

Attachment E

Submissions

From: Sherri Fields
Sent on: Monday, May 6, 2024 11:31:49 AM
To: council
Subject: 2-4 Raper St, Surry Hills - D/2024/214 - feedback

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Hi there

As part of this DA, it would be really good if Council was able to upgrade Raper St to include more greenery and better lighting, including better directional signage to Brett Whitely's gallery.

Whitely was such a significant force in Australia's Art history and it would be really good to celebrate this with a better streetscape to make it attractive for visitors to walk in and around the area.

The current Crown St upgrades are fantastic and a welcome addition - especially by adding extra greenery, but it would be really good to also focus on these key lanesways with attractors such as this significant gallery space.

Please consider it. My previous requests to council over the years have fallen on deaf ears, saying there are space limitations. I don't think this is good enough as there are many examples worldwide of making laneways as small as this more attractive. Please be innovative and come up with some good greenery space solutions.

Thank you.

Regards

Sherri

From: Bruce Ewan
Sent on: Monday, May 13, 2024 1:48:07 PM
To: dasubmissions
CC: [REDACTED]
Subject: Development Application D/2024/214
Attachments: Brett Whiteley Studio.docx (16.23 KB)

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Attn: Elizabeth Jones,
City Of Sydney

Re Brett Whiteley Studio DA Application

Please find attached our objection to the DA on exhibition for the Brett Whiteley Studio.

Happy to discuss any element.

Kind Regards

Bruce Ewan & Gavin Simpson

Good morning Elizabeth,

I write in relation to the proposed development of 2-4 Raper Street Surry Hills, also known as the Brett Whiteley Studio.

Myself and my partner have lived in Raper Street, opposite the Studio for over 20 years. We have lived and worked in Surry Hills and Darlinghurst for over 30 years.

Raper St is a tiny street, possibly just over 100 metres long. There are eight (8) terraces, one warehouse and the Brett Whiteley Studio.

Raper Street is one of those hidden gem streets, hard to find, yet with a streetscape that is representative of a much earlier time. Some houses date back to 1860's. A black and white photo, with no cars in the street, would be hard to tell 2024 from 1904.

The terraces have remained largely as they are for over 100 years due to the streetscape ruling. The street is enchanting as all surrounding streets are four story buildings, yet Raper Street is mostly two storeys.

In the past there has been a lot of interaction between the studio and the residents of the street. This included advance notices of events, changes in art, awards announcements and scholarships. Being such a tiny street with so few houses, extremely limited parking, truck movements for the studio art changes plus being open to the public does have a huge impact.

That consultation, no longer happens.

This DA was submitted to council with no consultation with any neighbours. In such a small street this is surprising. There was no opportunity for open debate and scrutiny from neighbours, locals or visitors to the gallery.

More surprising is the fact the Brett Whiteley staff have been telling neighbours that myself and my partner liked the design where we had not seen it till exhibited by council.

The proposed extension is huge, out of character for the street, will overshadow all the houses and block all sun in the street. Key to the issue is the placement of the air-conditioning and mechanical plant equipment being on the northwest corner. This is where sun for over 9 months of the year originates into the street. Additionally this overscaled monstrosity will block the only outlook beyond the street, plus breeze.

Raper Street has to the south a four storey building, the east side of the studio is at least four stories in height, Davies street on the north side has three storey terraces, plus four storey apartment buildings. There is a tiny window of light and outlook that this hideous hump proposed would block.

The proposed DA makes no mention of the fact that the air-conditioning and mechanical plant equipment, which forms the bulk of the extension will run 24/7 365 days a year. This mechanical equipment will face Raper St with the façade constructed of open mesh. These mechanical components, plant equipment and air-conditioning will be within single digit metres from the bedrooms of all houses in the street. It is not specified the size of the mesh, but highly likely it will be visible to see through and not block noise. This extension will negatively impact every house.

The huge extension proposed could be better housed in the building envelope without the extension. It could be placed in the current storeroom. Moreover, it could also be placed within the roof envelope beside 6 Raper Street without this huge bulk overshadowing Raper Street.

The current placement of air-conditioning in the centre of the roof is 10 plus metres from every property and whilst it is very noisy, the distance of placement and the fact it runs for limited hours each day, save our sanity.

Material choice for the façade on Raper Street is ugly and out of character.

Over shadowing – The DA states that the proposed extension will have minimal impact on the street and residences, adding slightly to shadows on street. This is a complete furphy. I do not know if the architecture studio has input the incorrect longitude and latitude or they have outright lied. An additional structure over three metres tall added to the current building on the north side will block much of the light in the street.

