

Project Name: Shop top housing with affordable housing - 810 Pacific Highway, Gordon
Case ID: SSD-101444458

Applicant Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Azar
Role/Position	Project Director
Phone	0411302222
Email	michael@ecove.com.au
	Locked Bag 1451
Address	MEADOWBANK , New South Wales, 2114 , AUS

Company Info

Are you applying as a company/business?

No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Brendan	Nelson
Phone	Email	Role/Position
0467719198	brendan@pegasus-advisory.com.au	Managing Director

Address

PO Box 1999
Kingscliff, New South Wales 2487
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Shop top housing with affordable housing - 810 Pacific Highway, Gordon
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD142,593,629.00
Indicative Operation Jobs	135
Indicative Construction Jobs	308
Number of Occupants	509
Number of Dwellings	180
Gross Floor Area (GFA) sqm	20,836
Net Lettable Area (NLA) sqm	1,324

Description of amended development

Mixed-use shop top housing development at 810 Pacific Highway, Gordon on a 2,357m² site, comprising a podium and residential tower with 180 apartments above ground-floor retail including an ALDI supermarket. The proposal provides landscaped communal open space, basement parking, and 39 on-site Affordable Housing apartments in accordance with the Housing SEPP and KRG AH policy.

Description of Changes

Briefly describe the proposed changes to the application

The existing approved development (DA0610/17) at 810 Pacific Highway, Gordon comprises a mixed-use shop top housing development with 55 apartments above ground-floor retail including an ALDI supermarket. The approval provides basement parking and associated site works, with no provision for on-site Affordable Housing. The proposed changes include extending excavation excavation, shoring and piling works from RL107.64m AHD to RL102.214m AHD and subsequent redevelopment of the site into a mixed-use development, comprising a podium and residential tower with 180 apartments (including 39 affordable housing apartments), above ground-floor retail including an ALDI supermarket and 269 basement car parking spaces.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	810 Pacific Highway, Gordon
Site Address (Street number and name)	810 Pacific Highway, Gordon
Site Co-ordinates - Latitude	-33.754565
Site Co-ordinates - Longitude	151.152

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 12/DP631351

Site Area

What is the total site area for your development?

Site Area sqm

2,357

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent - Aldi - Company Extract
File Name	Owners Consent - Aldi

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposal is State significant because it is a residential development to which the infill affordable housing provisions of the Housing SEPP apply, the residential component has an Estimated Development Cost greater than \$75 million, and the development is not prohibited under the Ku-ring-gai LEP 2015.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

HDA EOI Number

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E1 Local Centre

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

ESD Report - Appendix W

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Padraig
Last Name	Healy
Professional Qualification	NABERS assessor
Registration details	101026
Business Name	CREDWELL PTY LIMITED
Australian Business Number (ABN)	14608762214

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

The development incorporates low-emissions outcomes through the use of concrete with cement substitution, all-electric building services, high-efficiency heat pump hot water systems, improved building fabric performance, energy-efficient mechanical services, and on-site photovoltaic generation. These measures reduce both embodied and operational emissions without relying on bespoke or experimental construction technologies.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?*

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part 2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
4815

Accredited Organisation
PIA

REAP Name
Brendan Nelson

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix I - Architectural Design Report
File Name	Appendix MM - BASIX Stamped Drawings
File Name	Appendix H - Architectural Drawings
File Name	Appendix R - Traffic Impact Assessment
File Name	Appendix DD - Civil Engineering
File Name	EIS v1.3 - Ecove - 810 Pacific Highway, Gordon
File Name	Appendix C - Community Engagement Report
File Name	Appendix NN - Green Travel Plan
File Name	Appendix BB - CPTED Assessment
File Name	Appendix E - Amending DA Conditions Table
File Name	Appendix U - 4.6 Variation Request - Building Height
File Name	Appendix F - Registered CHP - Letter of Agreement
File Name	Appendix V - 4.6 Variation Request - FSR
File Name	Appendix T - BDAR Waiver Report & Approval
File Name	Appendix O - Landscape Design Report & Landscape Plans
File Name	Appendix M - Statement of Heritage Impact
File Name	Appendix M - Aboriginal Archaeological Assessment
File Name	Appendix L - Estimated Development Cost
File Name	Appendix JJ - Noise & Vibration Report
File Name	Appendix FF - Access Design Review
File Name	Appendix D - Mitigation Measures Table
File Name	Appendix CC - Flood Risk Assessment
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix A - SEARs Compliance Table
File Name	Appendix MM - Embodied Emissions Materials Form (NSW SEPP)
File Name	Proposed Building DWG
File Name	Appendix I - Aboriginal Design Principles
File Name	Appendix G - Affordable Housing & Feasibility
File Name	SSD-101444458 GIS Files
File Name	Appendix Z - Groundwater Quality Screening Report
File Name	Appendix LL - Approved DA0610-17 Consent and Plans
File Name	Appendix N - Infrastructure Report
File Name	Appendix LL - Approved MOD0061-25 Consent and Plans
File Name	Appendix II - Integrated Water Management
File Name	Appendix M - Historical Archaeological Assessment
File Name	Appendix Y - Geotech Investigation
File Name	Appendix S - Wind Impact Study
File Name	Appendix EE - Dewatering Management Plan
File Name	Appendix P - Operational Waste Management
File Name	Appendix HH - Remediation and Validation
File Name	Appendix W - ESD Report
File Name	Appendix GG - Site Inspection Report
File Name	Appendix K - Construction & Demolition Waste Management
File Name	Appendix X - Groundwater Assessment
File Name	Appendix J - BCA Regulatory Compliance
File Name	Appendix S - Addendum Wind Environment Letter
File Name	Appendix MM - BASIX Summary Report
File Name	Appendix AA - Arboriculture
File Name	Appendix Q - Site Plan
File Name	Appendix LL - Approved MOD0194-21 Consent
File Name	Appendix MM - NatHERS Certificate
File Name	Appendix KK - Fire Engineering
File Name	Appendix MM - BASIX Certificate
File Name	Appendix LL - Approved MOD0222-20 Consent