 50% of the required storage area is to be provided within the basement.
- ix. Each 5+ bedroom unit is to be provided with a storage area of 10m³. A minimum of 50% of the required storage area for each unit is to be provided in the basement.
- x. A storage schedule is to be provided on the architectural plans specifying how the storage within the basement is to be apportioned.
- xi. Provision is to be made within the residential basement via the installation of the required infrastructure for electronic car charging.
- xii. Full height shopfront glazing to the Dumaresq Street frontage of the supermarket is to be provided for an additional 8m length to the west of the proposed shopfront glazing that is currently shown as highlight windows. The podium and commercial level of the building is to be treated to ensure resistance to graffiti, with an anti—graffiti coating 'Graffstop Self Release' to be applied to all visible and accessible surfaces and edges, to the manufacturer's specification.
- xiii. Opaque glazing is to be fitted to glazed residential balcony balustrades for a minimum of the first four residential floors of the building.

Reason: To ensure appropriate amenity and ensure the long term survival of the Canary Island Palm, to ensure appropriate levels of amenity and to improve the streetscape presentation.

26. Amendments to approved landscape plan

Prior to the issue of a, **the relevant** Construction Certificate, the Certifying Authority shall ensure that the approved landscape plans, listed below and endorsed with Council's stamp, are amended in accordance with the requirements of this condition as well as other conditions of this consent.

Note: An amended plan, prepared by a landscape architect or qualified landscape designer must be submitted to the Council's Senior Landscape Assessment Officer for approval prior to the release of the Construction Certificate.

Plan no.	Prepared by	Dated
LA-00 to LA-10, Revision 6	Paterson Design Studio	21/09/18

The above landscape plan(s) shall be amended in the following ways:

- A plan detailing the schedule of finishes is to be provided in accordance with Part 2D 1, 2 & 3 of Town Centres Public Domain Plan 2010.
- The existing paving along the Pacific Highway, Dumaresq Street and Radford Place nature strips is to be removed and replaced with the specified pavers.
- All public infrastructure is to be installed in accordance with the Technical Manual — Part 3
- To increase the soft landscaped area available for planting the paths within the ground level, private commune I open spaces (COS) are to be reduced to a maximum of 1.2 metres excluding a small area immediately in front of the main entrance to the residential apartments.
- All existing trees are to be indicated on the Existing Tree Plan LA—04 in accordance with the arborist report by Joanne Leigh dated 10/10/17
- Tree 16— *Syzygium* sp. (Lillypilly) is in poor health and is to be removed.
- To allow for a clearance of 1 metre for the canopy of the T9 — *Phoenix canariensis* (Canary Island Palm) the centre of the trunk of the tree is to be located a minimum distance of 6 metres from the southern wall of the Council Chambers.
- To ensure the long term survival of the T9 — *Phoenix canariensis* (Canary Island Palm) the width of the garden bed is to be extended in a southerly direction by a minimum of 2 metres.
- The plans shall refer to the tree transplanting methodology outlined in the report by Tree Transplanters Australia dated November 2017.
- There is insufficient space available for the planting of 2 street trees along the Pacific Highway. To provide continuity of the street tree planting the existing *Lagerstroemia indica* (Crepe Myrtle) located on the Pacific Hwy nearest the corner of Dumaresq St is to be replaced with a *Pyrus calleryana* 'Capital'.
- An additional *Pyrus calleryana* 'Capital' is to be planted on the Radford Place nature strip midway between the corner of Dumaresq Street and the carpark entrance.
- 3 x *Lagerstroemia indica* (Crepe Myrtle) are to be planted in the garden bed within the ALDI forecourt area adjacent to the Pacific Highway.
- To ensure the long term survival of the tree and screen planting the depth of soil on podium shall be in accordance with Part 23.5 of the Local Centres DCP.
- 2 x super advanced tree specimens with a minimum container size of 200 litres are to be planted within the main COS area. The additional tree planting is to include 1 x *Nyssa sylvatica* (Tupelo) and 1 x *Jacaranda mimosifolia* (Jacaranda).
- *Hedera canariensis* (Common Ivy) is not an appropriate species due its invasive nature.

- To improve pedestrian access to and from the Council Chambers the garden bed adjacent to the southern side of the Chambers is to be relocated a minimum distance of 4 metres from the existing boundary along the Pacific Highway.
- The balustrade on top of the retaining wall along the eastern edge of the podium footprint facing the Pacific Highway is to be relocated and incorporated into the soft landscaping.
- The plant schedule is to be updated to reflect the amendments to the planting.
- The plant schedule is to include the numbers of each species to be planted.
- The plans shall clearly indicate the numbers of small shrubs, ground covers and climbers to be planted
- An additional retaining wall will be required to resolve the proposed 1 metre level difference within the main COS area.
- The stormwater details are to be indicated on the plans
- The amended plans shall indicate the correct revision number and a north point.

Reason: To ensure adequate landscaping of the site.

27. Acoustic Design Report

An acoustic design report shall be prepared by an appropriately qualified acoustic consultant and submitted to the certifying authority with the application for **the relevant** construction certificate. The acoustic design report shall identify all mechanical ventilation equipment and other noise generating plant including, but not limited to air conditioners, car park exhaust, bathroom/toilet and garbage room exhaust, roller shutter doors and lifts proposed as part of the development. The report shall provide acoustic design detailing and recommendations to address any potential noise impacts to ensure that the operation of an individual piece of equipment or operation of equipment in combination will not exceed more than 5dB(A) above the background (LA90, 15 mm) level during the day and shall not exceed the background level at night (10.00pm — 7.00am) when measured at the boundary, balcony or external living area of the nearest potentially affected residential occupancies. The **relevant** construction certificate shall not be issued unless the certifying authority is satisfied that the acoustic design report satisfies the requirements of this condition and that the proposal will be constructed in accordance with its requirements.

Reason: To comply with best practice standards for residential acoustic amenity

28. Design and construction of food premises

Plans and specifications complying with the requirements of the Food Act and Regulations, Australian Standard AS 4674 2004 — Design, construction and fit—out of food premises and National Construction Code Volume 1 Part F4 shall be submitted to and approved by the Principal Certifying Authority prior to the issue of the **relevant** Construction Certificate. Plans and specifications shall address the following:

- floor plans, showing the layout of the fixtures and fittings, bulk food storage, loading dock and staff personal effects storage areas
- elevations and sections showing floor, wall and ceiling construction and finishes
- elevations and sections showing the installation of fixtures and fittings
- cool room/freezer construction
- garbage and recycling storage areas
- grease trap area
- all proposed mechanical ventilation systems
- staff, accessible and public toilet facilities

Note: A "Food Premises Design, Construction and Fit-out Guide" is available on Council's website.

Reason: To ensure compliance with standard food premises

29. Garbage and recycling facilities

The garbage and recycling storage areas are to adequately contain the garbage and recycled waste bins from the residential and commercial occupancies. All internal walls of the garbage storage areas are to **be** rendered and coved at the floor/wall intersection, the floor is to be graded and drained to the sewer and a tap is located in close proximity to facilitate cleaning. Details of the waste storage area indicating compliance with the above shall be provided to the Principal Certifying Authority (PCA) prior to issue of the **relevant** Construction Certificate.

Reason: To protect residential amenity and prevent environmental pollution.

32. Outdoor Lighting

Prior to the issue of ~~a~~, **the relevant** Construction Certificate, the Certifying Authority shall be satisfied that all outdoor lighting will comply with AS/NZ1158.5: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Note: Details demonstrating compliance with these requirements are to be submitted prior to the issue of ~~a~~, **the relevant** Construction Certificate.

