

Consultation Outcomes Report

Gordon Mixed-Use Shop Top Housing Development (SSD-101444458)
810 Pacific Highway, Gordon

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Ecove Group Pty Limited



Prepared by Watson St Property Consulting
18 December 2025

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Executive Summary

This Consultation Outcomes Report has been prepared for Ecove Group Pty Ltd (Ecove) to accompany a State Significant Development Application (SSDA) (SSD-101444458) for the construction and operation of a mixed-use shop-top housing development at 810 Pacific Highway, Gordon (Lot 12 DP 631351).

The proposal comprises a full-line ALDI supermarket within a two-storey podium and a single residential tower above, featuring approximately 180 apartments, including on-site affordable housing managed by a registered Community Housing Provider.

The following sections outline the engagement activities undertaken and the feedback received, addressing the Secretary's Environmental Assessment Requirements (SEARs) issued on 9 December 2025 for the proposal.

1.1 Engagement Carried Out

The engagement program targeted stakeholders most likely to be interested in, or directly affected by, the proposal. The purpose of this engagement was to ensure that these stakeholders were informed about the proposed development and had the opportunity to provide feedback and ask questions prior to lodgement.

To ensure the engagement was consistent with the Department of Planning, Housing and Infrastructure's (DPHI) Undertaking Engagement Guidelines for State Significant Projects and met the requirements outlined in the SEARs, engagement was undertaken with:

- Ku-ring-gai Council (KRC)
- Department of Planning, Housing and Infrastructure (DPHI)
- Other relevant NSW Government Agencies including Transport for NSW, Sydney Water, Ausgrid, Fire & Rescue NSW, Water NSW
- Federal and State Members of Parliament
- Community stakeholders, including surrounding property owners, residents and businesses near to the site

1.2 Engagement Activities

The following engagement activities were undertaken to inform and consult with the stakeholders on the proposal:

- **Letterbox drop of community notification flyer** – distributed to surrounding households and businesses, providing information about the proposal and details on how to provide feedback.
- **Community information drop-in session** – featured seven (7) information display boards and was attended by members of the project team.
- **Community information webinar** – included a formal presentation by key project team members and a Q&A session for attendees to ask questions.
- **Social impact feedback survey** – a short anonymous survey, accessible via a QR code on the community notification flyer, to help inform the Social Impact Assessment.

- **Dedicated project enquiry hotline and email** – available during business hours to respond to questions and receive project feedback.

1.3 Government stakeholders and Council feedback

Key themes of feedback received from Government stakeholders and Council during the engagement program included:

- Ground floor activation
- Traffic and parking management
- Provision of affordable housing
- Housing product diversity

1.4 Community feedback

Key themes of feedback received from the community across during the engagement program included:

- Positivity about the proposed development, particularly the introduction of the Aldi supermarket
- Traffic and parking management
- Impacts on the intersection of Dumaresq Street and Pacific Highway
- Timeframe for the project to be completed

1.5 Next steps

The feedback received through this process has been addressed throughout the preparation of the Environmental Impact Statement (EIS) and is also summarised in the feedback tables presented in **Section 5.0** of this report.

1.0 Introduction

1.1 The Application

The proposed State Significant Development Application (SSDA) (SSD-101444458) seeks approval for a mixed-use development at 810 Pacific Highway, Gordon. The proposal includes approximately 180 new dwellings, including affordable housing, and 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 the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). SSD-101444458 seeks approval as an amending DA to modify DA-0610-17, with the exception of demolition, excavation, shoring, and piling works, which will proceed under the existing approval.

Specifically, the SSDA seeks development consent for:

- **Site preparation works**, including demolition of existing structures and excavation
- **Construction and operation of a mixed-use development**, comprising:
 - 2-storey retail/commercial podium with full-line ALDI supermarket that activates the Pacific Highway and Dumaresq Street frontages
 - Single residential tower with a total maximum height of 28 storeys comprising approximately 180 apartments (market and affordable housing)
 - Six levels of basement car parking providing approximately 269 car spaces for residents, visitors, retail and commercial users, and car share
- **Landscaping and public domain works**
- **Extension and augmentation of services and infrastructure**, as required

All on-site affordable housing will be managed by Chief Housing, a registered Community Housing Provider. A total of 39 affordable housing units are proposed, comprising 30 units delivered in accordance with the Housing SEPP and 9 units secured in perpetuity under the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015).

1.2 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 included:

- **56 apartments** in a shop-top housing format, comprising a mix of one, two and three-bedroom dwellings
- **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
- **Three basement levels** containing 142 car parking spaces for residents, visitors, and retail customers
- **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:

- **MOD0222/20** (21 September 2021)
- **MOD0194/21** (18 November 2021)
- **MOD0061/25** (13 November 2025)

These modifications collectively removed the deferred commencement condition, amended the development description, and incorporated an updated Construction Traffic Management Plan into the approved documentation. MOD0061/25 additionally approved increased excavation depth, realigned basement walls in the northeast corner, and modified conditions relating to construction certificates to allow preliminary basement excavation to occur independently.

This SSDA proposes to amend the existing Development Consent and associated modifications. Notwithstanding this, preliminary works are intended to proceed under the current consent to meet ALDI's contractual requirement for establishment and operation on the site by 2028.

