

28 February 2024

Ms Samantha McLean
Executive Director
Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
SYDNEY NSW 2000

Email: [REDACTED]

Dear Ms McLean

34 Flood Street, Bondi – Heritage Listing Advice

My not-for-profit foundation owns and fully funds the Yeshiva and all its activities. Without this support the buildings would not exist like the rest of the original site which has been redeveloped without anyone raising heritage. I have spent \$M's to bring the buildings together and am continually upgrading them so they would last. Nobody raised issues and nobody else helps with funding. I give them \$500,000 every year to run the building and programs, I give them free rent which is worth \$1M/annum and pay wages for the people who manage the complex. We did all this so it could be used, and nobody told me it was heritage.

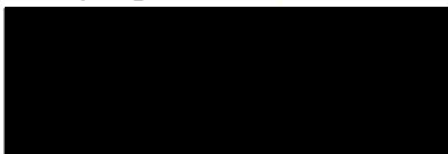
There has never been any mention of heritage on the Yeshiva even after the Council has done many studies, until the wife and daughter of Mr Siedler got involved and made submissions about me and my foundation that were inaccurate. Mr Seidler and I have worked together and knew each other well. Meriton built his last major CBD building in Kent Street which is where we still have our offices. I admire his work, but his involvement cannot constitute heritage listing. Would every building that I have built one day be heritage? We must progress and Council's cannot use heritage to fight a planning outcome they don't like. They never thought it was heritage until the planning panel gave me the right zoning as per state government guidelines. Their staff initially supported the rezoning but then the councillors changed.

As you have seen on site, I am using the current buildings, but they are not heritage. Every part of them has been altered to bring them up to current standards so there is nothing original. It is used very little and there has been very little interest in the proposal except for the Seidler's. There are many other synagogues in Bondi and the East which aren't heritage so how can this building be heritage? If it is then every religious building must be heritage. This is not right as many churches and other places of worship are redeveloped or re-used when they are no longer used.

All we want is for the site to have a future with consistent planning controls. We fixed this with the zoning and then all of sudden the Council thought of heritage after the Seidler's got involved. If it was so important we showed them plans to incentivise its protection but this was ignored.

Thankyou for your consideration and please let me know what can be done.

Yours sincerely,
Harry Triguboff Foundation



Mr Harry Triguboff AO
Director

A handwritten signature in blue ink, appearing to be 'HT' or similar initials, written over the printed name.