

Emanuel Synagogue

7 Ocean Street, Woollahra NSW 2025

Lippmann Partnership

570 Crown Street Surry Hills NSW 2010 p: +61 02 9318 0844

DRAWING#	DRAWING TITLE	SCALE	SHEET SIZE	REVISION
A000	COVER SHEET/DRAWING LIST	NTS	A1	D
A101	SITE / KEY PLAN	1:200	A1	D
A102	GROUND FLOOR PLAN	1:100	A1	D
A103	LEVEL 01 PLAN	1:100	A1	D
A104	ROOF PLAN	1:100	A1	D
A150	EAST & WEST ELEVATIONS	1:100	A1	D
A151	NORTH & SOUTH ELEVATIONS	1:100	A1	D
A160	SECTION 01 & 02	1:100	A1	D

D	28/09/14	FOR SECTION 96 SUBMISSION	FT
C	20/09/14	PRELIMINARY SECTION 96 FOR COMMENTS	FT
B	16/09/14	PRELIMINARY SECTION 96 FOR COMMENTS	FT
A	16/08/31	PRELIMINARY SECTION 96 FOR COMMENTS	FS
REV	DATE	AMENDMENT	

SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: DRAWING LIST

scale: NTS drawn: FS
date: 28/09/2016 checked: EL
drawing: A000 revision: D

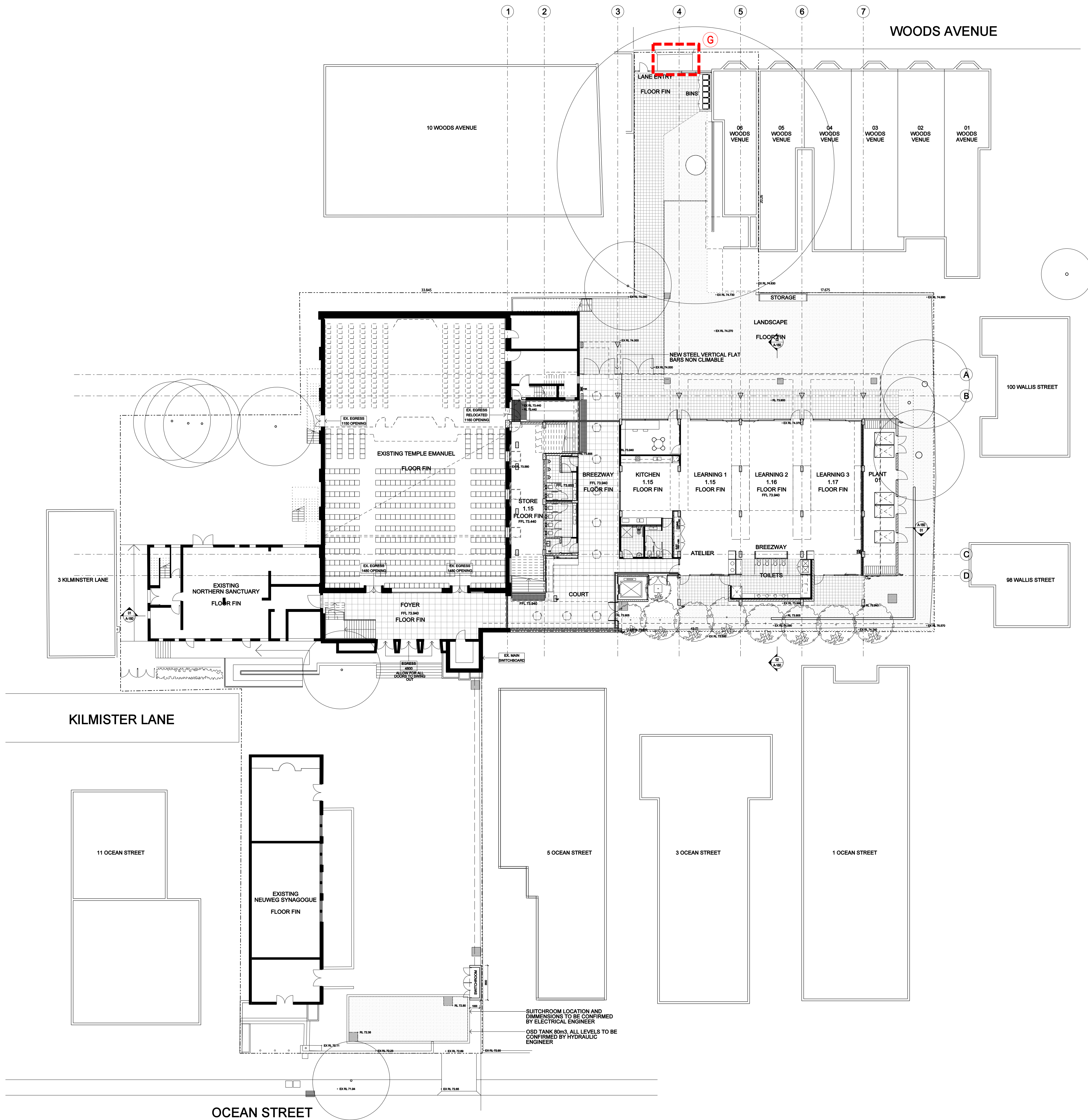
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- DRAWING REFERENCE
- A APPROVED S96 307/2015(2) WEST ENVELOPE REDUCED
 - B PLANTROOMS RELOCATED TO SOUTH FACADE
 - C GATES AND NON CLIMBABLE FENCE ADDED TO NORTH EAST OF SANCTUARY BUILDING
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 - E WINDOWS REMOVED FROM FIRST FLOOR SOUTH FACADE
 - F GLAZED ROOF OVER KIDDUSH COURT EXTENDED AND SEPARATE GLAZED ROOF EVER LIFT ENTRY
 - G RETENTION OF WOODS AVENUE DRIVEWAY CROSS OVER