1.3 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 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 not submitted by June 2025. As part of the resolution of this process, Council formally endorsed its preferred planning framework for Gordon Town Centre on 5 June 2025. The 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.

1.4 The Site

The subject site is located at 810 Pacific Highway, Gordon (Lot 12 DP 631351) and has a total area of 2,357 m². It occupies a landmark position opposite the Gordon Centre and immediately adjacent to the Ku-ring-gai Civic Centre, at the prominent corner of Pacific Highway and Dumaresq Street.

The site is approximately 200 metres from the entrance to Gordon Railway Station and is well positioned for access to public transport, community facilities, and services. Vehicular access will be provided via Radford Place, enabling efficient basement entry while avoiding vehicle movements at the Pacific Highway and Dumaresq Street frontages.

Previously, the site accommodated a five-storey commercial office building, which has now been demolished. The site is currently vacant following partial demolition works.

The site is described in **Table 1** (see over) and illustrated in **Figure 1** (see over).

Table 1: Site Description

Legal Description	Address
Lot 12 DP 631351	810 Pacific Highway, Gordon



Figure 1: Site Aerial Map

Source: Nearmap (edits by WSPC)

1.5 Assessment Requirements

The application addresses industry-specific SEARs issued by DPHI. The proposal utilises the *Housing SEPP* affordable housing incentives, including FSR and height bonuses of up to 30% where at least 15% of the GFA is dedicated to affordable housing for a minimum of 15 years, and incorporates the TOD reforms applicable to the Gordon Station Precinct, gazetted on 14 November 2025.

Table 2: SEARs Requirements

SEARs Requirement	Report Section / Response
Industry Specific SEARs – Item 5 - Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	
Relevant Department of Planning, Housing and Infrastructure assessment team	Section 0
Relevant Local Government Authority	Section 5.3
Relevant NSW Government Agencies, Authorities and Utilities	Section 5.4
The Local Community & Stakeholders	Section 5.1
If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation	Section 0
Additional Assessment Requirements	
Provide details on consultation with Ku-ring-gai Council (Council) and TfNSW, regarding delivery of infrastructure outlined in the Ku-ring-gai Development Control Plan for the Gordon Local Centre, including community facilities, public domain works and traffic signal improvements.	Sections 5.3 and 5.4

2.0 Community & Stakeholder Engagement

This section outlines the community and stakeholder engagement activities undertaken to support the development of the proposal. The engagement methodology and its outcomes have been guided by, and are consistent with, the NSW Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects*.

2.1 Engagement Approach and Objectives

Engagement was undertaken in a timely, informative, genuine, and accessible manner, consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (2021). The following framework documents the activities carried out prior to lodgement and during exhibition:

- **Timely** – Providing the community, authorities, and stakeholders with the opportunity to provide feedback prior to SSDA lodgement.
- **Informative** – Sharing information about the proposed development, including the project vision and anticipated community benefits, to encourage meaningful feedback.
- **Genuine and Constructive** – Offering transparent and authentic opportunities for people to participate.
- **Accessible** – Facilitating an open engagement process that provides meaningful opportunities for the community to contribute feedback on the proposal.
- **Transparent** – Responding to community concerns and systematically documenting all feedback.

2.2 Engagement Guidelines for State Significant Projects

The engagement program was undertaken to ensure stakeholders were informed of the proposal, understood potential impacts, and had accessible channels to provide feedback. Engagement methods included letterbox flyers, a drop-in session, webinar, survey, dedicated hotline/email, briefings, and agency liaison.

The process aimed to capture an accurate understanding of key local issues, identify potential responses to areas of impact, and facilitate clear communication between stakeholders and the project team. The Engagement Strategy adhered to the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects* (November 2021) by:

