

From: Wendy Crane
To: Kendall Clydsdale
Cc: Oliver Cope; Margaret Mason
Subject: Re: Objection to SSD-32275057 Redfern Mixed Use Co-liv ng Development
Date: Wednesday, 7 August 2024 5:12:09 PM
Attachments: image002.png
image003.png

Hi Kendall,

Thank you to you and the commissioners for meeting me on site this afternoon, I really appreciate the time taken to engage.

I realised on the way back to the office, that the planner from Mecons, [REDACTED], did engage with me in August 2022 – it has just been so long that I had forgotten. I ve searched my email for the correspondence and in the interest of complete transparency, I am happy to disclose all of this correspondence should it aid the assessment.

I would also like to confirm in writing the issues we discussed on site being (additional comments not discussed on site added in green)

- The possibility of retaining the existing brick wall to the boundary with the terraces to a height that allows the existing interface and roof flashing to the terraces houses to be retained in-situ (including retaining the existing brick wall to the rear yards of the terraces).
Additional Comment Retention of this wall would be hugely beneficial as it would
 - Limit the disruption to the neighbouring terraces during construction, particularly with regard to visual and acoustic privacy for the residents. It would also protect the neighbouring terraces from construction waste. The roofs to No. 10 and No. 11 Woodburn Street were completely covered in construction debris during the construction of No. 17 Eveleigh Street and the contractor just left the construction debris there at completion).
 - Limit the risk of structural damage occurring to the neighbouring terrace during construction. (i.e. if the wall is retained at low level it will protect the existing terrace house)
 - Limit the risk of water ingress and water damage occurring to the neighbouring terrace during construction. (i.e. if the existing flashings are maintained then the northern wall and footings of the terrace house will not be damaged by water ingress).
 - The existing wall to the five storey warehouse building is substantial. It is likely to be at least 350mm-450mm thick at the ground level. A structural engineer would be able to work out how to retain this wall in-situ and construct the development.
 - In terms of sustainable practice there is a lot of embodied carbon in the existing walls. It is a much better outcome in terms of sustainability to re-use the existing brick wall.
 - Demolition of the existing brick wall directly adjacent to the 1888 boundary wall to the terrace is likely to involve substantial vibration which may be detrimental to the structural integrity of the wall, footings and building.
- The finish and colour of the six storey southern wall to the development. I expressed my concern about what I assume will be a painted rendered dintel wall (or similar) to the boundary (with glass blocks between). Render is renowned for failing and separating from the substrate and falling off the façade. For this reason, the City of Sydney does not allow any new construction to be finished in render. I am concerned that a paint finish to the side boundary wall will also not be maintained (as is evidenced to the existing painted brick wall which is not and has not been maintained). The paint will fail and flake off and it will not be re-painted as access to side boundary walls is so costly and difficult. The best outcome would be for this wall to be finished with a high quality face brick that will not fail or require maintenance. I also expressed concern about the dark brown paint colour that has been selected for this wall. As discussed, there is already so little light in our rear yards that a dark brown colour will have a detrimental effect on the reflected light. The best outcome for the adjoining owners and residents is for a light neutral face brick to the boundary. If paint is deemed acceptable, a light neutral colour that reflects daylight is preferred.
- Concerns about constructability. With the tree in its current location, I cannot see how the scaffolding to build the new wall to the southern boundary could possibly be installed. One solution would be for the proposed walls to the boundary to have a greater setback to allow for a proper scaffold to be installed within the subject development site.
- Concerns about retention of the existing flashings. **Additional Comment** There is real lack of clarity in the architectural drawings about how the new walls and levels relate to the existing walls, roof levels and flashing to the adjoining terrace house. I would be happy to provide access for a surveyor to provide survey data of the existing roof and flashing levels for detailed resolution by the architect.
- Concerns about overshadowing, particularly when the proposed development will affect the only direct sun received in summer. I pointed out where the solar access enters the site between the existing buildings at [REDACTED] Eveleigh Street and [REDACTED] Woodburn Street. **Additional Comment** An appropriate setback from the southern boundary would maintain the existing solar access in summer.
- I confirmed that the existing tree in the rear yard is to be retained. This tree was present in the yard prior to my purchasing the property in 2014. **Additional Comment** I am concerned about how the proposed construction will affect the health of the tree.
- The commissioners asked if I had considered a green wall or lilly pillys to the boundary wall. If the existing wall to the boundary cannot be retained, I would be amenable to the installation of an appropriate and well-designed green wall system being fixed to the new boundary wall at the developers cost.

Once again, thank you for your time and consideration.

Best Regards,

Wendy Crane

Wendy Crane
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Design 5 acknowledges Aboriginal and Torres Strait Islander Nations as the traditional custodians of this land on which we live and work and we pay respect to their Elders - past, present and emerging.



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