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28 October 2015

Woollahra Municipal Council
536 New South Head Road
Double Bay
NSW 2018

Attention: Mr Simon Taylor

Dear Sir,

SUBJECT: Development Application Emanuel Synagogue – Ocean Street, Woollahra
File No; DA 307/2015/1 – Development Application Assessment Report

We were very concerned about objections voiced to our Development Application at the Development Control Committee meeting at Woollahra Council on Monday night. They were unsubstantiated and uninformed. A neighbouring objector from #1 Ocean Street and a strata manager from that building objected to the Planning Officer's report prompting a motion from Councillor Robertson to refuse the Development Application. Although this motion was defeated, the objectors' comments need to be addressed because they are misleading and spurious. Their objections were:

1. Intensification of the use of the existing campus leading to unacceptable increased traffic to and from the site.
2. Unacceptable acoustic impact from mechanical plant and activities on the site.
3. Unacceptable view loss caused by the mid-sized sanctuary.

In response we say:

1. The existing heritage sanctuary will remain unchanged. The existing Neuweg Sanctuary will be demolished and the new mid-sized sanctuary will take its place. The replacement is generally like for like and there is no appreciable increase in the capacity which would lead to additional traffic generation. The new car park will provide 14 off street car parking spaces compared to the existing 8 on grade spaces.

During High Holy Days which occur 3 days per year additional intensification will occur however a traffic management plan is being prepared to address these rare events and ameliorate any impacts.

2. There will not be any appreciable change to the current activities on the site both in terms of religious services, social functions or mechanical plant operation. All new buildings will be constructed to high standards of acoustic attenuation. The new mid-sized sanctuary and pre-School will generate significant lower noise levels than the existing pre-School and sanctuary which will be replaced.
3. The view loss which was referred to from 1 Ocean Street was from a bedroom window, NOT a living room, over the roof of the existing pre-School to a Moreton Bay Fig Tree and local views beyond. The proposed Development Application includes a significant dense landscaped screen on the boundary which will provide a pleasant leafy aspect NOT the view of a building or the roof of a building. The impact of view loss from #1 Ocean Street due to the proposed mid-sized sanctuary is not significant.

We are generally in agreement with the Planning Officer's proposed Conditions of Consent contained in Section C1 of the Development Application Assessment Report, although we suggest the following modifications to these conditions.

Condition C.1 a)

Because of the landscape screen on the western boundary, the visual impact of the new mid-sized sanctuary will not be significant. That said, we are prepared to find ways to lower the height of the existing sanctuary wherever possible and appropriate without making the building unworkable. The lowering in height of the roof should respect the following:

- Don't exceed the height of the existing brick parapet of the existing heritage listed sanctuary at the northern end
- Lower the roof at the southern end to 80.85 in accordance with the Planning Officer's recommendation with consideration to permit potential raking of the roof consistent with the mid-winter solar plane.

Proposed modified condition as follows:

- a) *Exclusive of the two skylights, the height of the Sanctuary building to the South of the Temple Emanuel is to be lowered to ~~a minimum of 1.5m~~ a maximum of RL 80.85 at its southern end and a maximum ~~RL 82.35~~ RL 83.74 to match the existing heritage brick parapet/front façade of the existing Sanctuary at the Northern end.*

Refer to DIAGRAM 1 attached.

Condition C.1 b)

The trees shown on the landscape architect's drawings are inaccurately positioned and the proposed sanctuary and learning space does not involve the removal of any trees. Further, the setback from the building on Waimea Ave is approximately 20 metres and there is no impact from the proposed siting of the proposed building in the north-eastern corner of the site on any neighbours

Proposed modified condition as follows:

- b) *~~The setback off the Sanctuary building at the north of the Temple Emanuel from the eastern boundary with 14 Waimea Avenue is to be increased to a minimum of 9.0m at both levels.~~*

Refer to DIAGRAM 2 attached.

Condition C.1 c)

The Officer's recommended plant room height is acceptable however we will need to build out the western wall of the sanctuary/art gallery by 1500mm to accommodate air-conditioning ductwork. We also note the anomaly on the condition in that 5500 in height above the ground floor level is RL 79.44 not 78.40.

