

Weir Phillips Heritage and Planning

27th February, 2024.

Attention: Terry Bailey

Independent Planning Commission
135 King Street
Sydney NSW 2000

Re: 34 Flood Street, Bondi –
Heritage Listing, Provision of Further Information

Dear Mr Bailey

This letter is in support of the further information provided by Dr MacLaren North of Extent Heritage in a letter dated 27th February, 2024.

The letter particularly refers to:

*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.*

I concur with Extent's assessment of significance of the building in relation to the local Government Area, noting particularly,

As the building had failed to be listed under two previous LGA-wide Heritage Study reviews, it is difficult to see what has changed that now makes this building significant at a local level, in circumstances when it was not deemed significant in two more detailed area-wide studies.

Waverley is a compact LGA where it is impossible for street-fronting buildings to remain unnoticed in terms of heritage potential. In addition to LGA-wide surveys, individual buildings are nominated for local listing from time to time. This has not occurred in the case of 34 Flood Street for good reason. The building has been substantially altered and original features, with the exception of the vaulted roof form have been completely altered/upgraded internally and externally including the removal of all external windows and other components.

In circumstances where there is some heritage interest or significance to the building but changes over time mean that insufficient understanding of the building remains for

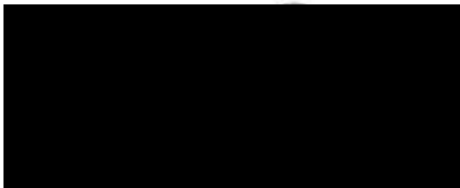
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its viable retention, an Interpretation Strategy and Plan are implemented. This process allows for a component of the building or an aspect of its history to be acknowledged without the retention of the building.

In summary, I agree with the view of Extent that the building fails to meet the criteria for local significance, as a heavily modified building, which is otherwise a footnote in the career of a significant architect.

Please do not hesitate to contact me on [REDACTED] if you have any questions.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

James Phillips, Principal