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SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: SITE PLAN

scale: 1:200 @ A1 drawn: FS

date: 28/09/2016 checked: EL

drawing: A101 revision: D

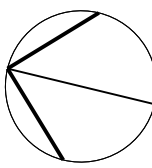
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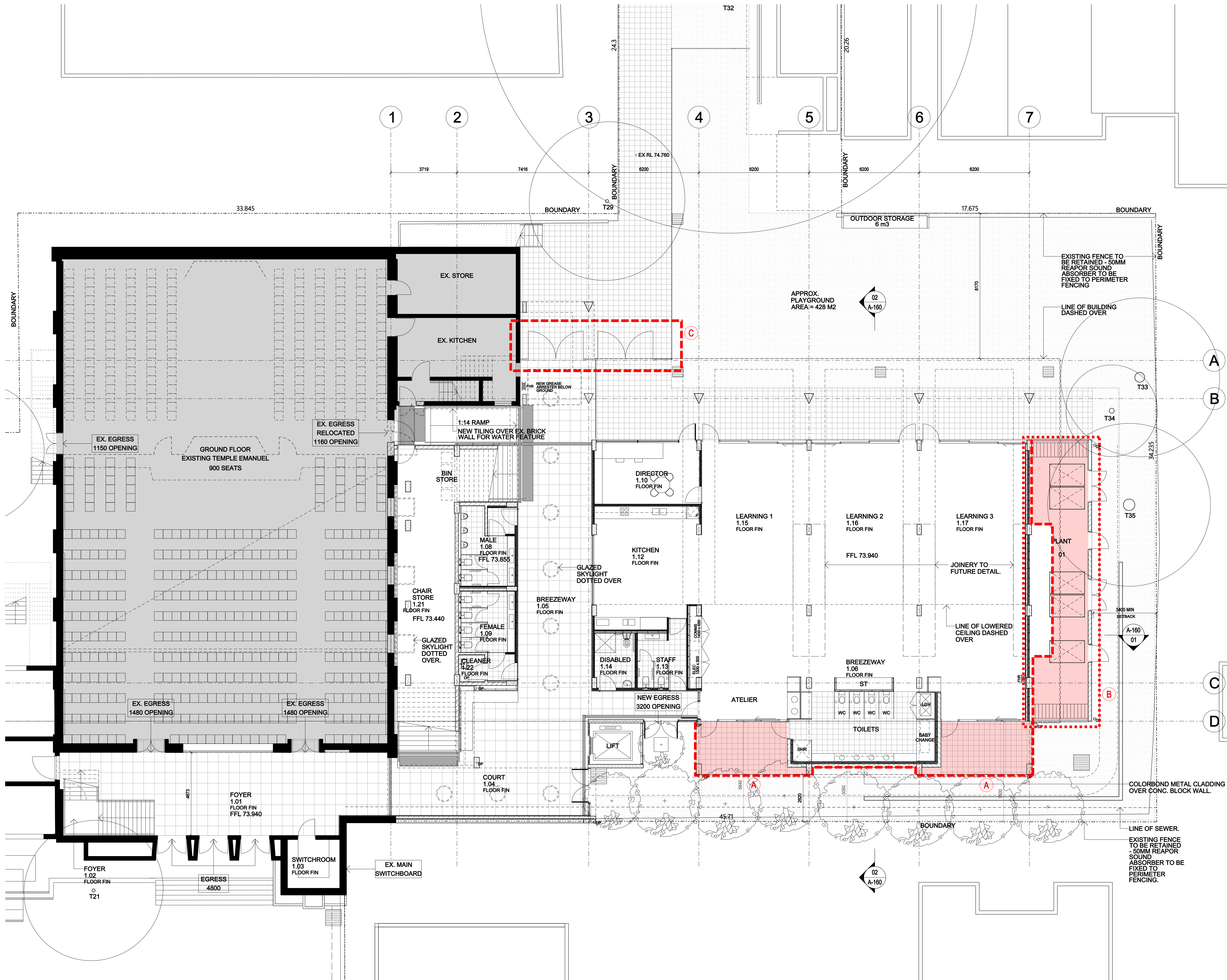
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SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: GROUND LEVEL PLAN
PRE-SCHOOL & EXISTING SANCTUARY FOYER