Proposed modified condition as follows:

- c) *The plant rooms to the west of the Sanctuary building to the south of the Temple Emanuel are to be limited to a maximum height of ~~5.5m (RL 78.4)~~ RL 79.44 to permit mechanical ductwork in the lowered roof of the sanctuary.*

Refer to DIAGRAM 3 attached

Condition C.1 d)

Because the Neuweg sanctuary will not be demolished until after the new mid-sized sanctuary is completed, we suggest that the windows be installed in the small sanctuary building.

Proposed modified condition as follows:

- d) *The stain glass windows from all elevations of the Neuweg Synagogue are to be installed in the ~~western elevation of the Sanctuary building to the south of the Temple Emanuel~~ north, west and eastern elevations of the Small Sanctuary and Library to the north of the existing sanctuary.*

Condition C.1 e)

Due to the intention to encourage natural ventilation into the space, we request the opportunity to introduce openings in the west, south as well as eastern walls subject to acoustic attenuation of same.

Proposed modified condition as follows:

- e) *~~Notwithstanding (d) above,~~ any ~~remaining~~ windows to the western elevation of the first floor of the Sanctuary building to the South of the Temple Emanuel are to be ~~fixed and~~ obscure. Any openings in this wall for natural ventilation are to be attenuated with silencers to prevent noise transmission to adjacent residential buildings.*

Condition C.1 l)

The existing Woods Avenue driveway is intended to be retained for the purposes of facilitating deliveries to the pre-School and Sanctuary.

Proposed modified condition as follows:

- l) *The redundant cross overs to ~~Woods Avenue and~~ Ocean Street are to be removed*

Thank you for the opportunity to address these conditions. If you require any further information please contact the undersigned.

Yours faithfully,
Creative Resolution (Australia) Pty Ltd

A handwritten signature in blue ink, appearing to read 'Geoff Finch'.

