

03 November 2015

**JRPP ref 2015SYE101 Woollahra**

7-9 Ocean Street, Woollahra

**Response to Council submission of 29 October 2015 re conditions of consent C1(a), (b), (c), and (l) proposed**

Condition C1(a) - Lower roof of Sanctuary by 1.5m

- Internal ceiling level only 5m which is low for prayer space that is 20m by 30m.
- Lowering roof would force both ground and first floor levels to be lowered. Knock on effects would include disruption to existing universal access, possibly require a second elevator or similar, require ground level excavation for childcare playground.
- If new building same height as existing heritage building, might be seen only from NW site corner at Ocean Street but view blocked by existing tree. Result is that relationship not visible.
- Lowering southern edge of roof will improve neighbours' amenity but lowering whole roof has no beneficial effects.

Recommended condition:

*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.*

Condition C1(b) – Increase boundary setback to buildings on Waimea Avenue from 4.74m to 9.0m

- Said by Council to be required to protect trees.
- Require setback so that only minor pruning of canopy permitted.

Recommended condition:

*The setback ~~of both levels~~ 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~~ set so that only minor pruning of the adjoining tree canopy is required. Such pruning is to be determined on the advice of an appropriately qualified arborist.*

Condition C1(c) – Reduce height of plant rooms to 5.5m maximum

- Said by Council to be response to building bulk.
- Reduction would force exposed ductwork on inside or out side of building.
- Plant room break up large western wall of new building.
- Condition to be set to corrected RLs.
- Bulk would be diminished if first part of roof lowered with section against sanctuary height enough to conceal ductwork.

Recommended condition:

*The plant rooms to the west of the Sanctuary building to the south of the Temple Emanuel are to be limited to a maximum western parapet height of 5.5m ~~RL78.4~~ RL 79.44 for the first 1.5m of roof to permit mechanical ductwork to be located against the western building wall to enter the lowered roof of the sanctuary.*

Condition C1(l) – Redundant crossovers

- 2.1m width of access from Woods Avenue, identified by Council, is based on survey which plots exact footprint of visible tree roots of large fig. However, roots are surrounded by bitumen surface. Vehicles have intermittently traversed this area for last 35 years as path over tree roots is 3m wide.
- Occasional use of Woods Avenue access for deliveries to site should be available.
- Redundant crossover to Ocean Street to be removed.

Recommended condition:

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

Michael Neustein  
Director