

Our ref: HMS ID 13937

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Letter uploaded to the Major Projects Planning Portal

Advice on Environmental Impact Statement – State Significant Development

Proposal: Shop top housing with affordable housing - 810 Pacific Highway, Gordon

Major Project reference: SSD-101444458

Received: 5 March 2026

Dear Ritu,

Thank you for your referral dated 5 March 2026 inviting the Heritage Council of NSW to provide advice on the above State Significant Development (SSD) proposal.

The following reports were considered in our assessment:

- Relevant parts of *Environmental Impact Statement State Significant Development Application (SSD-101444458) 810 Pacific Highway, Gordon*, Pegasus Advisory, 03/03/2026, including the following appendices.
- Appendix H: Architectural drawings, PBD Architects, issue for SSDA submission (various dates);
- Appendix I: *SSDA Design Report*, PBD Architects, 19/12/2025;
- Appendix I: *Connecting To Country Aboriginal Design Principles*, WSP Australia, September 2025 (CTC report);
- Appendix M: *810 Pacific Highway, Gordon Statement of Heritage Impact, Ecological*, 09/01/2026 (SoHI); and

- Appendix M: *810 Pacific Highway, Gordon Historical Archaeological Assessment*, Ecological, 08/08/2025 (HAA).

As delegate of the Heritage Council of NSW, we provide the following advice:

- The SSD site does not contain any items that are listed on the State Heritage Register (SHR).
- The SSD site is within proximity to SHR listed item 'Gordon Public School' (SHR 00757). The school is located approximately 50 metres to the north of the SSD site.
- The SoHI assesses that the SSD would not impact on views of the SHR listed Gordon Public School. We also note that the proposed SSD would not overshadow the item.
- The SoHI assesses that the proposed SSD '*will visually alter the overall setting of Gordon by being over 20 storeys higher than any of the surrounding buildings*'. It would impact on the streetscape and '*fundamentally alter the setting of central Gordon...*'. We agree with this assessment. We consider that this change in setting would result in a minor adverse impact on the significance of Gordon Public School.
- The HAA assesses that the SSD site has low-to-nil historical archaeological potential, and any extant archaeology is unlikely to meet the threshold for State or local significance. The HAA recommends an unexpected finds protocol be adopted during construction. We agree with the HAA assessment and recommendation.

In addition, we provide the following comments:

- We recommend that heritage interpretation be integrated into the detailed design. Heritage interpretation can help reinforce a sense of place that can sometimes be eroded through changes associated with significant development. Interpretation could include non-Aboriginal and/or Aboriginal cultural heritage. We note the CTC report outlines concepts and examples that could be considered for the SSD design.

As the SSD site is adjacent to a local item and other local items and heritage conservation areas are in the vicinity, advice should be sought from Ku-ring-gai Council.

If you have any questions about this correspondence, please contact Anna Simanowsky, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
Manager
Major Projects
Heritage NSW
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As Delegate of the Heritage Council of NSW
19 March 2026