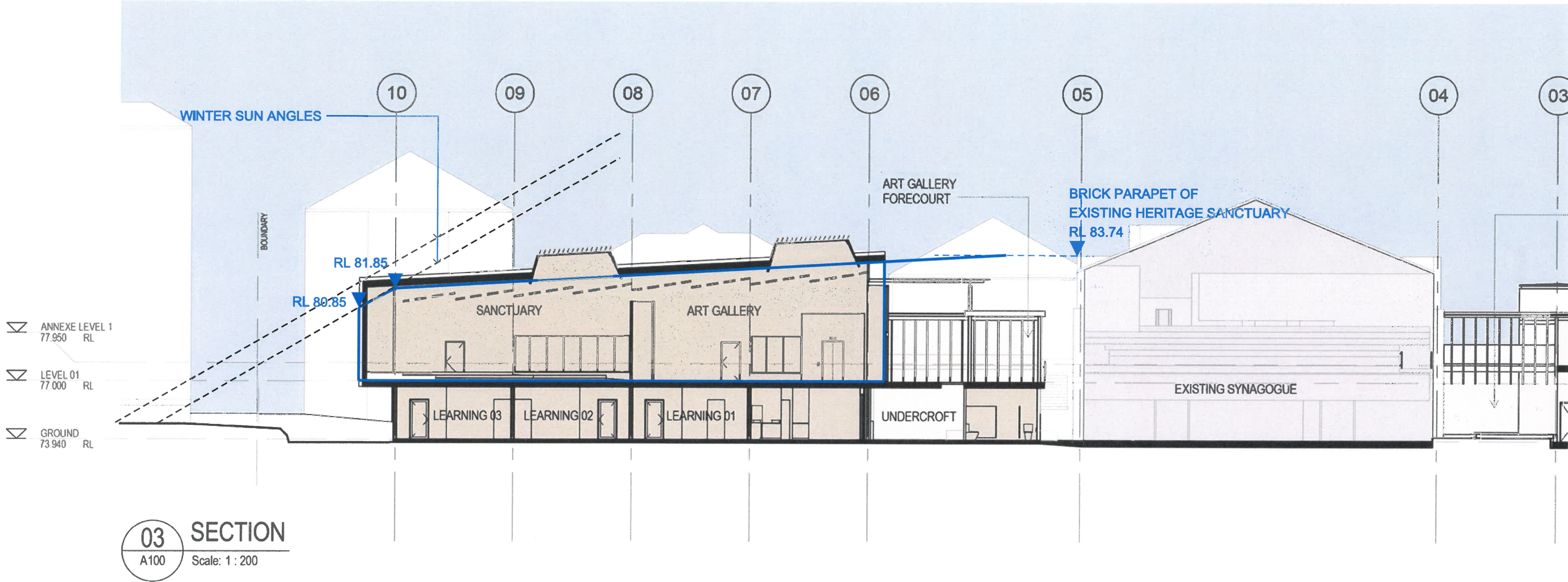
Geoff Finch
Managing Director

Encl

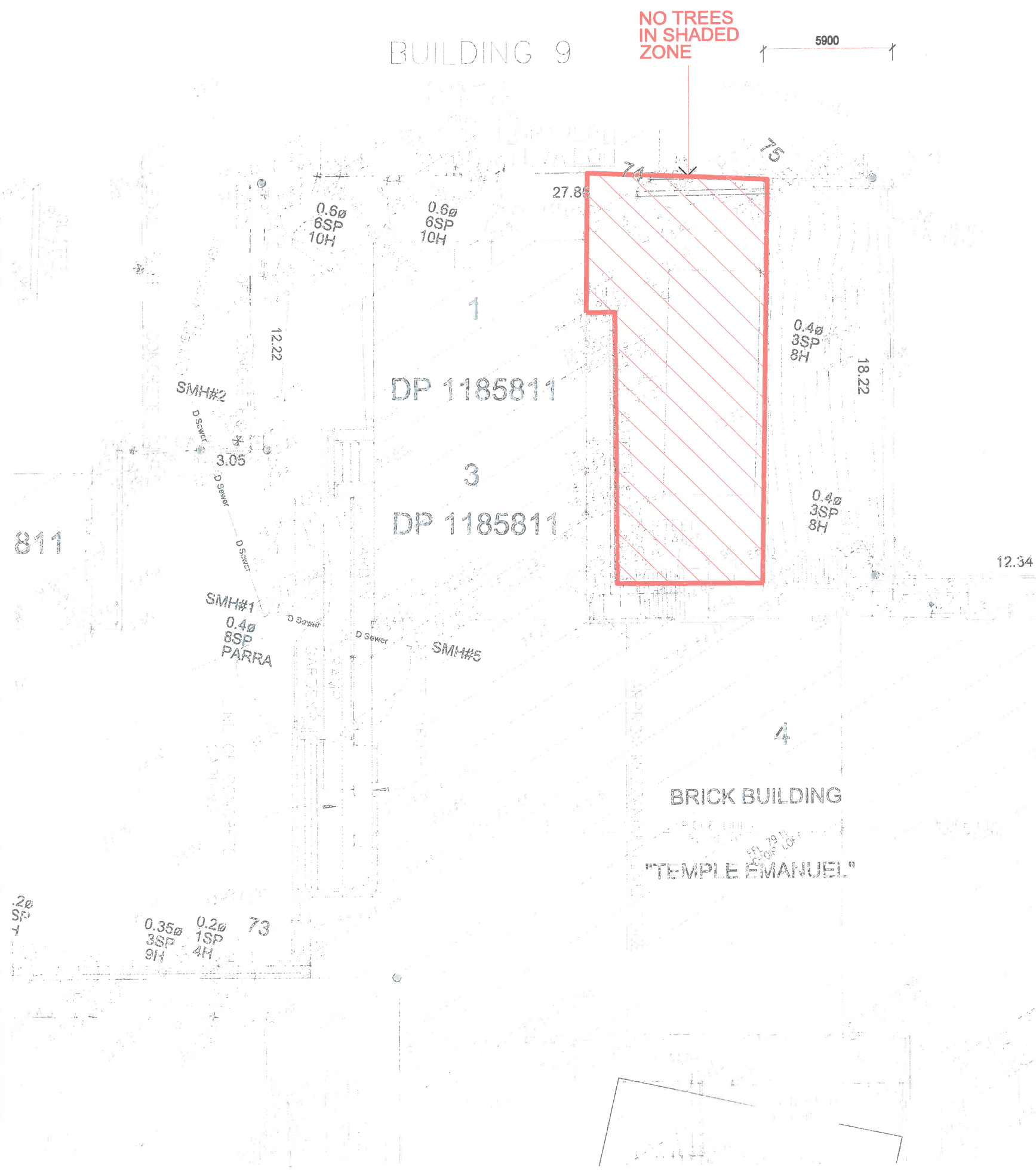