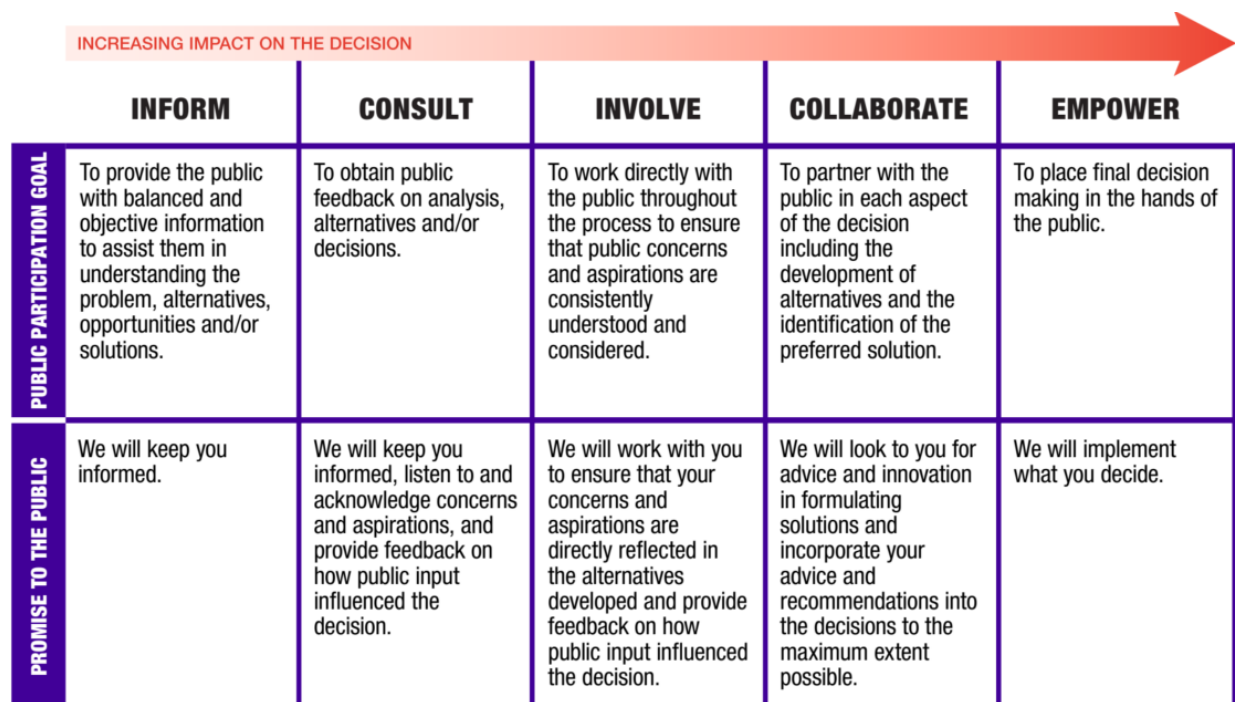
- Engaging with relevant NSW Government agencies, Council, close neighbours, and targeted members of the community
- Informing the surrounding community about opportunities to consult with the project team
- Explaining how community feedback would be considered and documented
- Providing relevant information in plain English so that potential impacts and implications could be readily understood
- Offering clear channels of communication to gather feedback directly to the project team

2.3 Alignment with IAP2 Public Participation Spectrum

To determine the appropriate level of engagement for each stakeholder, the IAP2 Spectrum of Public Participation was applied, classifying stakeholder groups according to their known or perceived levels of interest and influence on the project.

For the overall project scope, this engagement sits at the **Consult** level. Ecove sought feedback on the proposed mixed-use development, comprising retail, commercial, affordable housing, and residential uses, to inform the Environmental Impact Statement, which forms part of the State Significant Development Application.

The following figure provides an overview of the IAP2 spectrum as applied to this project.



The diagram illustrates the IAP2 Spectrum of Public Participation as a progression from left to right, indicated by a large red arrow at the top labeled "INCREASING IMPACT ON THE DECISION". The spectrum consists of five levels: INFORM, CONSULT, INVOLVE, COLLABORATE, and EMPOWER. Each level is associated with a specific public participation goal and a corresponding promise to the public.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Figure 2: IAP2 Spectrum of Public Participation

Source: Federation of International Association for Public Participation 2024

3.0 Stakeholder Identification

Table 3: Stakeholder Matrix

Stakeholder	Key Interests	IAP2 Level	Engagement Method
Local Government Authority			
Ku-ring-gai Council	• Strategic alignment with Gordon Town Centre controls • Compliance with LEP and DCP controls • Affordable housing policy	• Consult	• Consultation required by SEARs • Pre-lodgement meeting request • SEARs application advice • Ongoing correspondence with Project Team
NSW Government Agencies and Utilities			
DPHI Assessment Team	• Compliance with SEARs • Compliance with State Environmental Planning Policies (SEPPs) • Consultation and engagement with relevant stakeholders	• Consult	• Consultation required by SEARs • SEARs application advice • Engagement Request – Government Architect
Transport for NSW	• Pedestrian connectivity near Gordon Station • Parking and access • Green travel plan	• Consult	• SEARs application advice • Transport Impact Assessment inputs • Various project briefings
Sydney Water	• Compliance with SEARs • Servicing requirements	• Consult	• Consultation required by SEARs • Technical liaison
Ausgrid	• Compliance with SEARs • Servicing requirements	• Consult	• Consultation required by SEARs • Technical liaison

**Fire and Rescue
NSW**

- Compliance with SEARs
- Consult
- Consultation required by SEARs

Elected Members

**Federal Member
for Bradfield**

Nicolette Boele MP

- Concerns for constituents
- Provision of Affordable Housing
- Consult
- Provided a copy of the Community Notification Flyer and an invitation to attend community engagement events.

**State Member for
Davidson**

Matt Cross MP

- Concerns for constituents
- Provision of Affordable Housing
- Consult
- Provided a copy of the Community Notification Flyer and an invitation to attend community engagement events.

Adjoining Landowners/Tenants

**Ku-ring-gai
Council**

- Traffic and parking
- Height and amenity
- Construction impacts
- Retail activation
- Site access
- Project timeline
- Consult
- Consultation as required by SEARs

Community

**Local residents &
businesses**

- Traffic, parking and access during construction and operation
- Height and visual changes
- Opportunities to provide feedback
- Consult
- Notification flyer
- Drop-In Session
- Online webinar
- Enquiry number and email address
- Social Impact Survey

Community Groups	• Traffic, parking and access during construction and operation • Height and visual changes • Opportunities to provide feedback	• Consult	• Direct email outreach including copy of Community Notification Flyer
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4.0 Engagement Process

The table below summarises the community engagement activities undertaken to support this proposal, including the targeted stakeholders and level of reach. Detailed feedback from these activities, along with the project’s responses, is provided in Section 5.0 of this report.