It will block all the light to the front of 1-11 Raper street. As these houses face East we only get sunlight till about 11-30 am and in winter less. This additional large structure would stop light from hitting the front of terraces and make our houses which have tiny windows even darker than they currently are. All houses on the west side of the street, that is 1-11 Raper Street would be in complete shadow.

My garden would be in shadow. I am already very limited in what I can grow with such limited light. If this DA was to be approved the only option would be remove the garden and pave the complete front garden.

Likewise if this extension is approved then 1-11 Raper Street will likely apply for DA's to increase window size. In short the complete character of the street will forever change.

I understand the current roof requires replacement. We are not against this. We are not against the proposed materials to be used for the new roof. Collectively the complete street is against the placement of a huge ugly lump on the northwest corner and the awful choice of material facing Raper Street.

Overall the proposed extension for the Brett Whiteley Studio does not enhance Surry Hills, it exploits Raper Street and the suburb via a complete lack of imagination and consultation.

I am all for innovative and interesting architecture, in the correct environment. This DA is none of those and for those reasons plus the others stated above should be declined.

Kind regards

Bruce Ewan & Gavin Simpson
5 Raper Street Surry Hills

From: David Lloyd
Sent on: Tuesday, May 14, 2024 3:38:06 PM
To: dasubmissions
CC: Amanda Cleife
Subject: D/2024/214 Art Gallery of New South Wales
Attachments: IMG_4526.jpg (3.51 MB)

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Dear Elizabeth Jones

We are emailing to comment on Development Application reference number D/2024/214 by the Art Gallery of New South Wales for the site 2-4 Raper Street Surry Hills. We own the two properties 43 and 45 Davies Street that back onto Davies Lane on the northern boundary of Brett Whiteley studio. We are deeply concerned that, if built to the submitted plans, we will suffer a significant loss of privacy and amenity for these properties.

The large window of the existing office faces our properties to the north across Davies Lane - see attached photo taken from back yard of 45 Davies Street. The window is opened only occasionally, but when this occurs there are no blinds or louvres and it looks directly down into the rear garden and across into a bedroom window of number 45 so we are acutely aware when it is open. The submitted plans show a relocation of the office to an area marked "attic" and repurposing of the existing office space to become a library with no change to the window. Three new windows are proposed for the new office space and will directly face number 43. Our concerns here are twofold.

- First, there are to be new windows where none previously existed. On the plans the windows are marked as "Clear Glass" with no treatment to obscure the view directly into the back yard of number 43 - the "deep steel reveals" only obscure views to Raper Street and the eastern end of Davies Lane. They may not obscure the view into the back yard of number 45 - this is unclear from the plans.
- Second, a new public space is being created in the old office, meaning more people (visitors) using the space, and will likely want to look out the window if given the opportunity - directly into number 45.

We request window treatments that preserve our privacy. The simplest option would be to have translucent glass in the existing and new windows, and ensure the windows are not openable. We would hope that the windows would not be openable anyway since the development is premised on enhancing the effectiveness of the air conditioning "which is necessary to provide conservation standard air conditions to preserve the art collection". A second option, if clear glass is to be retained, could be fixed external louvres facing downwards into the laneway, which would also have the benefit of preventing the sun hitting the windows (particularly the large existing office window which has no setback or reveal), improving the building's energy efficiency.

The three new windows could also be relocated to face Raper Street where they would not overlook any private living areas that back onto Davies Lane. For that matter, it is not clear how the location and size of the three windows was arrived at in the first place. Page 8 of Appendix A (which is replicated at page 45 of Appendix B), showing the demolition plan for the north elevation, suggests that the middle of the three windows is an existing opening and is labelled "Existing plant room metal frame louvres to be carefully removed." No such louvres or opening exists in the external wall and the intact brickwork shows there has never been an opening there, as is evident from the photo. If the only reason for locating the windows where proposed was due to a drafting error that suggests there is some form of opening there already, this aspect of the plan should be reconsidered.