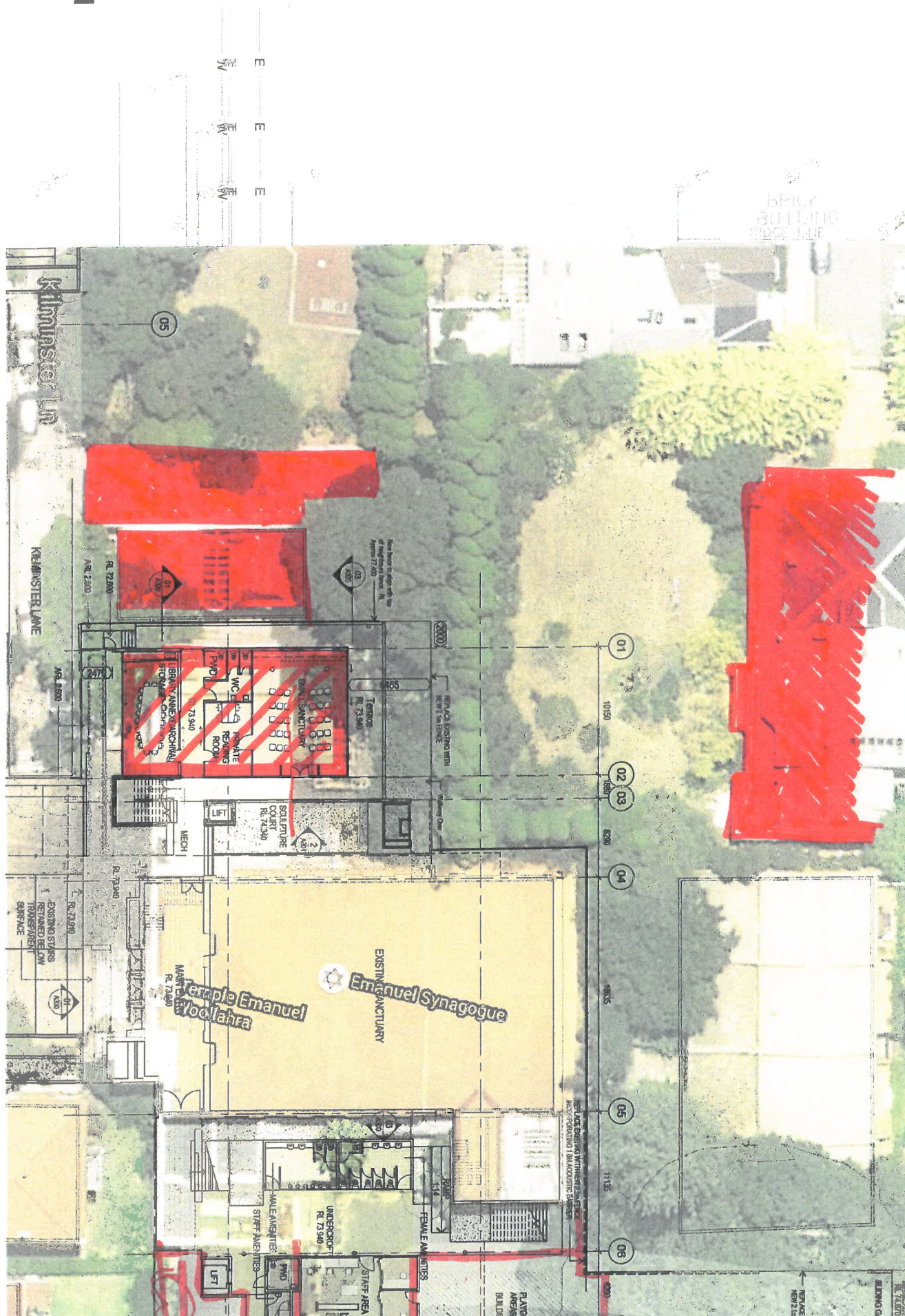
Attachments & Diagrams relating to Conditions C1. a), b) and c).