4.1 Community Engagement Activities

Table 4: Community Engagement Activities

Engagement Activity	Targeted Stakeholder	Reach / Details
Letterbox drop of Community Notification Flyer 	Local residents and businesses	A community notification flyer was delivered to the letterboxes of surrounding residents and businesses on 26 November 2025. The flyer provided information about the proposal and invited recipients to attend a community drop-in session or an online webinar. It also included a QR code linking to a short anonymous survey to support the Social Impact Assessment. A copy of the flyer is provided in Appendix A.1.
Community Drop-in Session 	Community stakeholders, adjoining landowners	An in-person community information session was held on 8 December 2025 at Gordon Library Meeting Room 2, from 5:30 pm to 7:30 pm. The drop-in session recorded three (3) formal registrations and was attended by one (1) community member and one (1) representative of the elected Federal Member. The session provided local residents and businesses the opportunity to meet the project team and view seven (7) information display boards covering the project overview, strategic planning context, design principles, key features, neighbour considerations, Connection to Country principles, and next steps. Representatives from the project team, including Architectural, Planning, and Ecove personnel, were present to answer questions. A copy of the display boards is provided in Appendix A.2

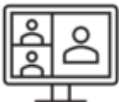
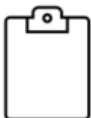
Engagement Activity	Targeted Stakeholder	Reach / Details
Community Webinar 	Community stakeholders	A community webinar was held on 11 December 2025 from 6:00pm to 7:30pm via Microsoft Teams. The session featured a formal presentation from key members of the project team, followed by a Q & A segment allowing attendees to ask questions. A copy of the webinar slides is provided in Appendix A.4
Community Engagement Survey to inform the Social Impact Assessment 	All community stakeholders	As part of the research conducted to inform the project's Social Impact Assessment, an anonymous online survey was made available via a QR code on the community notification flyer and display boards. The survey was open from 26 November 2025 until 5:00 pm on 16 December 2025.
Enquiry management 	All stakeholders	A public email address and phone number were provided in all project communications, including the community notification flyer, webinar and drop-in session registration, as well as direct stakeholder email outreach. To date, the project team has received one (1) phone call and three (3) emails, all of which have been responded to.



Figure 3: Photos of the Community Drop-In Session held on 8 December 2025

Source: Watson St Property Consulting

5.0 Feedback and Project Response

The following section summarises the key issues raised by the community and stakeholders during engagement activities, along with the project's responses. The main themes that emerged across stakeholder groups during the consultation period are outlined below:

5.1 Community feedback

Table 5: Consolidated Community Feedback

Topic	Feedback Summary	Project Response
Traffic congestion and parking	Concerns regarding traffic congestion at the intersection of Dumaresq Street and Pacific Highway and limited parking on Dumaresq Street	- The project team acknowledged community concerns regarding the potential for the development to exacerbate existing traffic congestion. A comprehensive Traffic Impact Assessment (TIA) has been prepared as part of the SSDA, evaluating current traffic conditions, projected traffic volumes, and potential impacts from the proposed development. - On-site basement parking has been provided in accordance with the findings of the TIA. - Further details on proposed traffic mitigation measures are outlined in the Traffic Impact Assessment prepared by PTC.

Topic	Feedback Summary	Project Response
Construction management	• Queries around the hours of construction • Concerns about noise produced from construction activities such as demolition, excavation, piling, jackhammering	• The project team confirmed that construction activities will occur within the standard construction hours specified in the development consent, if approved. • A preliminary Construction Management Plan (CMP) will be prepared as part of the next project phase, subject to approval. The CMP will outline proposed mitigation measures to minimise disruption to neighbouring properties.
Project timeline	• Feedback to accelerate the project to bring forth the delivery of the new Aldi supermarket	• The project team acknowledged queries regarding the timeline for future development stages. The current intention is to commence construction once the necessary approvals are granted. • The project team is targeting lodgement of the State Significant Development Application (SSDA) with the NSW Department of Planning, Housing and Infrastructure (DPHI) in the near future.

5.1.1 Neighbouring Landowner Briefings

Ecove has maintained ongoing correspondence with the owners of neighbouring properties. Details of the feedback received, and the project's response are summarised in the table below.

Engagement with northern neighbour – Ku-ring-gai Council

Table 6: Engagement with northern neighbouring landowner - Ku-ring-gai Council

How they were engaged	Summary of feedback	Project Response
Kur-ring-gai Council closed its pre-lodgement service in late November 2025 until early 2026.	• Nil	Whilst a formal response to the SSDA has not been forthcoming, the applicant has been engaging extensively with Council through the modification of DA0610/17 including the interface pathway between the Council chambers and the subject site. The proponent has also sought approval and design advice from Council in relation to the new pathway between the Pacific Highway and Radford Place. Council cancelled the pre-lodgement meeting that was scheduled. The proponent commits to working with Council during the lodgement and assessment phases of the project to ensure that integration considerations, CPTED, and the like, are incorporated into any responses to submissions.