While our main issue is the loss of privacy, we are also concerned about the extent of the increase in the roof line height on the northern elevation facing our properties. The increase in height is 50% at the North West boundary point (corner of Davies Lane and Raper Street) - equivalent of an entire new 3rd floor. This will adversely affect our amenity, reducing our perceptions of spaciousness afforded by our present depth of view, and lead instead to feelings of enclosure. We understand that some alteration to the roof line is needed to enclose the plant but this height seems excessive. We note from Appendix D, the Acoustic Report, that "details of the plant selections and

arrangement are only preliminary". Our expectation is that the proposed roofline will be retained no matter what the size of plant that is selected. We request the selection of the equipment take the impact on roof height into consideration (allowing it to be reduced if possible), and that the roof height is reduced to the minimum required for operation of the plant rather than for any aesthetic reason.

Thank you for your consideration.

kind regards

David Lloyd and Amanda Cleife

ph [REDACTED] (David) or [REDACTED] (Amanda)



From: Anthony Schofield
Sent on: Tuesday, May 14, 2024 6:33:14 PM
To: dasubmissions
CC: Briony Schofield
Subject: Submission - D/2024/214 - 2-4 Raper Street SURRY HILLS NSW 2010 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

We wish to provide feedback to council regarding this development application. We are supportive of the Brett Whiteley Gallery and understand the need for a new roof. We support upgrading the building to protect and preserve the asset for future generations.

However, we would like to make it clear that we object to the current Development Application based on the following points:

1. Excessive Bulk

The proposed new roof and air conditioning plant is excessive in size and insensitive to the neighbours and the neighbourhood. The roof clearly breaches the height plane. The proposed new roof is more than 50% higher than the current roof line on the North West corner of the building. This negatively impacts on the aesthetics of the existing building. The proposal states that the air conditioning plant and equipment has not yet been decided upon. The size of the plant room is excessive and the proposal is a grab for a maximum possible sizing within the planning envelope and the existing structure. It is unnecessary bulk which appears to be more driven by an (arguably) undesirable form than function.

2. Noise from Air Conditioning Plant

The existing Air Conditioning plant is located in the centre of the roof at a higher level. It is as far away as possible from all neighbours to minimise the noise impact. Under this proposal the Air Conditioning plant will be relocated to a position that is immediately adjacent to our property and less than 5 metres from our front bedroom on level 1 and at the same height. It will be operating continually 24x7. We are concerned the proposal will represent a significant increase in noise impact on the residents in Raper Street and Davies Lane.

We are concerned that the proposed acoustic material will not significantly reduce the noise impact. We are also concerned with the reflectivity of the proposed silver mesh. A bronze colour would be less shiny.

3. Environmental Sustainability

The Air Conditioning plant will be operating 24x7 yet there has been no attempt to install Solar panels on the large roof space to off-set the carbon footprint. City of Sydney talks about how they are attempting to be a carbon neutral zone. This proposed development has not taken that into consideration at all.

Anthony Schofield and Briony Schofield
1 Raper Street Surry Hills
Email: [REDACTED]
Phone: [REDACTED]

From: pollyriday
Sent on: Wednesday, May 15, 2024 9:04:58 PM
To: dasubmissions
Subject: D/2024/214_2-4 Raper Street SURRY HILLS NSW 2010

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Attention: Elizabeth L Jones

Dear Elizabeth,

We are writing to you in relation to DA/2024/214 at 2-4 Raper Street Surry Hills 2010 for alterations and additions to the existing Brett Whiteley Art Studio including construction of a new roof form and facade upgrades.

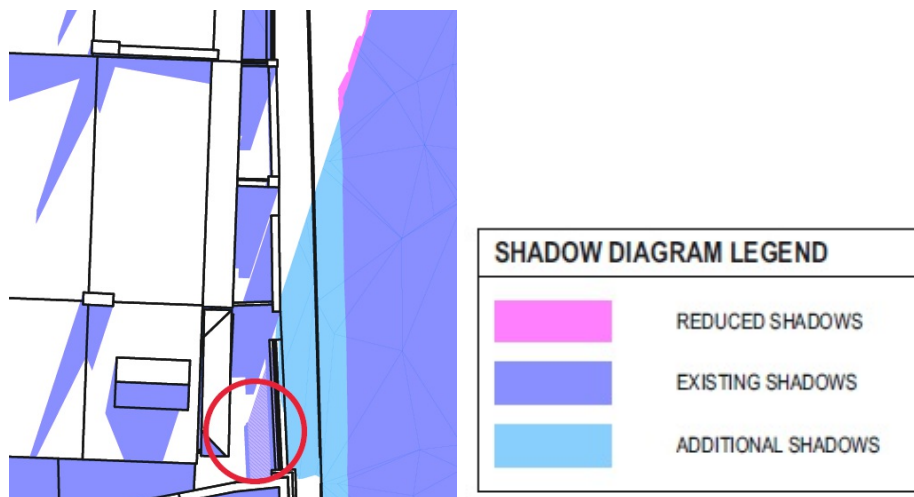
We would like to note that we support the Gallery's decision to make the premises DDA/accessibly compliant and to complete interior reconfigurations as necessary. We also acknowledge that the roof is in need of repair. What we do not support, is the excessive bulk proposed as the new roof form.