CONDITION A)

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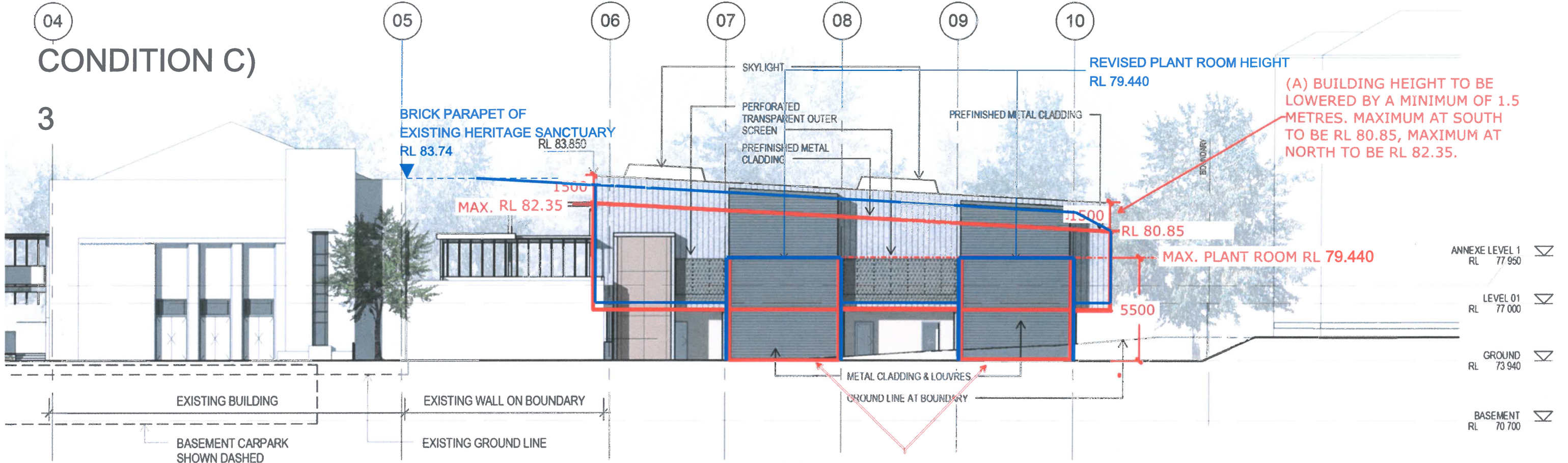
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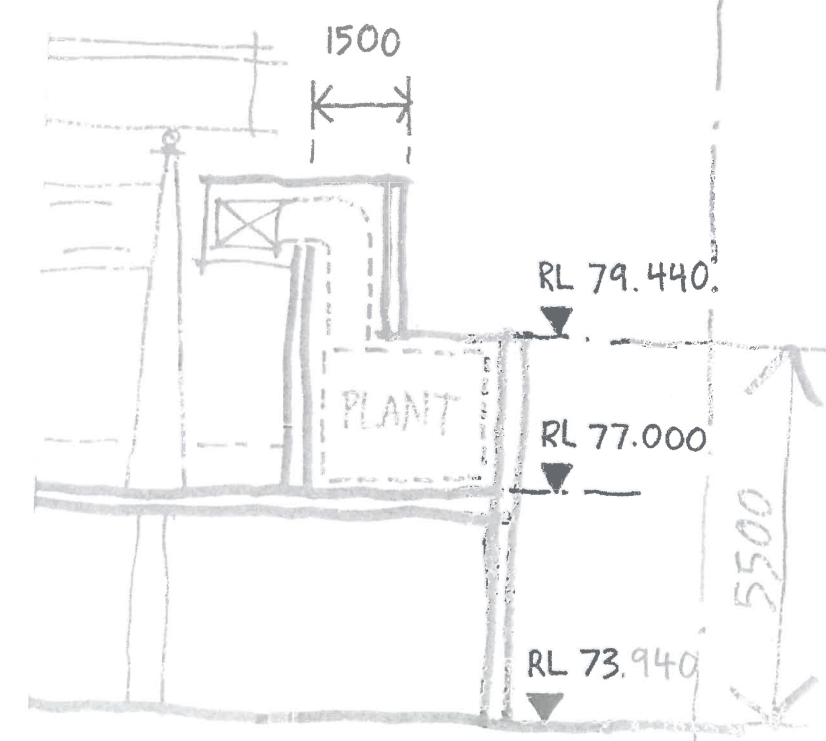
CONDITION C)

3



(C) PLANT ROOMS TO A BE LIMITED TO A MAXIMUM HEIGHT OF 5.5 METRES AT RL 79.440

BOUNDARY



SECTION THROUGH PLANT ROOM