Engagement with Charter Hall (owner of Gordon Centre)

Table 7: Engagement with southern neighbouring landowner – Charter

How they were engaged	Summary of feedback	Project Response
• Community Notification Flyer • In writing via email	No feedback received	Ecove will continue to keep Charter Hall advised of the progress of the development

5.1.2 Elected Representatives Briefings

Table 8: Elected Representative Briefings

Stakeholder	How they were engaged	Summary of feedback	Project Response
Federal Member for Bradfield Nicolette Boele MP	The Engagement team contacted Nicolette Boele MP in writing via email. A member of Ms Boele's team attended the Community Drop-In Session on 8 December 2025	- Positive about the development - Keen to see the delivery of much needed affordable housing in the Gordon area	Ecove will continue to inform Nicolette Boele – Federal Member for Bradfield as SSDA progresses.
State Member for Davidson Matt Cross MP	The Engagement team contacted Matt Cross MP in writing via email.	No feedback to date	Ecove will continue to inform Matt Cross – State Member for Davidson as SSDA progresses.

5.2 Aboriginal stakeholder feedback

No engagement with Aboriginal Stakeholders has been undertaken at this stage.

5.3 Ku-ring-gai Municipal Council feedback

The project team undertook consultation with Ku-ring-gai Council, including various correspondence, meetings and briefings. Details of key feedback raised is included in the table below.

Table 9: Council feedback

Stakeholder	How they were engaged	Summary of feedback	Project Response
Roads and Traffic Team	In writing via email Online via MS Teams	- Traffic management during construction - Traffic management post construction including impacts to the intersection of Dumaresq St and Pacific Highway	Project team has provided detailed responses including technical reports and detailed methodologies to satisfy Council's requirements

Statutory Planning Manager and Development Engineer	In writing via email Online via MS Teams	• Outlined the amount to be paid to satisfy Development Contributions requirements • Outlined the relevant fees and charges required to be paid in order to carry the development works	Project team has confirmed in writing that the required fees and charges will be paid prior to the issue of a Construction Certificate for demolition, construction or excavation
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5.4 Government Agencies and Authorities

The project team undertook consultation with a number of NSW Government Agencies and Authorities, including various correspondence, meetings and briefings. Details of key feedback raised is included in the table below.

Table 10: Government Agency and Authorities' feedback

Stakeholder	How they were engaged	Summary of feedback	Project Response
Planning and Assessment Team (DPHI)	SEARs application advice Request for Government Architect feedback	• Compliance with SEARs • Compliance with State Environmental Planning Policies (SEPPs) • Consultation and engagement with relevant stakeholders	• Draft EIS demonstrating Statutory compliance with SEAR and State Environmental Planning Policies (SEPPs) • Response to Engagement sessions • Government Architect advice pending
Transport for NSW	SEARs application advice Previous compliance with land requirement and upgrades to Pacific Highway –	• Transport Impact Assessment inputs •	• Draft EIS demonstrating Statutory compliance with SEAR and State Environmental

	DA0610-17 (as modified)		- Planning Policies (SEPPs) • Compliance with previous DA conditions • Transport Impact Assessment
Sydney Water	Consultation required by SEARs Technical liaison during DA0610-17 modification	• Servicing Inputs	• Infrastructure Servicing Assessment • Compliance with previous DA conditions
Ausgrid	Consultation required by SEARs Technical liaison	• Servicing Inputs	• Infrastructure Servicing Assessment
Fire and Rescue (NSW)	• Consultation required by SEARs	• BCA Regulatory Compliance Report	• Final approval prior to issue of CC
Water NSW	In writing via email	• Methodology for de-watering of site during basement construction	• Project team has provided detailed responses including technical reports and detailed methodologies to satisfy Water NSW requirements

6.0 Conclusion and Next Steps

This Consultation Outcomes Report provides a concise overview of the communication and stakeholder engagement activities undertaken prior to lodgement of the State Significant Development Application (SSDA) for the proposed development at 810 Pacific Highway, Gordon, as outlined in **Section 1.1**.

In accordance with the Secretary's Environmental Assessment Requirements (SEARs) for engagement, Ecove implemented a consultation strategy to inform and seek feedback from local residents and businesses, Council, adjacent landowners and key government agencies.

Feedback received to date has primarily related to traffic and transport impacts, construction management impacts and the proposed project timeline.

The SSDA will be placed on public exhibition by the Department of Planning, Housing and Infrastructure (DPHI), providing interested stakeholders with a further opportunity to submit formal feedback. Issues raised during the public exhibition period will be addressed by Ecove, as the Applicant, in a Response to Submissions Report prepared in accordance with the Environmental Planning and Assessment Act 1979.

Ecove will continue to provide opportunities for local residents, businesses, government agencies and key local stakeholders to make enquiries as the project progresses.

7.0 Disclaimer

This report is dated 18 December 2025 and incorporates information and events up to that date only. It excludes any information arising, or events occurring, after that date which may affect the validity of the views expressed by Watson St Property Consulting.

This report has been prepared by Watson St Property Consulting on the instructions of, and for the benefit only of, Ecove for the purpose of a Consultation Outcomes Report and for no other purpose or use.

All surveys, forecasts, projections and recommendations contained in, or associated with, this report have been prepared in good faith and are based on information available to Watson St Property Consulting as at the date of this report.

While Watson St Property Consulting has made all reasonable inquiries it believes necessary in preparing this report, it does not warrant the completeness or accuracy of information provided to it.