The submission notes various reasons for the shape of the proposed roof form from, being:

1. ***“.....shaped to minimise overshadowing to neighbouring properties ” as noted in the SEE***

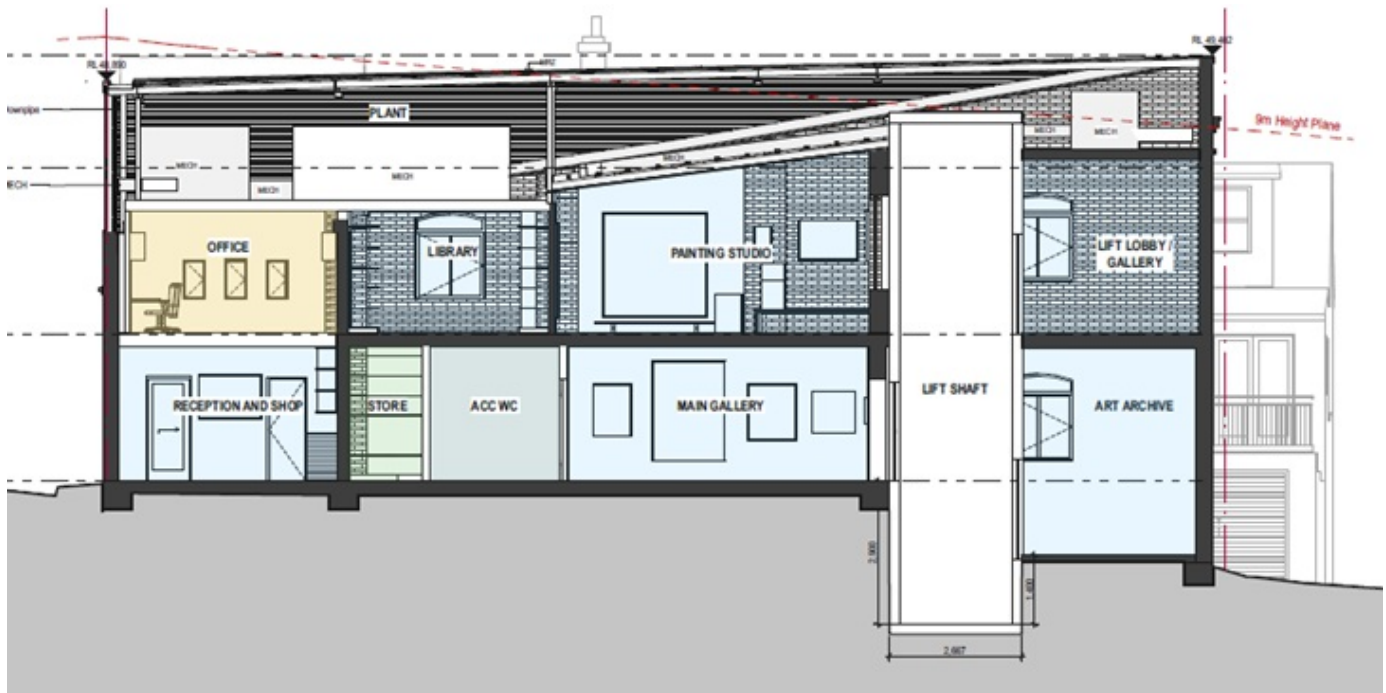
Based on the expanse of area available on the roof, the existing peak to the east, and roof voids evident in the architectural sections, we believe it would be possible to house the mechanical plant with no solar access impact to neighbouring properties. This would obviously require test fits and an efficient mechanical layout, and the amenity of neighbours to be considered more important than the architect's "Whiteley inspired wave form".

We would also like to note, referring to the below sippets, that having *existing shadows* and *additional shadows* as such similar colours in the shadow diagrams is deceptive. There also seems to be a fourth colour with no obvious note on the legend (refer the red circle in the snippet below).



