



21 February 2024

Matthew Lenartz  
Executive Management – Planning and Government  
Meriton Group

via email: [REDACTED]

Dear Matthew,

**34 Flood Street, Bondi – Heritage Listing Advice  
Request for Information**

I refer to the above request for advice currently before the Independent Planning Commission (**Commission**).

The Commission invites the landowner to provide additional information, if you wish to do so, on the following matters:

- provision of the Structural Engineer's Report for the building, as discussed at the 20 February 2024 meeting with the Commission;
- provision of any additional evidence of whether the Site meets or does not meet the threshold for local significance, as distinct from state or national level significance; including:
  - a comparative analysis at a LGA context;
  - any other relevant material to support the landowner's view on local significance.

In providing any evidence related to local significance, the landowner may wish to consider the definition of 'local heritage significance' in section 4A of the *Heritage Act 1977*, which refers to significance to 'an area' (defined in the *Heritage Act 1977* as having the meaning given to it by Part 1 of Chapter 9 to the *Local Government Act 1993*).

The Commission requests that the landowner provide a response by **5pm on Tuesday 27 February 2024**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Tahlia Sexton, [tahlia.sexton@ipcn.nsw.gov.au](mailto:tahlia.sexton@ipcn.nsw.gov.au) or 9383 2120.

Yours sincerely,

[REDACTED]

Samantha McLean  
Executive Director