Reason: To provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

33. External service pipes and the like prohibited

Proposed water pipes, waste pipes, stack work, duct work, mechanical ventilation plant and the like must be located within the building. Details confirming compliance with this condition must be shown on **the relevant** construction certificate plans and detailed with **the relevant** construction certificate specifications. Required external vents or vent pipes on the roof or above the eaves must be shown on **the relevant** construction certificate plans and detailed with **the relevant** construction certificate specifications. External vents or roof vent pipes must not be visible from any place unless detailed upon development consent plans. Where there is any proposal to fit external service pipes or the like this must be detailed in an amended development (S9d) application and submitted to Council for determination.

Vent pipes required by Sydney Water must not be placed on the front elevation of the building or front roof elevation. The applicant, owner and builder must protect the appearance of the building from the public place and the appearance of the streetscape by elimination of all external services excluding vent pipes required by Sydney Water and those detailed upon development consent plans.

Reason: To protect the streetscape and the integrity of the approved development.

34. Access for people with disabilities (commercial)

Prior to the issue of the **relevant** Construction Certificate, the Certifying Authority shall be satisfied that access for people with disabilities from the public domain and all car parking areas on site to all tenancies within the building is provided. Consideration must be given to the means of dignified and equitable access.

Compliant access provisions for people with disabilities shall be clearly shown on the plans submitted with the **relevant** Construction Certificate. All details shall be provided to the Principal Certifying Authority prior to the issue of the **relevant** Construction Certificate. All details shall be prepared in consideration of the Disability Discrimination Act and the **relevant** provisions of AS1428.1, AS1428.2, AS1428.4 and AS 1735.12.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian standards.

35. Access for people with disabilities (residential)

Prior to the issue of the **relevant** Construction Certificate, the Certifying Authority shall be satisfied that access for people with disabilities to and from and between the public domain, residential units and all common open space areas is provided. Consideration must be given to the means of dignified and equitable access.

Compliant access provisions for people with disabilities shall be clearly shown on the plans submitted with the **relevant** Construction Certificate. All details shall be provided to the Principal Certifying Authority prior to the issue of the **relevant** Construction Certificate. All details shall be prepared in consideration of the Disability Discrimination Act, and the **relevant** provisions of AS1428.1, AS 1428.2, AS1428.4 and AS 1735.12.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian standards.

36. Adaptable Units

Prior to the issue of the **relevant** Construction Certificate, the Certifying Authority shall be satisfied that the nominated adaptable units within the development application, are designed as adaptable housing in accordance with the provisions of Australian Standard AS4299—1995: Adaptable Housing and where superseded by the Livable Housing Design Guidelines 2017.

Note: Evidence from an appropriately qualified professional demonstrating compliance with this control is to be submitted to and approved by the Certifying Authority prior to the issue of the **relevant** Construction Certificate.

Reason: Disabled access & amenity.

38. Recycling and waste management

Prior to the issue of the **relevant** Construction Certificate, the Certifying Authority shall be satisfied that the development provides a common garbage collection/separation area sufficient in size to store all wheelie garbage bins and recycling bins provided by Council for the number of units in the development in accordance with Council's DCP. The garbage collection point is to be accessible by Council's Waste Collection Services.

The responsibility for:

- the cleaning of waste rooms and waste service compartments; and
- the transfer of bins within the property, and to the collection point once the development is in use;

shall be determined when designing the system and clearly stated in the Waste Management Plan.

Note: The architectural plans are to be amended and provided to the Certifying Authority.

Reason: Environmental protection.

39. Noise from road and rail (residential only)

Prior to the issue of the **relevant** Construction Certificate, the Certifying Authority shall submit evidence to Council demonstrating that the development will be acoustically designed and constructed to ensure that the following LAeq levels are not exceeded:

- a) in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,
- b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

Plans and specifications of the required acoustic design shall be prepared by a practicing acoustic engineer and shall be submitted to the Principal Certifying Authority.

Reason: To minimise the impact of noise from the adjoining road or rail corridor on the occupants of the development.

40. Driveway crossing levels

Prior to issue of the **relevant** Construction Certificate, driveway and associated footpath levels for any new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Ku-ring-gai Council. Such levels are only able to be issued by Council under the Roads Act 1993. All footpath crossings, Paybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings".

Specifications are issued with alignment levels after completing the necessary application form at Customer Services and payment of the assessment fee. When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant development application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment.

This development consent is for works wholly within the property. Development consent does not imply approval of footpath or driveway levels, materials or location within the road reserve, regardless of whether this information is shown on the development application plans. The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels. The construction of footpaths and driveways outside the property in materials other than those approved by Council is not permitted.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic

41. Driveway grades - basement carpark

Prior to the issue of the **relevant** Construction Certificate, longitudinal driveway sections are to be prepared by a qualified civil/traffic engineer and be submitted for to and approved by the Certifying Authority. These profiles are to be at 1:100 scale along both edges of the proposed driveway, starting from the centre line of the frontage street carriageway to the proposed basement floor level. The traffic engineer shall provide specific written certification on the plans that:

- vehicular access can be obtained using grades of 25% (1 in 4) maximum and
- all changes in grade (transitions) comply with Australian Standard 2890.1 — "Off-street car parking" (refer clause 2.5.5) to prevent the scraping of the underside of vehicles.

If a new driveway crossing is proposed, the longitudinal sections must incorporate the driveway crossing levels as issued by Council upon prior application.

Reason: To provide suitable vehicular access without disruption to pedestrian and vehicular traffic

42. Basement car parking details

Prior to issue of the **relevant** Construction Certificate, certified parking layout plan(s) to scale showing all aspects of the vehicle access and accommodation arrangements must be submitted to and approved by the Certifying Authority. A qualified civil/traffic engineer must review the proposed vehicle access and accommodation layout and provide written certification on the plans that:

- all parking space dimensions, driveway and aisle widths, driveway grades, transitions, circulation ramps, blind aisle situations and other trafficked areas comply with Australian Standard 2890.1 — 2004 "Off—street car parking"
- a clear height clearance of 4.5 metres (required under Part 23.7 'Waste Management' for waste collection trucks) is provided over the designated garbage collection truck maneuvering areas within the basement
- no doors or gates are provided in the access driveways to the basement
- carpark which would prevent unrestricted access for internal garbage collection at any time from the basement garbage storage and collection area
- the dimensions of all parking spaces, including lengths and widths, comply with the State Environmental Planning Policy for Senior Living relating to height clearances and space dimensions (delete clause if not seniors living)
- the vehicle access and accommodation arrangements are to be constructed and marked in accordance with the certified plans

Reason: To ensure that parking spaces are in accordance with the approved development

43. Car Parking allocation

Car parking within the development shall be allocated in the following way:

Resident car spaces	59
Visitor spaces	9
Commercial / retail spaces	68
Car share spaces	1
Total spaces	137

Each adaptable dwelling must be provided with car parking complying with the dimensional and location requirements of AS2890.1— parking spaces for people with disabilities.

At least one visitor space shall also comply with the dimensional and location requirements of AS2890.1— parking spaces for people with disabilities.

Consideration must be given to the means of access from disabled car parking spaces to other areas within the building and to footpath and roads and shall be clearly shown on the plans submitted with **the relevant** Construction Certificate.

Reason: To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with federal legislation.

44. Number of bicycle spaces

The basement car park shall be adapted to provide bicycle spaces in accordance with the requirements of the Local Centres DCP 2016. The bicycle parking spaces shall be designed in accordance with AS2890.3. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of ~~a~~**the relevant** Construction Certificate.

In addition to this, provision shall be made for staff lockers, for personal ancillary equipment near the staff amenities area, supporting this bicycling parking.