2. ***“.....appropriately designed to conceal all plant and equipment ” as noted in the SEE***

We understand and respect that the CoS requires that the mechanical plant be wholly contained within the new roof form; however, the proposed form is "overkill" and far more than necessary to house the plant required to service a gallery of this size (even when running 24hrs/day). As mentioned above, and as shown in the below snippet, there is ample space for the plant to be pushed further east which would realise a reduction in roof height and bulk to Raper Street. This is also a better location for noise producing plant as it places it away from Raper Street bedrooms (the current proposal quite literally could not place the mechanical equipment any closer to residential, habitable rooms).



3. “.....curved form, inspired by Whiteley’s artwork” as post-rationalised in the Design Report.

The architecture appears to be the primary consideration in this scheme, not the mitigation of impacts on neighbours, nor maintaining amenity as stated throughout the documentation. If it truly did try to mitigate the impact on neighbours then.....

- Why place the mechanical plant in the location closest to residential habitable rooms and bedrooms? By placing it on the Eastern elevation it would be evenly spaced between Bourke Street and Raper Street residences, not directly outside the bedrooms of the gallery’s direct neighbours.
- Why not place the mechanical plant in the Eastern elevation where the roof peaks?
- Why drain the roof towards the only party wall which is shared with a residential terrace?

Other items we would like to note include:

Materiality:

- We are sceptical that the mesh and louvres will keep light spill and noise from directly impacting the bedrooms of the gallery’s immediate neighbours.
- The silver colour of the stainless steel mesh is not consistent with any material choices in the area and does not consider the local heritage and warehouse origins. An antique bronze mesh would be more appropriate.
- The silver colour is also too reflective and neighbours are concerned that it will reflect back towards their homes in the afternoon – there is no reflectivity assessment accompanying the application.

Sustainability:

The SEE refers to the **Sustainable Sydney 2030 plan**; however, nothing in this design or submission indicates that sustainability has been even remotely considered. As a minimum, and given the sheer surface area of the roof with unrestricted solar access, it should be a requirement of the City of Sydney that PV cells are a condition of any consent, especially if it is to power plant operating 24hrs/day, 365 days/year.

Acoustics:

The acoustics report stays silent on the proposed plant as it has not been specified yet. It refers to a “mechanical drawing and sketch from 23 Feb 24”; however, this doesn’t appear to be included in the submission documents. The SEE states one of the reasons for the proposed development is “Air conditioning and climate control that is too noisy to run 24 hours, impacting on the amenity of neighbouring properties”. There is not enough evidence that this proposed development will improve the current condition.

We are not anti-development or progress by any means.....but the current design, does not demonstrate that it “.....has been carefully designed to respond sensitively to neighbouring amenity” as stated in the SEE. Nor has it demonstrated that “there are negligible to minor impacts in relation to overshadowing/solar access, view loss/visual impact, and noise to neighbouring properties” as also stated in the SEE.

We request that this application is not approved until further, considered design resolution has been made, and actual impacts of reflectivity and acoustics understood.

Regards,

Margot Priday, Polly Priday and Fred Holt

From: [REDACTED]
Sent on: Tuesday, May 21, 2024 12:36:30 PM
To: DASubmissions
Subject: RE: D/2024/214 2-4 Raper Street SURRY HILLS NSW 2010 Attention Elizabeth L. Jones,
Attachments: Objection- DA2024214. 2-4 Raper St, Surry Hills, NSW, 2010 doc.doc (28 KB)

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RE: RE: D/2024/214 2-4 Raper Street SURRY HILLS NSW 2010

Dear Elizabeth L. Jones,

I attach below our objection to the above DA.

We'd appreciate it if you could please keep my name, address and contact details confidential.

If possible, we'd prefer our submission to also remain private for your and Council's consideration and not be provided in full directly to the applicant if this accords with Council policy - and If not, we completely understand.

Thanks very much for considering our submission.

Kind Regards,

[REDACTED]

RE: D/2024/214: 2-4 Raper Street SURRY HILLS NSW 2010

Dear Elizabeth L. Jones,

We wish to lodge an objection in regards to D/2024/214 which proposes to construct a new roof form and facade upgrades at Brett Whiteley Gallery, 2-4 Raper Street, Surry Hills.