To the extent permitted by law, Watson St Property Consulting (including its officers and personnel) accepts no liability for any errors or omissions, including those arising from information provided by the instructing party or any other person upon which Watson St Property Consulting has relied, except to the extent that such errors or omissions are the result of recklessness or bad faith on the part of Watson St Property Consulting.

Appendices

A.1 Community Notification Flyer





26 November 2025

Dear Neighbour,

RE: Community consultation opportunity for a proposed development at 810 Pacific Highway, Gordon

Ecove Group is preparing to lodge a State Significant Development Application (SSDA) for a mixed-use development at 810 Pacific Highway, Gordon. The project aims to:

- ✓ Deliver a diverse range of apartment types and mixes, including Affordable Housing, in response to the growing housing needs within Gordon
- ✓ Activate the street frontage on the corner of the Pacific Highway and Dumaresq Street
- ✓ Deliver sustainable environmental and social outcomes for the Gordon community

Retail and commercial uses are proposed within a 2-storey ground floor podium, along with a single residential tower above, in accordance with the newly adopted Gordon Town Centre planning controls. The development will deliver a full-line Aldi supermarket on the ground floor and approximately 180 apartments comprising both affordable and market housing.

Opportunity for consultation

As a local community member, we invite you to attend an upcoming community information session. This is an opportunity to learn more about the proposal, meet the team, raise questions, and provide feedback on key topics before lodgement later in the year.

Please register your interest by scanning the QR code below. You are also welcome to submit any questions in advance of the session through the registration links. Alternatively, please email info@watsonstpropertyconsulting.com.au or call 1300 88 20 88 for assistance.

Community Drop-In Session (in person)
Please scan the QR Code below to register



Date: Monday, 8 December 2025
Time: 5.30PM – 7.30PM
Location: Gordon Library Meeting Room 2, 799 Pacific Highway Gordon
Registration is essential - please RSVP by the QR Code by 6PM Sunday, 7 December 2025

Community Webinar (online)
Please scan the QR Code below to register



Date: Thursday, 11 December 2025
Time: 6.00PM – 7.30PM
Location: Online via MS Teams
Registration is essential - please RSVP via the QR Code by 6PM Sunday, 7 December 2025



Social Impact Survey

As part of the Environmental Impact Study (EIS), we are preparing a Social Impact Assessment (SIA). Every State Significant project is subject to an SIA, which aims to identify, predict and evaluate the likely social impacts arising from a project and proposes responses to the predicted impacts. To help inform the SIA, we invite you to complete the social impact survey.

Please scan the QR Code or visit: <https://forms.office.com/r/aNZb08TFMu>

The survey is open until 5pm Tuesday, 16 December 2025





Site location

The site is located within the Ku-ring-gai Local Government Area (LGA) and is currently vacant. It is located approximately 200 metres from Gordon Railway Station. The site location is identified in the image below.



Figure 1: Aerial view of 810 Pacific Highway (boundary of property shown in red)

Next Steps

The team is progressing the design for the project and preparing the necessary technical studies to support the application. We are now ready to begin community consultation, which will cover the design scheme, the planning process, and other key aspects of the project.

If you have any issues registering or would like to ask any questions, please contact our community engagement team via email on info@watsonstpropertyconsulting.com.au or by calling 1300 88 20 88. If you cannot attend these sessions but would like to register for further updates, please get in touch. We hope you can join us and look forward to meeting you soon.

If you're a tenant, we kindly ask that you forward this important correspondence to your property manager or landlord.

Sincerely,

Ben Woods

Project Community Engagement Team

EIGHT10
GORDON

A.2 Flyer Distribution Map



A.3 Display Boards for Drop-in Session



A.4 Community Webinar Presentation Slides

Proposed Development at 810 Pacific Highway, Gordon



Project Overview





Project Vision and Community Benefits



More housing choice
Provide much needed boost in housing supply with the provision of approximately 180 new, quality housing residences close to schools, public transport and parks.



Sustainable design outcomes
Deliver sustainable environmental and design outcomes for future residents.



Street Activation and Renewal
Creation of an upgraded public interface and improved pedestrian amenity.

Who are Ecove?
Ecove Group (Ecove) is an Australian owned and operated Company that has a long and successful history in the development of large scale projects. The company has been actively involved in the property development sector, undertaking extensive major residential, retail, commercial and infrastructure projects. Ecove has established a reputation for delivering quality projects with well thought out floor plans, designed for modern life. Driven by the desire to create the best possible living environments with a strong focus on community and lifestyle, Ecove's proven track record is testimony to the stringent research process that underpins the acquisition of each site.




Ecove Group is preparing to lodge a State Significant Development Application (SSDA) to deliver a premium mixed-use development at 810 Pacific Highway, Gordon.

The proposed development will deliver:

- 2-storey retail/commercial podium with full-line Aldi supermarket that activates the Pacific Highway and Dumaresq Street frontages
- Single residential tower with a total maximum height of 28 storeys comprising approximately 180 apartments (market + affordable housing)
- Sustainable design outcomes
- Accelerated delivery of this development will ensure Gordon continues to have a supermarket when Gordon Centre is demolished for redevelopment.
- The proposed building height is below the permitted heights on the adjacent Gordon Centre.