Reason: To provide alternative modes of transport to and from the site

45. Design of works in public road (Roads Act approval)

Prior to issue of the **relevant** Construction Certificate, the Certifying Authority shall be satisfied that engineering plans and specifications prepared by a qualified consulting engineer have been approved by Council's Director Operations. The plans to be assessed must be to a detail suitable for construction issue purposes and must detail the following infrastructure works required in Pacific Highway, Dumaresq Street, and Radford Place:

- Vehicular crossing on Radford Place, including longitudinal sections along both sides of proposed crossing from the centre of the existing road to the property boundary.

- Construction of full width footpath (max. 2.5% crossfall) for the full frontage of the development site in Pacific Highway, Dumaresq Street, and Radford Place, in accordance with Council's specification and Standard Drawings. All adjustments to public utility services and associated construction works in the nature strip are to be at the full cost to the applicant. Detailed long section and cross sections at 5 metres intervals shall be provided.
- Reconstruction of existing kerb and gutter for the full frontage of the development site in Dumaresq Street and Radford Place in accordance with Council's specifications and Standard Drawing.
- The provision of the following infrastructure on Council's footpath: paving, lighting, tree grates, tree selection and spacing, bins, and furniture, shall be in accordance with Council's requirements as per part SE of the Town Centres Public Domain Plan

Development consent does not give approval to these works in the road reserve. The applicant must obtain a separate approval under sections 138 and 139 of The Roads Act 1995 for the works in the road reserve required as part of the development. **The relevant** Construction Certificate must not be issued, and these works must not proceed until Council has issued a formal written approval under the Roads Act 1993.

The required plans and specifications are to be designed in accordance with the General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council, dated November 2014. The drawings must detail existing utility services, (mains and house connections) and trees affected by the works, erosion control requirements and traffic management requirements during the course of works. Survey must be undertaken as required. Traffic management is to be certified on the drawings as being in accordance with the R&MS Traffic Control at Work Sites Version 4. Construction of the works must proceed only in accordance with any conditions attached to the Roads Act approve I issued by Council.

The design drawings must include sufficient detail to satisfy Council that a competent civil contractor to construct the works without additional guidance from Council.

The design engineer is to provide the date(s) of site visits during the project up to submission of the design to Council.

A minimum of three (3) weeks will be required for Council to assess the Roads Act application. Early submission of the Roads Act application is recommended to avoid delays in obtaining a Construction Certificate. An engineering assessment and inspection fee (set out in Council's adopted fees and charges) is payable and Council will withhold any consent and approved plans until full payment of the correct fees. Plans and specifications must be marked to the attention of Council's Director Operations. In addition, a copy of this condition must be provided, together with a covering letter stating the full address of the property and the accompanying DA number.

If Council determines that the design drawings don't include sufficient detail or have incorrect detail, it may reject the submission of the Roads Act application, leading to forfeiture of the engineering assessment and inspection fees. This will then require a new submission of the amended design and payment of complete engineering and assessment fees as though the rejected design was never submitted. If the engineering and assessment fees have yet to be paid for a previous submission, then a replacement submission cannot be lodged prior to payment of all outstanding and fresh engineering and inspection fees.

Reason: To ensure that the plans are suitable for construction purposes

46. Utility provider requirements

Prior to the issue of the **any relevant** Construction Certificate, the applicant must make contact with all relevant utility providers whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained. All utility services or appropriate conduits for the same must be provided by the developer in accordance with the specifications of the utility providers.

Reason: To ensure compliance with the requirements of relevant utility providers.

47. Underground services

All electrical services (existing and proposed) shall be undergrounded from the proposed building on the site to the appropriate power pole(s) or other connection point. Undergrounding of services must not disturb the root system of existing trees and shall be undertaken in accordance with the requirements of the relevant service provided. Documentary evidence that the relevant service provider has been consulted and that their requirements have been met are to be provided to the Certifying Authority prior to the issue of the **relevant** Construction Certificate. All electrical and telephone services to the subject property must be placed underground and any redundant poles are to be removed at the expense of the applicant.

Reason: To provide infrastructure that facilitates the future improvement of the streetscape by relocation of overhead lines below ground.

48. Garbage and recycling facilities — commercial premises

An enclosed area shall be provided on the property that adequately contains the garbage and recycled waste bins. The garbage storage area shall be covered and all internal walls rendered and coved at the floor/wall intersection, the floor is to be graded and appropriately drained to the sewer and a tap is located in close proximity to facilitate cleaning. Details of the waste storage area indicating compliance with the above shall be provided to the Principal Certifying Authority (PCA) prior to issue of the **relevant** Construction Certificate.

Reason: To protect residential amenity and prevent environments I pollution.

49. Infrastructure damage security bond and inspection fee

To ensure that any damage to Council property as a result of construction activity is rectified in a timely matter:

- a) All work or activity undertaken pursuant to this development consent must be undertaken in a manner to avoid damage to Council property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this consent shall be responsible for making good any damage to Council property and for the removal from Council property of any waste bin, building materials, sediment, silt, or any other material or article.
- c) The Infrastructure damage security bond and infrastructure inspection fee must be paid to Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.

- d) In consideration of payment of the infrastructure damage security bond and infrastructure inspection fee, Council will undertake such inspections of Council Property as Council considers necessary and will also undertake, on behalf of the applicant, such restoration work to Council property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in to (b) above. Restoration work to be undertaken by Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the infrastructure damage security bond payable pursuant to this condition.
- e) **Release of the bond** — Upon receipt of the Final Occupation Certificate, **or surrender of this consent, whichever occurs first**, Council will undertake an inspection of Council's Infrastructure and release the bond if no damage is found.

For development relating to more than 2 dwellings, there will be a six months holding period after the receipt of the final occupation certificate, after which you may request Council to return any bond monies.

- f) In this condition:

"Council property" includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1995 (NSW) or any public place; and

"Infrastructure damage security bond and infrastructure inspection fee" means the infrastructure damage security bond and infrastructure inspection fee as calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council property associated with this condition.

Reason: To maintain public infrastructure

126. Road and Maritime Services conditions

To alleviate queuing on Pacific Highway southbound due to proposed development, the right turn bay shall be extended ~~by 40 Metres~~ at the full cost to the developer. It is further noted that all access to the site will be provided via the local road network from Radford Place.

1. Roads and Maritime has previously acquired a strip of land for road along the Pacific Highway frontage of the subject property, as shown by blue colour on the attached Aerial - "X".

A strip of land has previously been dedicated as Public Road by private subdivision (DP768782), along the Pacific Highway frontage of the subject property, as shown by yellow colour on the attached Aerial - "X".

All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Pacific Highway boundary.

Additionally, the subject Property is within a broader investigation area to look at options to upgrade Pacific Highway at this location. The investigations have not yet advanced to the stage where options have been defined and accordingly it is not possible at this date to identify if any further part of the subject property would be required to accommodate this proposal however it is likely that the frontage of the site may be impacted in the future.

2. The proposed extension of the right turn bay on Pacific Highway shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice.

The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans. Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime. Details should be forwarded to:

Suppiah.Thillai@rms.nsw.gov.au Development.sydney@transport.nsw.gov.au

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Pacific Highway are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to: Suppiah.Thillai@rms.nsw.gov.au
Development.sydney@transport.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

5. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Pacific Highway.

6. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
7. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pacific Highway during construction activities.

Reason: Statutory requirement.

Reasons for conditions

To safeguard the amenity of the locality.

Those conditions attached to the original consent for the above Development Application No. DA0610/17, that are unaffected by the modifications listed in the above notice, still apply.

Right of appeal

You are advised of your right to appeal to the Land & Environment Court under section 8.9 of the EP&A Act, within 6 months after the date on which the determination appealed against is notified or registered on the NSW Planning Portal.