We appreciate that a lot of careful thought has gone into this DA and that the architects have tried to sensitively design the addition in a way that minimises impacts on nearby properties as well the heritage of this conservation area. However, we are concerned about aspects of the proposal. Our comments are as follows:

Views/Sunlight

The DA appears to have only modelled view and sunlight impacts of the proposal on surrounding properties and streets. However, this DA may also impact other nearby properties in the vicinity of the gallery, particularly as the topography varies. For example, there are some homes behind (and to the side) of the terrace houses on the western side of Raper Street that currently have views to the East over Allianz Stadium, Paddington Town Hall etc. There may also be view impacts on properties with addresses in Esther, Davies and Devonshire Streets. There appears to have been no modelling provided in the DA documents to ascertain what impacts may or may not occur at these premises. In regards, to sunlight and shadowing impacts, it would be ideal if more early morning and late afternoon data had been provided in the documents.

Sensitive, densely-populated location/Noise and Congestion

The area to the west of the gallery is a densely populated, sensitive location. Many properties have no rear lane access and are reliant on the tiny streets around Brett Whiteley Gallery for all their needs. The streets and lanes around the gallery can only cope with small numbers of vehicles and people and can easily become blocked. Lack of visibility at corners can also be quite dangerous.

There are already some congestion and noise issues associated with the gallery and when events are staged. Noise is amplified in this area as it bounces around the buildings. Although there are no plans in the SEE to expand the gallery's operations, if this renovation were well advertised it could likely attract more visitors to the area. This potential problem should be anticipated and planned for; the tiny streets cannot cope with much pedestrian or car traffic.

In the DA, the huge Roof Plant and sound proofing systems appear to occupy the entire, proposed new roof area. A concerned neighbour told us that the type of air-conditioning/climate control system chosen in the DA is very noisy and sucks air in from outside so that the sound proofing measures proposed for this particular system may not be able to adequately contain noise impacts on properties near the gallery.

Heritage

We understand that the applicant and architects have taken great care to develop a design that minimises impacts but we are concerned that the addition of a large, modern roof level to this historic building will detract from its historic integrity and consistency.

This proposal's modern, stylised addition would clearly be an "add-on" as it is not consistent with the form, materials, brick construction and character of this historic building which has been specifically designed to *reduce* in height as it ascends the Davies Lane hill to Raper Street in line with Council controls.

Intact, historic factory/warehouses like 2-4 Raper Street are increasingly rare now in Surry Hills, and in Sydney generally it appears, as so many have been turned into apartments or commercial premises that have altered the original building form with modern additions. This intact example seems quite important in this context and should ideally be preserved in its historic form.

We understand that a number of different architectural designs were considered in the SEE but could not see that other alternatives to using such a large, noisy plant were canvassed as well ie. other smaller alternate forms of air-conditioning/climate control and preservation strategies.

The current roof plant proposal also appears to potentially be at odds with maintaining the full historical significance and integrity of the Whiteley-renovated building and its use by Whiteley from 1986-92. Preserved artists' homes/studios in Europe, for example, tend to prioritise retaining the artist's spaces and building form exactly as it was when the artist used it so that one has a complete appreciation of the whole context, history etc. The fact that the building's architectural form, as well as its interiors, are currently exactly as they were when Whiteley lived there is what makes the premise special.

Height and bulk standards/Precedent issues/Clause 4.6 Variation Request

If approved this DA could be used as a precedent (by developers and others) for other inappropriately tall and bulky buildings to be approved in the area and could lead to a situation where Council cannot enforce its own controls. Although parts of the original building do not comply with Council's height controls, other parts currently do, as in Raper Street (and at the corner of Davies Lane and Raper Street) and, as mentioned, the building has been specifically designed to reduce in height to suit topography and amenity.

The DA's proposal to raise the height at Davies Lane and at Raper Street would cause the building to not maintain the transition in scale which the current building has been designed to do and aligns with Council controls.

The current building is 2 storey but this renovation would turn it partially into what is essentially a three story building which is out of step with the surrounding homes and is also concerning in relation to setting a precedent.

As we understand it, the main aim of this DA appears to be to repair the roof and facade and install new air-conditioning/climate control for the artworks etc. It's not clear to us why non-compliance is necessary or why the repairs/upgrades cannot be done without needing to so significantly increase the size, height and bulk of the building and alter its historic form.

It seems possible that the roof and air conditioning issues and art preservation could potentially be addressed in other ways that may avoid this large, costly addition (ie. smaller air-con.systems, alternative preservation methods, storing fewer paintings on-site) thereby maintaining the integrity of the original built form of the studio and potentially saving the applicant expense in both the short and long term.

If concessions are granted to the applicant to further increase the height and bulk of the building beyond Council controls, we request that measures are taken to ensure that this project does not set a precedent and is regarded as a "one-off" exception due to the unusual "community interest" nature of this proposal.

Thank you for considering our comments.