

Our ref: HMS ID 10210

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Department of Planning, Housing and Infrastructure
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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 infill affordable housing, Oxford and Nelson Street, Bondi Junction

Major Project reference: SSD-77175998

Received: 29 April 2025

Dear Kevin,

Thank you for your referral dated 29 April 2025 inviting the Heritage Council of NSW to provide advice on the above State Significant Development (SSD) proposal.

The proposed SSD is within the vicinity of the following State Heritage Register (SHR) items:

- Centennial Park, Moore Park, Queens Park (SHR no. 01384);
- Centennial Park Reservoir WS001 (SHR no. 01320);
- Woollahra Reservoir WS022 (SHR no. 01356); and
- Waimea House (SHR 00226)

Centennial Park is also listed on the National Heritage List (Place ID 106153).

The following reports were considered in our assessment:

- Relevant sections of *Infill Affordable Housing SSDA/ Stargate West Environmental Impact Statement / 194-214 Oxford Street & 2 Nelson Street Bondi Junction*, Urbis, April 2025, including the following appendices:
- Appendix CC: *Heritage Impact Statement 194 Oxford Street and 2 Nelson Street Bondi Junction*, Urbis, 4 March 2025 (the HIS).

In order for us to provide the advice as requested we request that the Department of Planning, Housing and Infrastructure require the proponent to update the HIS to include the following:

- An assessment of the potential heritage impacts of the proposal on all SHR listed items in the vicinity of the proposed SSD, with consideration given to views, setting and overshadowing as relevant; and
- An assessment of whether the proposal is likely to have a significant impact on the National heritage values of Centennial Park and should be referred for an assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Reference should be made to any relevant conservation/heritage management plans.

As the site contains a local heritage item, and local items are in the vicinity, advice should be sought from the relevant local councils.

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
A/Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
16 May 2025