

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 4 November 2015 at 10.30am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Toni Zeltzer and Luise Elsing

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE101 Woollahra 307/2015: New Jewish Synagogue, administration building, child care centre and basement parking: Demolition of the Neuweg Chapel, administration building, child care centre and other associated structures (excluding 6 Woods Avenue) and the construction of a new basement carpark for 14 vehicles; a new two storey building to the north of the Emanuel Synagogue with a archives/meeting rooms, sanctuary and learning centre and a new two storey building to the south of the Emanuel Synagogue containing a 60 space childcare centre and sanctuary for 300 people with art gallery on the first floor; landscaping, fences, ancillary structures and site works at 7-9 Ocean Street Woollahra as described in Schedule 1.

Date of determination: 4 November 2015

Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The proposal provides for the religious needs of the local Jewish community. The Panel accepts the applicant's statement that increased activity on the site will occur mainly on three dates of the year.

The expansion of the Synagogue has been designed to minimise the impacts on adjacent residents.

The Panel notes the fact that the current religious activities on the site, which began nearly eighty years ago, have existing use rights.

Conditions: The development application was approved subject to the conditions recommended in the assessment report, as amended by the council's memo of 29 October 2015, as further amended by the memo of Neustein Urban of 3 November 2015.

Panel members:

 John Roseth (Chair)	 David Furlong	 Sue Francis
 Toni Zeltzer	 Luise Elsing	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE101 Woollahra 307/2015
2	Proposed development: New Jewish Synagogue, administration building, child care centre and basement parking: Demolition of the Neuweg Chapel, administration building, child care centre and other associated structures (excluding 6 Woods Avenue) and the construction of a new basement carpark for 14 vehicles; a new two storey building to the north of the Emanuel Synagogue with a archives/meeting rooms, sanctuary and learning centre and a new two storey building to the south of the Emanuel Synagogue containing a 60 space childcare centre and sanctuary for 300 people with art gallery on the first floor; landscaping, fences, ancillary structures and site works
3	Street address: 7-9 Ocean Street Woollahra
4	Applicant: Creative Resolution (Australia) Pty Ltd Owner: Emanuel Synagogue
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Regulation 2000 • SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005 • WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014 • WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 21 October 2015 Written submissions during public exhibition: 65 Verbal submissions at the panel meeting: Against- Ms Lucy Whittle on behalf of Owners Corporation of 1 Ocean Street, Woollahra, Dr Ron Desiatnik; On behalf of the applicant- Mr Peter Dawson, Mr Michael Neustein
8	Meetings and site inspections by the panel: Briefing Meeting on 16 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report