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Proposed Development at 810 Pacific Highway, Gordon



Strategic Planning Context

A strategically located site

- The site sits 200 metres from Gordon Train Station, providing easy access to high-frequency public transport.
- It forms part of the Gordon Town Centre, close to shops, services and community facilities.
- The NSW Government identifies locations like this as ideal for well-located new homes, helping address Sydney's housing needs.

Building on an approved development

- An earlier consent already allows for demolition, excavation, piling and supermarket construction on the site.
- The new proposal seeks to amend the approved scheme so the site can better reflect updated government policies and local planning for Gordon Town Centre.
- The amended project would deliver a higher-quality building design, improved setbacks, more communal spaces, and a more efficient basement while keeping the approved Aldi supermarket.

Delivering new homes close to transport

- The proposal includes around 180 new homes, designed to increase housing supply in a location where people can walk to transport, shops and services.
- Living close to public transport supports a more sustainable lifestyle, reduces car dependence and aligns with NSW Government planning for transport-oriented communities.

Affordable housing included on site

- The project will deliver significant affordable housing, managed by a Registered Community Housing Provider.
- This responds directly to NSW Government housing policies and Ku-ring-gai Council's Affordable Housing Policy, helping provide homes for key workers and local residents who need more affordable options.
- Affordable housing forms part of the development's contribution to the National Housing Accord and State housing supply targets.

Supporting Gordon's long-term planning

- The proposal aligns with the recently updated Ku-ring-gai Local Environmental Plan 2015, including new controls introduced by the State Government for higher-density, well-located development.
- The design responds to the Gordon Town Centre's evolving built form, while providing active street frontages, improved public domain interfaces, and new communal areas.

Urban renewal of an underused site

- The site is currently a largely demolished and underutilised former commercial building.
- The new development offers a chance to revitalise this prominent corner, support local businesses, and bring new life into the centre of Gordon.

A collaborative approach – shaping the final design with the community

- Community feedback is a key part of the process.
- This drop-in session is one of several opportunities for residents, businesses and community groups to share input.
- Your feedback will help refine and shape the final design, guide the environmental assessment, and ensure the project responds to local values and expectations.
- The project team is committed to open, ongoing engagement as planning progresses.



Aerial view showing the site is within a 400m radius of Gordon Train Station

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Design Principles

Proposed Built Form & Expression



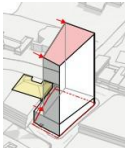
Proposed Tower Form



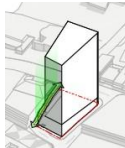
Corner of Pacific Highway & Dumaresq St

- Tall, single tower form to minimise overall bulk & reduce solar access impacts to surrounding neighbours
- Dual aspect & corner apartments for improved daylight, cross ventilation & outlook
- An orientation that responds to topography & key local view corridors
- Efficient layouts that balance residential amenity with operational requirements of the full-line Aldi supermarket at ground level

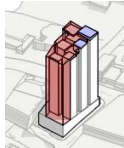
Built Form & Planning Strategy



Compliant Building Envelope



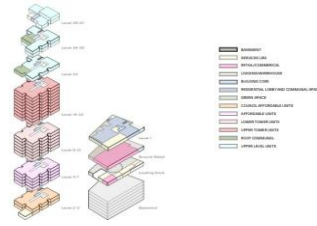
Site Through Link



Bulk Redistribution

- Designed through a methodical process balancing a compliant planning approach that develops into an architectural response that elegantly deals with the site characteristics and constraints
- A well considered interface to the adjoining Ku-ring-gai Council Chambers, that maintains separation & responds to long-term strategic planning for the centre.

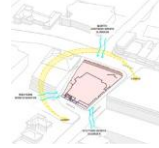
Proposed Uses



Proposed uses

- Mixture of market & affordable housing, with the affordable housing managed by a Registered Community Housing Provider for no less than 15 years.
- 2-storey retail/commercial podium with full-line Aldi supermarket activates street frontages

Commitment to Sustainability



Solar Access and Wind



Communal open space

- Environmental & ecological sustainability measures incorporated, including water & energy efficiency, climate resilience, waste minimization
- Development of opportunities to support mode shift, heat resilient design
- Construction of high quality landscaping elements such as deep soil zones that focus on environmental & ecological sustainability excellence

Key Features



Level 1



Level 2



Eastern Elevation



Western Elevation



View to corner of Pacific Highway & Dumaresq St

Proposed Development at 810 Pacific Highway, Gordon

Consideration for our neighbours

Mitigation of construction impacts

Should the proposal be approved, Ecove will manage all facets of the development, including construction.

Ecove will provide a dedicated Community Liaison Representative to manage construction enquiries and complaints and keep neighbours informed of disruptive works. This will be achieved through the following:

- Development of a Construction Environmental Management Plan (CEMP) which details how environmental risks like noise, dust, air quality and sediment will be managed and mitigated during construction.
- All construction works will be completed in accordance with the approved hours of work as outlined within the Conditions of Consent upon approval of the SSDA.
- A Construction Traffic Management Plan will be prepared by a professional traffic engineer to minimise the impact of construction vehicles on surrounding road. This will be subject to Council review and approval.
- Prior to the construction commencement, a dilapidation report will be undertaken to document the existing condition of surrounding buildings, roads and heritage elements.

Maintaining solar access

Solar access studies and privacy impacts are being undertaken by the design team.