Right of review

You are advised of your right to review the decision under section 8.2 of the EP&A Act, providing the application is to be made (determined) by the consent authority within six months of the date on which the determination is notified or registered on the NSW Planning Portal if no appeal was made.

Advisory Notes

- a) Council is always prepared to discuss decisions, and in this regard please do not hesitate to contact Brodee Gregory on telephone 9424 0000, Monday to Friday between 10.00am and 11.00am, or email anytime to krg@krg.nsw.gov.au quoting the above application number as a reference.
- b) Changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of use may require the submission of a modification application under Section 4.55 of the EP&A Act. Any proposed modification to the development consent must result in a development that is substantially the same development as that which was originally approved.
- c) Your attention is drawn to the necessity to:

Obtain a **Construction Certificate** under Section 6.4 (a) of the EP&A Act in respect of the modifications approved pursuant to Section 4.55 of the Act.

An application for a Construction Certificate may be lodged with Council. Alternatively, you may apply to an accredited certifier.

All building work must be carried out fully in accordance with the conditions of the development consent and it is an offence to carry out unauthorised building work that is not in accordance with the development consent.

An offence under the Environmental Planning and Assessment Act 1979 and Regulations is subject to a penalty up to \$110,000 and \$11,000, respectively.

Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require the building to be erected fully in accordance with the development consent.

On the spot penalties will be imposed for works which are carried out in breach of this consent, or without consent.

A Section 4.55 application is required to be submitted to and approved by Council, prior to commencement of any variations from the approved plans and conditions of consent.



Signature on behalf of consent authority
Per Selwyn Segall
Team Leader
Development Assessment

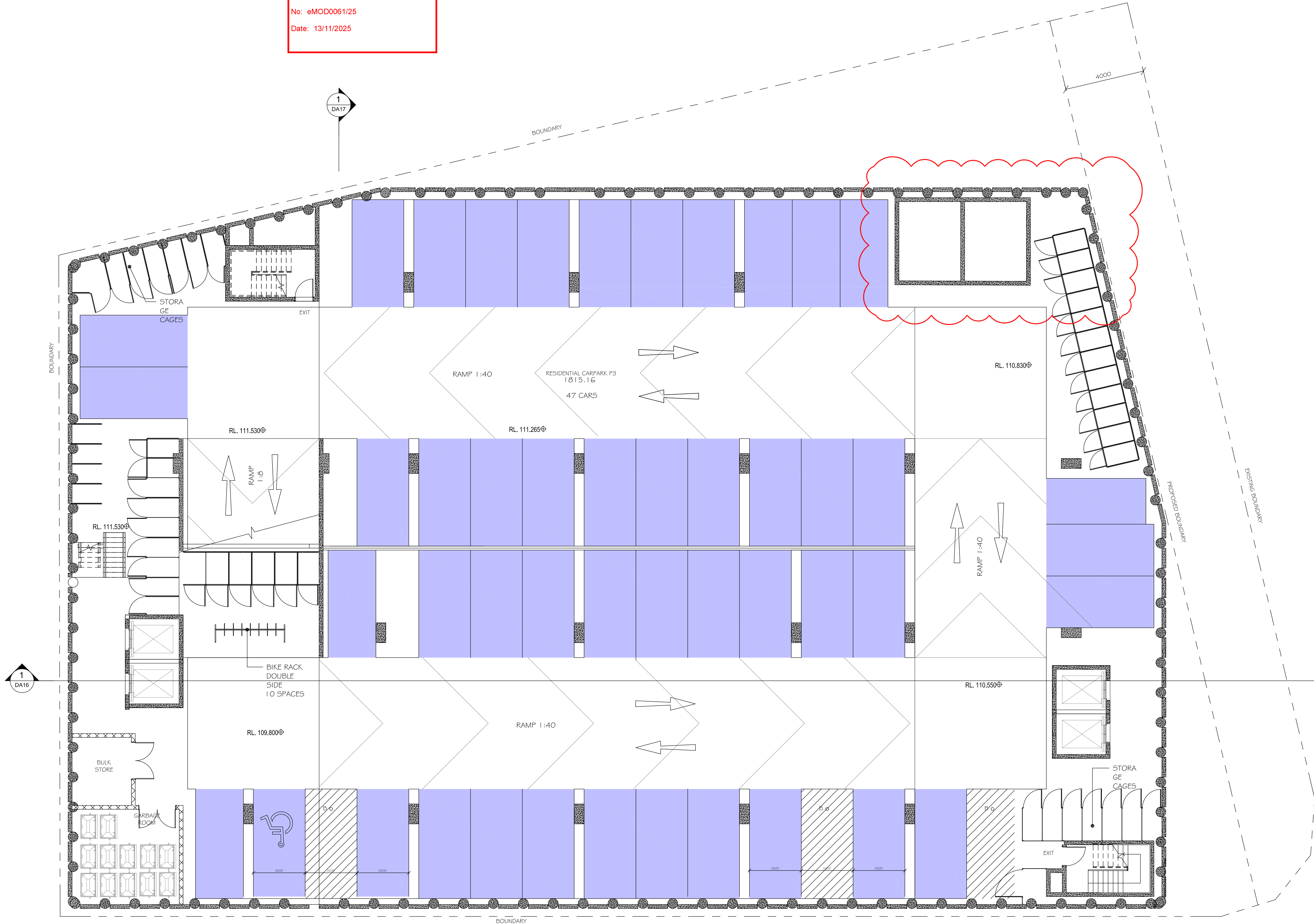
cc: CPDD Min No.1 Pty Ltd (owner)

KU-RING-GAI COUNCIL

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IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION

No: eMOD0061/25

Date: 13/11/2025



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LEGEND:

AW AWNING
AH ACCESS HATCH
AC A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAILBOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
HWU HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB METAL BALUSTRADE
MC METAL CLADDING
FCE METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSX PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED FINISH/SELECTED PAINT FINISH
TC TIMBER CLADDING
VB EXTERNAL VENETIAN BLINDS

DISCLAIMER:

ARCHITECTURAL PLANS ARE BASED ON DRAWINGS BY LEFFLER SIMES ARCHITECTS AND ARE AMENDED FOR THE PURPOSE TO ISSUE THIS MODIFICATION DA

Issue	Date	Description
G	08.04.2025	AMENDED DA



CLIENT:

Ecove Group



P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:

Proposed Mixed Use Development
810 Pacific Highway , Gordon
Sydney NSW 2065 Australia

DRAWING TITLE:

CARPARK LEVEL P3

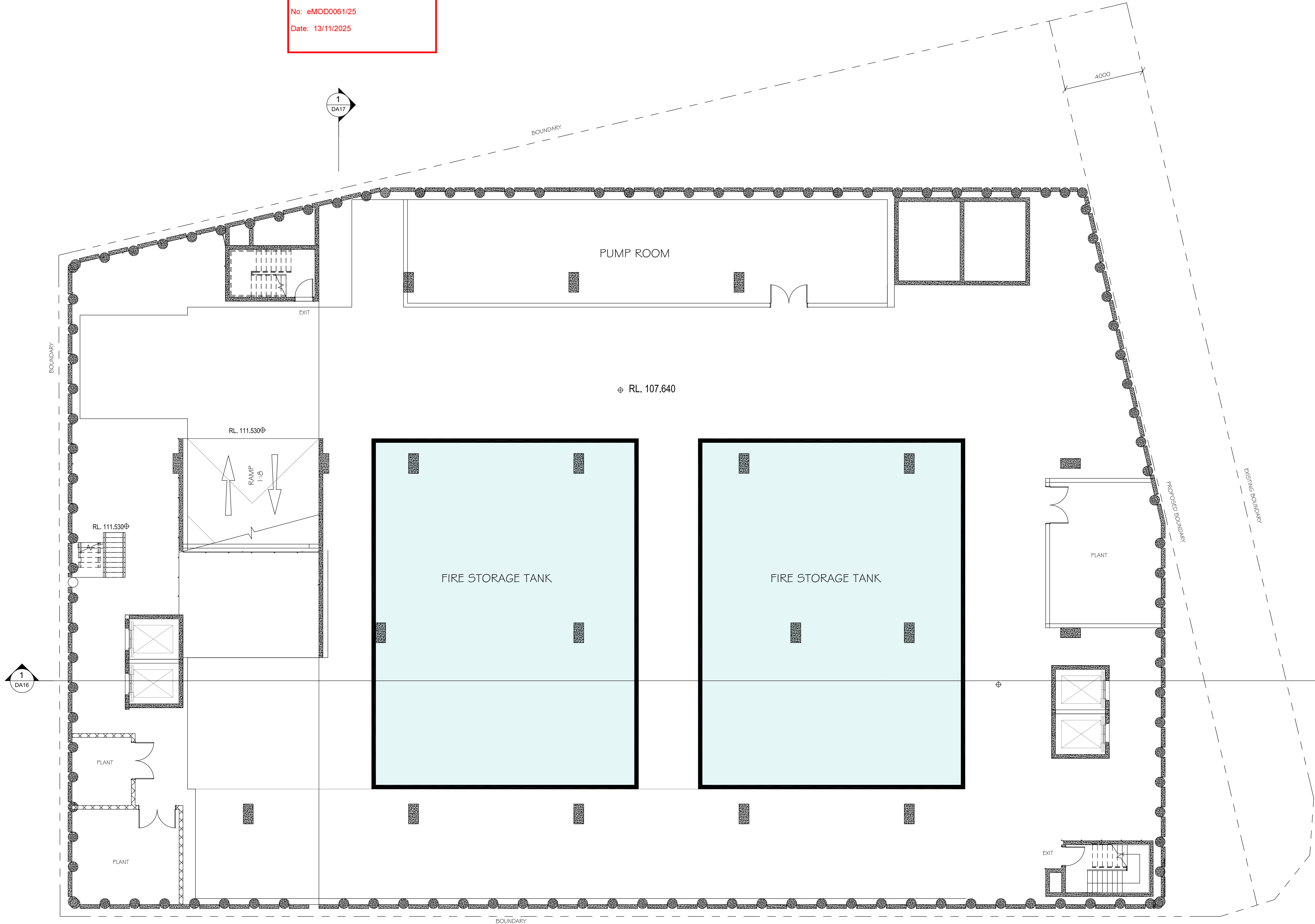
DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:100 @ A1	DRAWING NO: DA01	ISSUE: G
PROJECT NO: 2432		

KU-RING-GAI COUNCIL

THIS IS THE PLAN/S REFERRED TO
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DEVELOPMENT APPLICATION

No: eMOD0061/25

Date: 13/11/2025



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LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

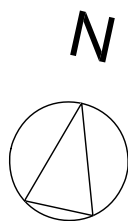
MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSX PRIVACY SCREEN (TO FUTURE SELECTION)
- PTx PAINT FINISH TYPEX
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

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Issue	Date	Description
A	26.08.2025	AMENDED DA



CLIENT:

Ecove Group



P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:

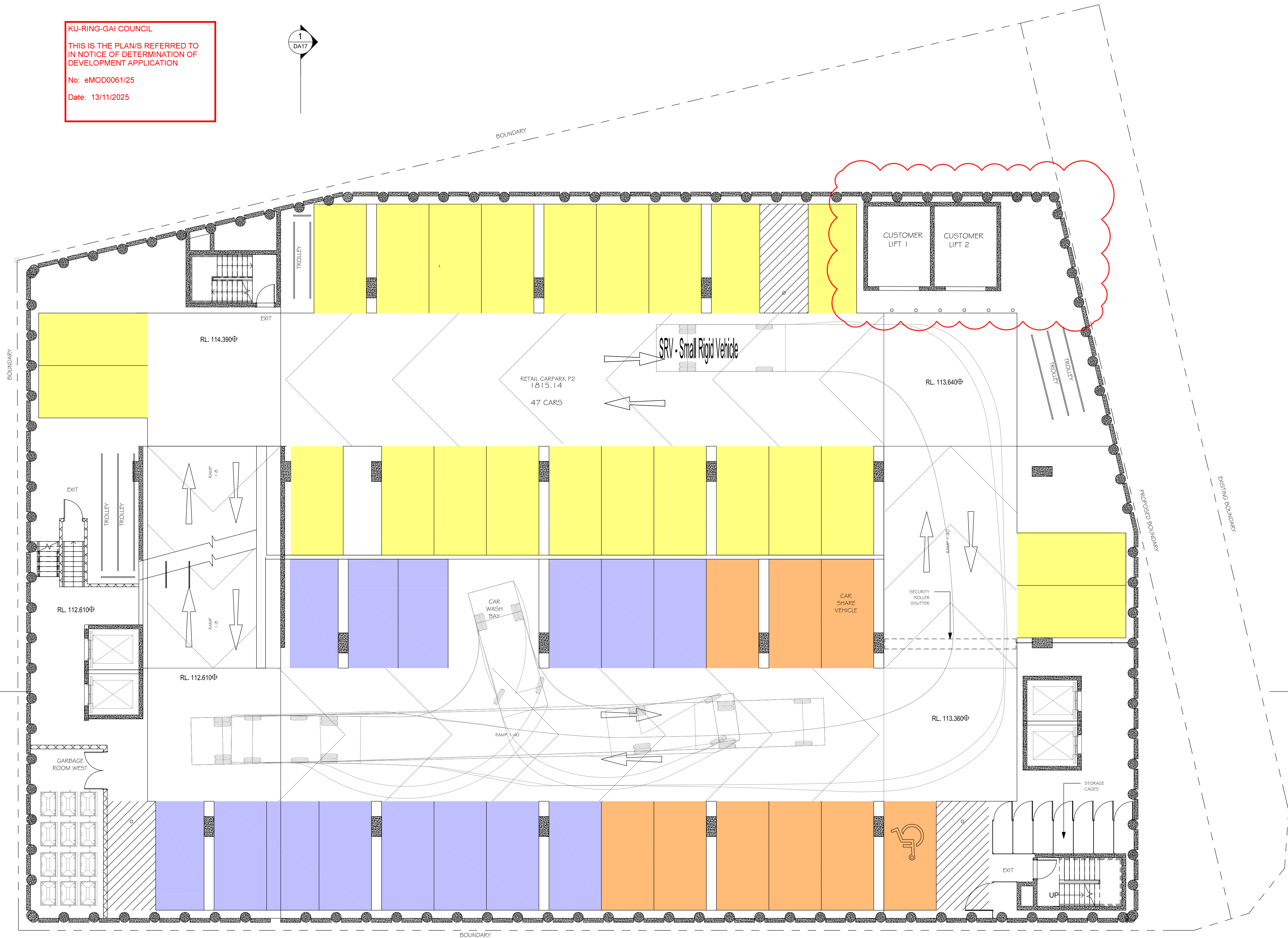
Proposed Mixed Use Development
810 Pacific Highway , Gordon
Sydney NSW 2065 Australia

DRAWING TITLE:

FIRE TANK STORAGE
LEVEL

DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:100 @ A1	DRAWING NO: DA01A	ISSUE: A
PROJECT NO: 2432		

Date: 13/11/2025



- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AW AWNING
AH ACCESS HATCH
AC A/C CONDENSER UNITS
FH FIRE HYDRANT
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GC GARBAGE CHUTE
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MV MECHANICAL RISER TO FUTURE DETAIL
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R 240L RECYCLING BIN
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AFG ALUMINUM FRAMED GLAZING
LV ALUMINUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CON CONCRETE
FB FACE BRICK
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MB METAL BALUSTRADE
MC METAL CLADDING
FCF METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSR PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PANT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RV RENDEROED FINISH/SELECTED PAINT FINISH
TC TIMBER CLADDING
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[illegible]

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

Proposed Mixed Use Development
10 Pacific Highway , Gordon
Sydney NSW 2065 Australia

CARPARK LEVEL P2

DRAWING BY: A	CHECKED BY: KS	DATE:
SCALE: 100 @ A1	DRAWING NO: DA02	ISSUE: G
PROJECT NO: #32		



KU-RING-GAI COUNCIL

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No: eMOD0061/25

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FH FIRE HYDRANT
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MATERIALS LEGEND:

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Issue	Date	Description
G	08.04.2025	AMENDED DA

CLIENT:

Ecove Group

P - 02 9668 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:

Proposed Mixed Use Development
810 Pacific Highway , Gordon
Sydney NSW 2065 Australia

DRAWING TITLE:

CARPARK LEVEL P1

DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:100 @ A1	DRAWING NO: DA03	ISSUE: G
PROJECT NO: 2432		

KU-RING-GAI COUNCIL

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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

Proposed Mixed Use Development
810 Pacific Highway, Gordon
Sydney NSW 2065 Australia

DRAWING TITLE:

LOADING DOCK

DRAWING BY:
AA

SCALE:
1:100 @ A1

PROJECT NO:
2432

CHECKED BY:
KS

DRAWING NO:
DA04

DATE:

ISSUE:

G

KU-RING-GAI COUNCIL

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No: eMOD0061/25

Date: 13/11/2025

No: eMOD0061/25

Date: 13/11/2025

HERITAGE BUILDING

KU-RING-GAI
COUNCIL
CHAMBERS

UPGRADED
THROUGH SITE
PEDESTRIAN
LINK. REFER
LANDSCAPE
ARCHITECTS
DRAWINGS FOR
DETAILS

TREE TO
BE
REMOVED
EXISTING
TREE TO
BE
RETAINED

SITE AREA
2357 SQM

STAFFROOM

WAREHOUSE

CHILLER

FREEZER

GODDS
LIFT

CUSTOMER
LIFT 1

CUSTOMER
LIFT 2

12

BREAD

CAKE

MILK, SUGAR, FLOUR

UPRIGHT FREEZERS

EGGS

OFFICE

AUTO
DOORS

SPECIALS

SPECIALS

RETAIL AREA

ALDI
1199.61M2

CHECKOUT 01

CHECKOUT 02

CHECKOUT 03

CHECKOUT 04

CHECKOUT 05

CHECKOUT 06

LIQUOR

PICKING BENCH

REFRIGERATION CABINETS

REFRIGERATION CABINETS

REFRIGERATION CABINETS

PRODUCE SPECIALS

FOOTP
ATH

LINE OF AWNING
OVER

FOOTP
ATH

SW PIT

DUMARESQ STREET

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PTX PAINT FINISH TYPEX
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G	08.04.2025	AMENDED DA

N

CLIENT:

Ecove Group



PROJECT:

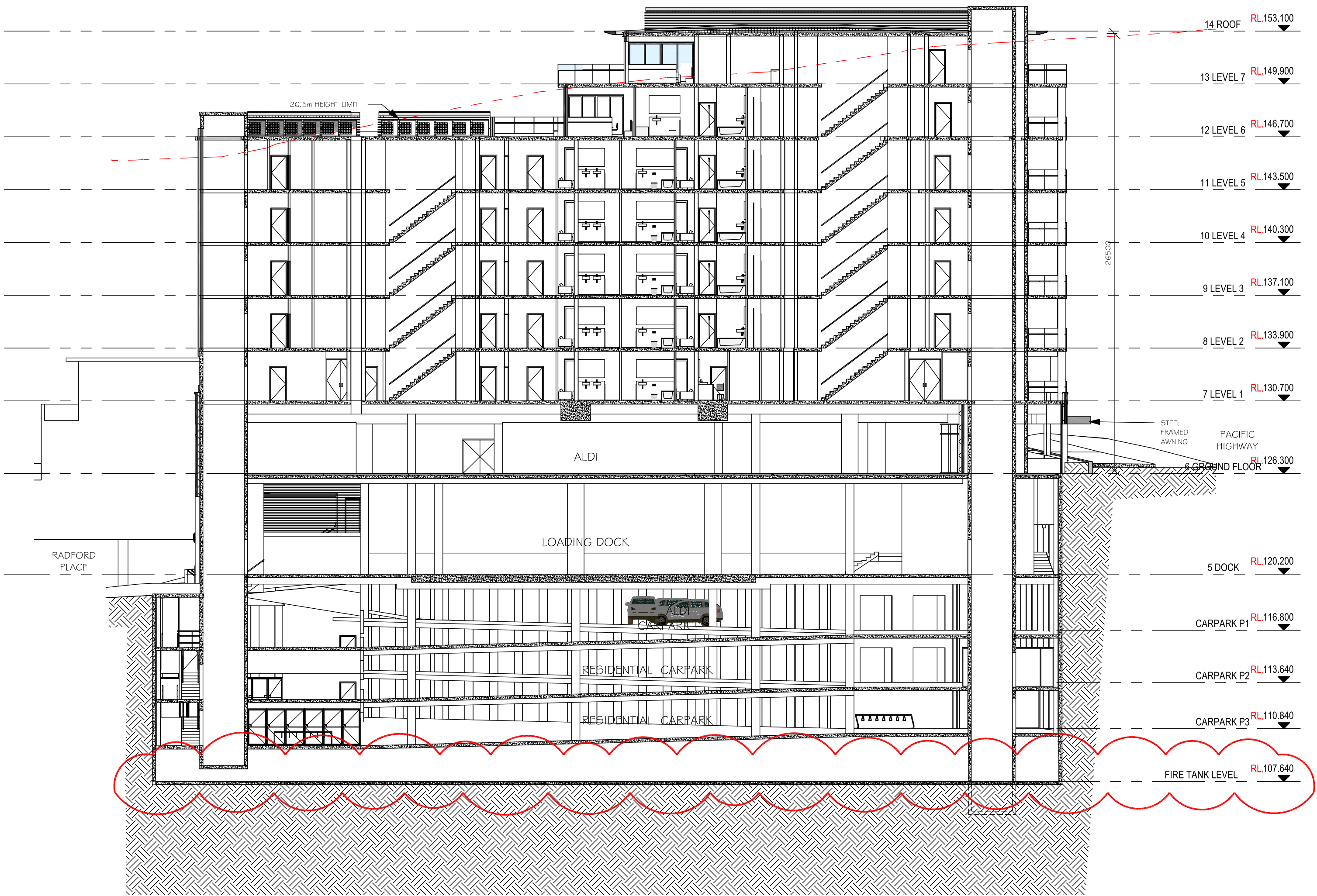
Proposed Mixed Use Development
810 Pacific Highway , Gordon
Sydney NSW 2065 Australia

DRAWING TITLE:

GROUND FLOOR

DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:100 @ A1	DRAWING NO: DA05	ISSUE: G
PROJECT NO: 2432		

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768



LONG SECTION EAST-WEST
1 : 200

KU-RING-GAI COUNCIL

THIS IS THE PLAN/S REFERRED TO
IN NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION

No: eMOD0061/25

Date: 13/11/2025

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

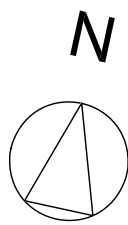
MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSX PRIVACY SCREEN (TO FUTURE SELECTION)
- PTx PAINT FINISH TYPEx
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