- Shadowing impacts to neighbours meets the planning requirements & predominantly fall over adjacent retail buildings
- The tower has been designed to protect neighbours from overlooking views and visual impact assessment

Construction Phasing

Phase 1
Site establishment & excavation

Phase 2
Structure (basement – roof)

Phase 3
Facade

Phase 4
Fitout & landscaping

Views & Visual Impact Assessment

A detailed study is being undertaken to understand the view and visual impact of the scheme on neighbours. This involves:

- Preparation of photomontages comparing existing and future views.
- This will be considered against established principles for view impact measurement in NSW.
- These principles look at the value of the existing view, the extent of impact and whether it is reasonable.
- View mapping from viewpoints of apartments to the west of the site.

Traffic & Parking

Traffic Impact Assessment

- A detailed traffic impact assessment will be completed to support the SSDA submission.
- Traffic modelling is underway to inform the assessment however the preliminary reviews indicate the development will have a minimal impact on the existing traffic conditions and can be accommodated by the local roads and intersections.

Proposed Parking & Site Access

- The proposal will deliver a total of 269 car spaces within six levels of basement car parking.
- Parking for the tower residents & visitors, retail & commercial users, & car share

Proposed Development at 810 Pacific Highway, Gordon

Connection to Country Principles

The Government Architect New South Wales (GANSW) Connection to Country Principles provide a framework to embed Indigenous knowledge and cultural perspectives in design and planning processes.

Ecove have engaged WSP Indigenous Specialist Services to help support this process for this site. Connecting to the site principles that are being explored for this project are:

Connecting the site to Country

Sydney has always been an important place of gathering for Aboriginal people, overlooking two waterways and old tracks that went north, west and south.

How might we honour Country and ensure its dignity and identity is still intact after the project?

Any new building should Honour Country and the culture associated with this land through tangible and intangible outcomes

Open up the site

Ensuring the building is open, accessible and to provide access for people.

How might we bring people closer to the site, make them stay longer and learn a bit about Aboriginal culture

Celebrate Country

This precinct will be a threshold to the city for many students who come from a long way away and are here to stay on Aboriginal land and learn.

Can the project provide a space to celebrate this important gateway to Country and have elements of education and teaching about Aboriginal values?

Tell our stories

Sydney was a place of ceremony, lore and settlement. There are many latent stories associated with this place waiting to be told through place based interventions.

How might we tell the stories of this Country and its first peoples in the design of this building? What are the appropriate stories / themes to tell?

Connect the building to Country

Connect people to the site

Connect the building to Local design

Invite Country into the building

Connect the building to Culture

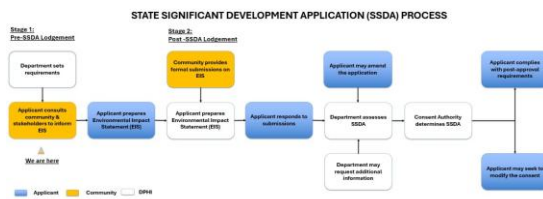
Next Steps

What is a State Significant Development Application?

A State Significant Development (SSD) is a classification used in New South Wales (NSW) for certain large or impactful projects that are deemed particularly important for the state. These could include developments such as major infrastructure, industrial facilities, hospitals, schools, large residential or commercial buildings, or energy projects.

- This proposal will be assessed via an SSD planning pathway because it proposes housing that has a capital investment value of more than \$30 million on land in the Greater Sydney Region.
- The SSD process includes assessing the possible environmental effects, such as noise, land use, and biodiversity, as well as how the project will affect local communities. SSD proposals usually involve consultations with the public and various stakeholders.
- Local Councils play a meaningful role in reviewing SSD's however the ultimate decision is made by the NSW Department of Planning, Housing, and Infrastructure (the Department). Councils contribute to the SSD process by providing local insights, representing community interests, and helping with ongoing monitoring. Their input helps ensure that state-level decisions are informed by local priorities and concerns.

State Significant Development Application Process



What Happens Now?

Once Ecovis has lodged the SSDA, it will be assessed and placed on public exhibition for further feedback. Only if the SSDA is approved will the project move to the detailed design phase and construction phase.

- **SSDA Preparation (Current):** Ecovis is preparing the State Significant Development Application (SSDA) report, incorporating findings from community consultations and commissioned technical studies to support the assessment process.
- **SSDA Assessment:** Once submitted, the application will be considered by the NSW Government in conjunction with key stakeholders, including City of Canada Bay Council, and placed on public exhibition. You will be able to review the finalised SSDA documentation and provide a formal submission to DPH via the Major Projects website.
- **Detailed Design:** Pending the SSDA assessment outcome, the project will move to the Detailed Design phase.
- **Construction:** Following this, the project will move into the Construction phase and likely open in stages to provide access to the residents and community.

Providing Your Feedback

Email the team at info@watsonstpropertyconsulting.com.au

Call the team on 1300 88 20 88 (during business hours only)

Social Impact Survey

As part of the Environmental Impact Study (EIS), we are preparing a Social Impact Assessment (SIA).

Every State Significant project is subject to an SIA, which aims to identify, predict and evaluate the likely social impacts arising from a project and propose responses to the predicted impacts. To help inform the SIA, we invite you to complete the social impact survey.

Please scan the QR code below to complete the survey



The survey is open until 5pm Tuesday, 16 December 2025