DISCLAIMER:

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Issue	Date	Description
F	08.04.2025	AMENDED DA
G	26.08.2025	AMENDED DA, CHANGES WHERE CLOUDED



CLIENT:

Ecove Group



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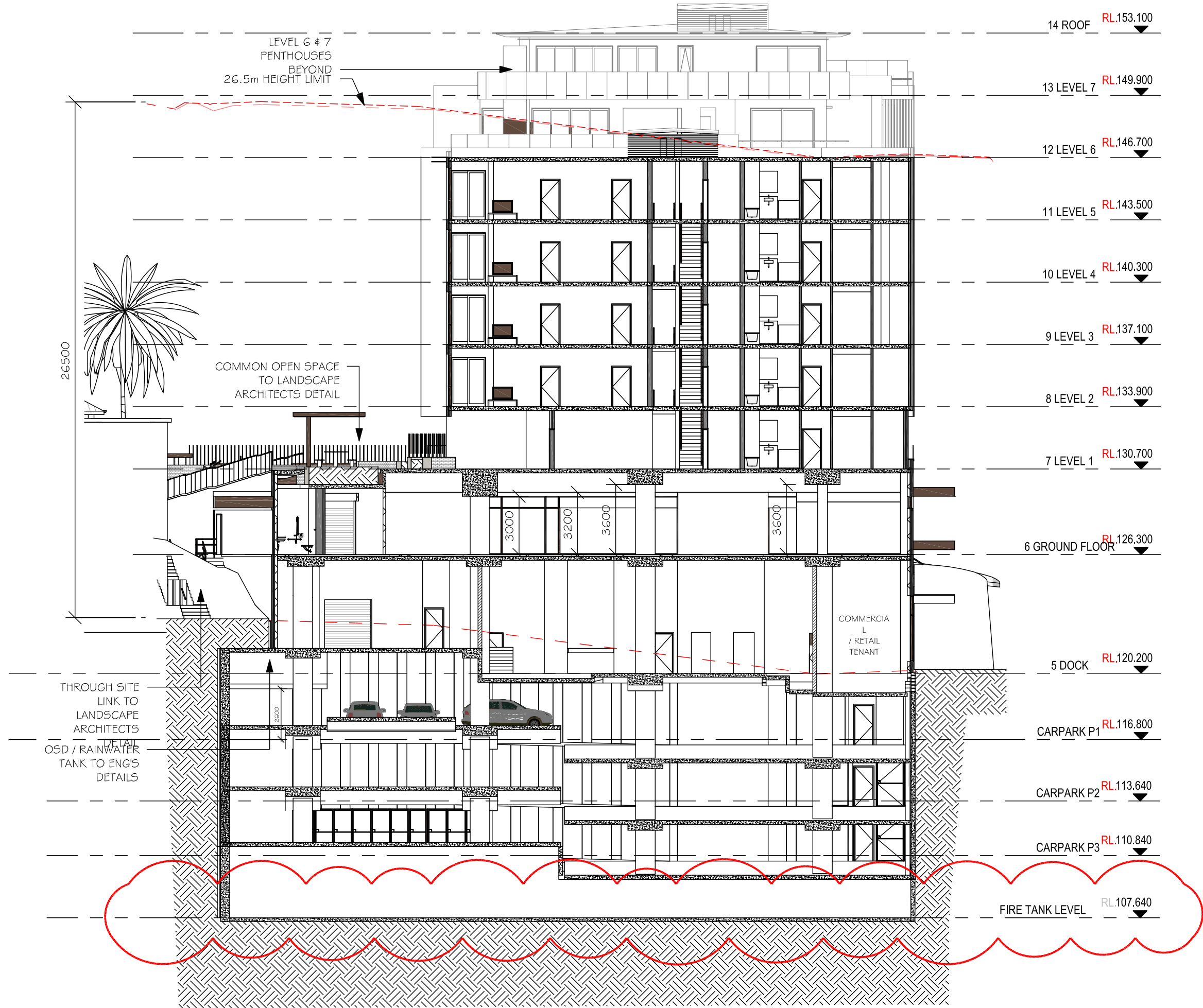
PROJECT:

Proposed Mixed Use Development
810 Pacific Highway , Gordon
Sydney NSW 2065 Australia

DRAWING TITLE:

SECTION SHEET 1

DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:200 @ A1	DRAWING NO: DA16	ISSUE: G
PROJECT NO: 2432		



CROSS SECTION NORTH-SOUTH 1
1 : 200

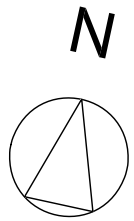
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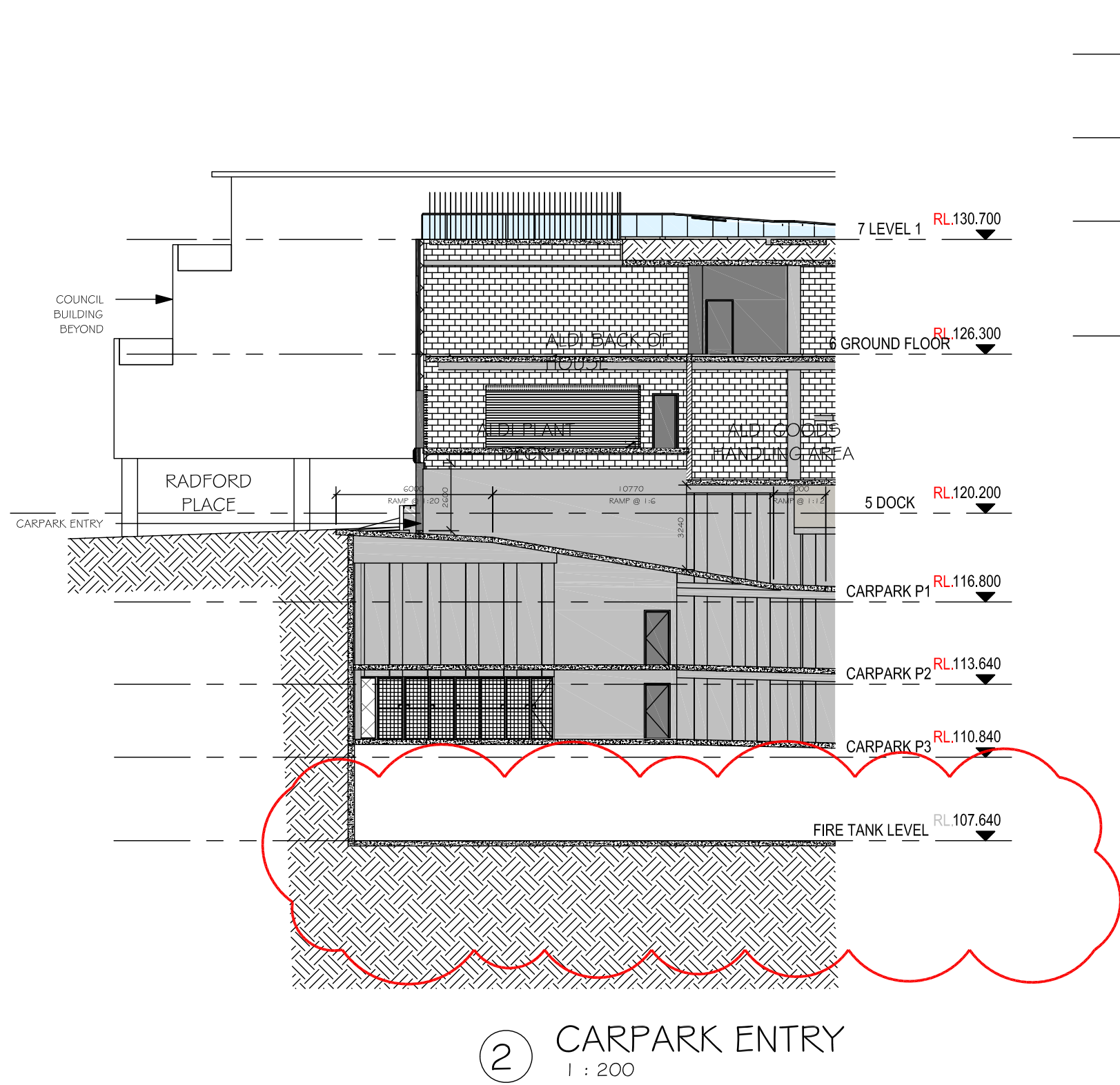


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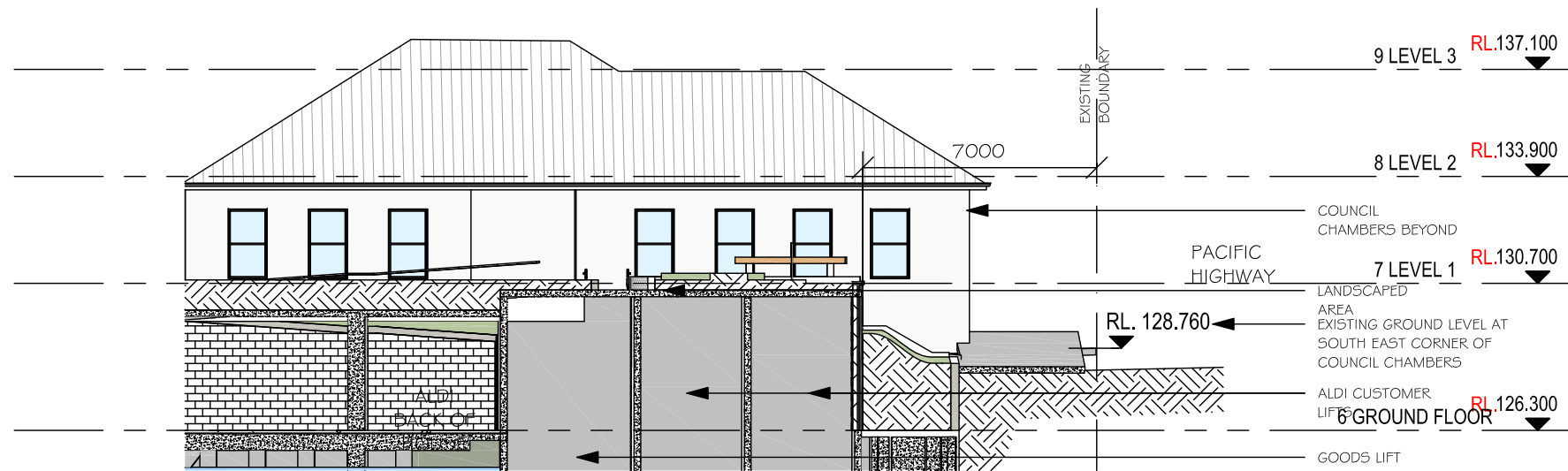
PROJECT:
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DRAWING TITLE:
SECTION SHEET 2

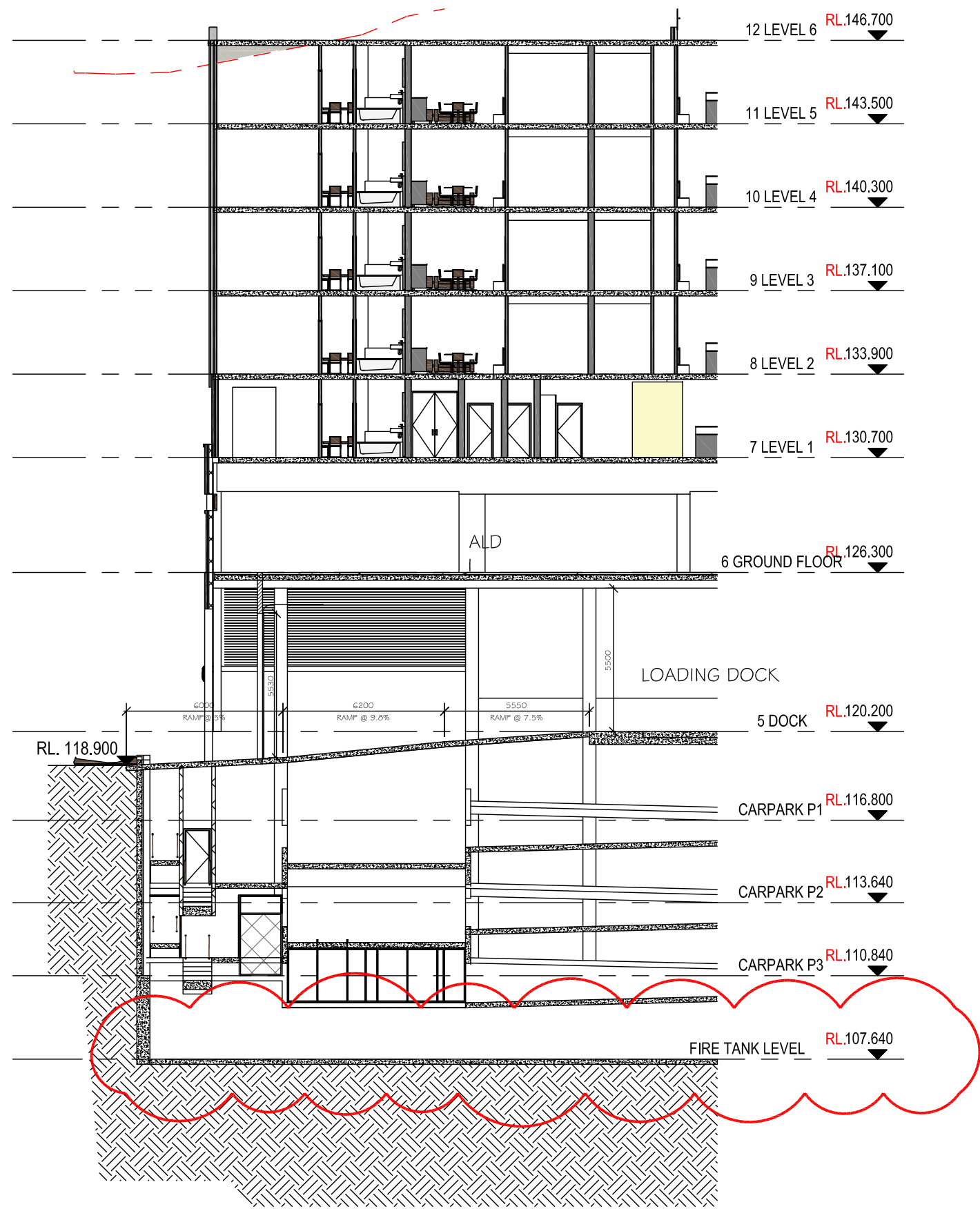
DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:200 @ A1	DRAWING NO: DA17	ISSUE: G
PROJECT NO: 2432		



② CARPARK ENTRY
1 : 200



① SECTION THROUGH PODIUM
1 : 200



③ SECTION THROUGH DOCK ENTRY
1 : 200

KU-RING-GAI COUNCIL

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No: eMOD0061/25

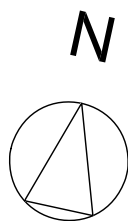
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Sydney NSW 2065 Australia

DRAWING TITLE:
SECTION SHEET 3

DRAWING BY: AA	CHECKED BY: KS	DATE:
SCALE: 1:200 @ A1	DRAWING NO: DA18	ISSUE: G
PROJECT NO: 2432		