scale: 1:100 @ A1 drawn: FS

date: 28/09/2016 checked: EL

drawing: A102 revision: D

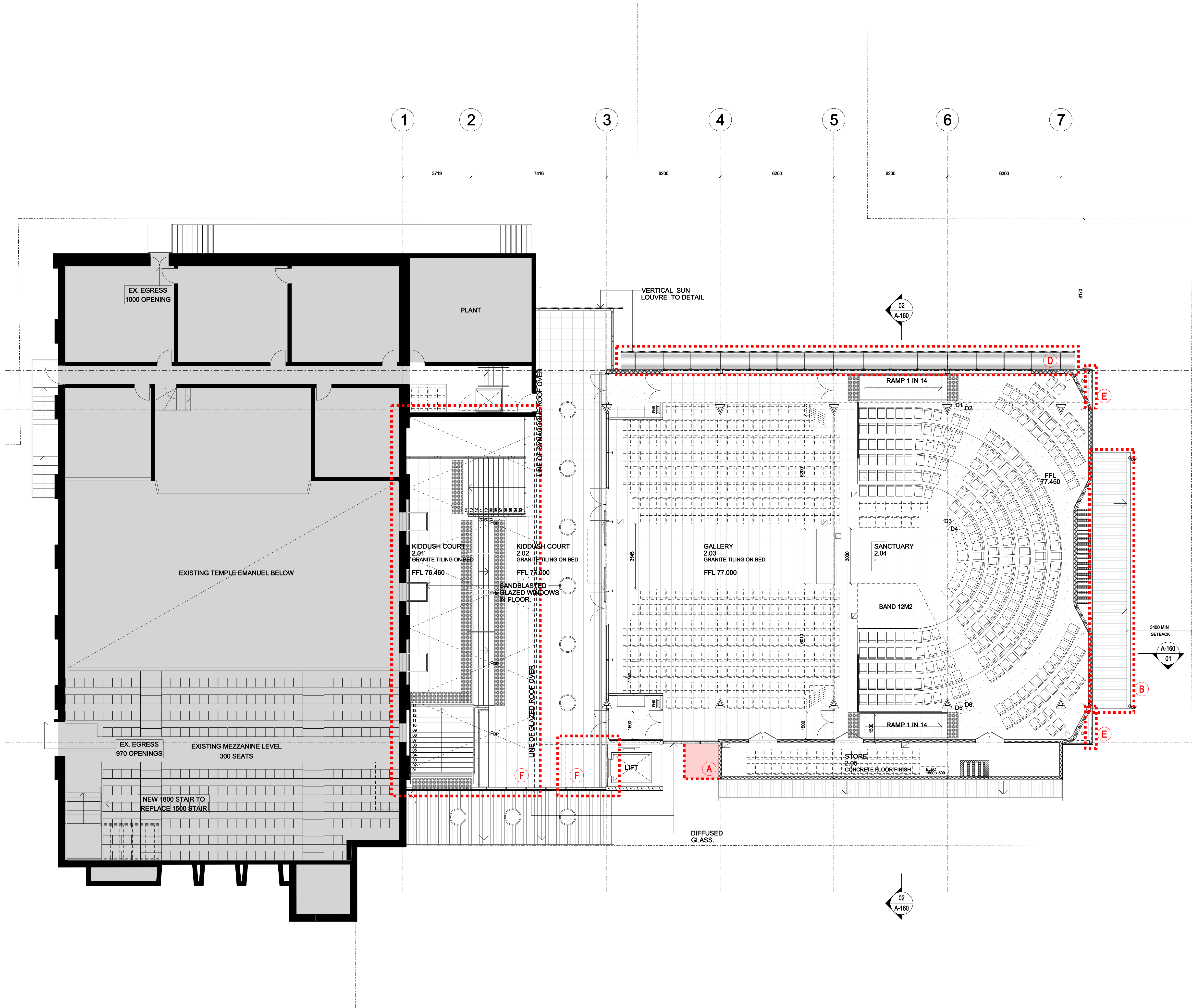
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SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: LEVEL 01 PLAN
NEW SANCTUARY/GALLERY &
EXISTING SANCTUARY MEZZANINE

scale: 1:100 @ A1 drawn: FS

date: 28/09/2016 checked: EL

drawing: A103 revision: D

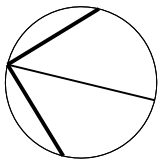
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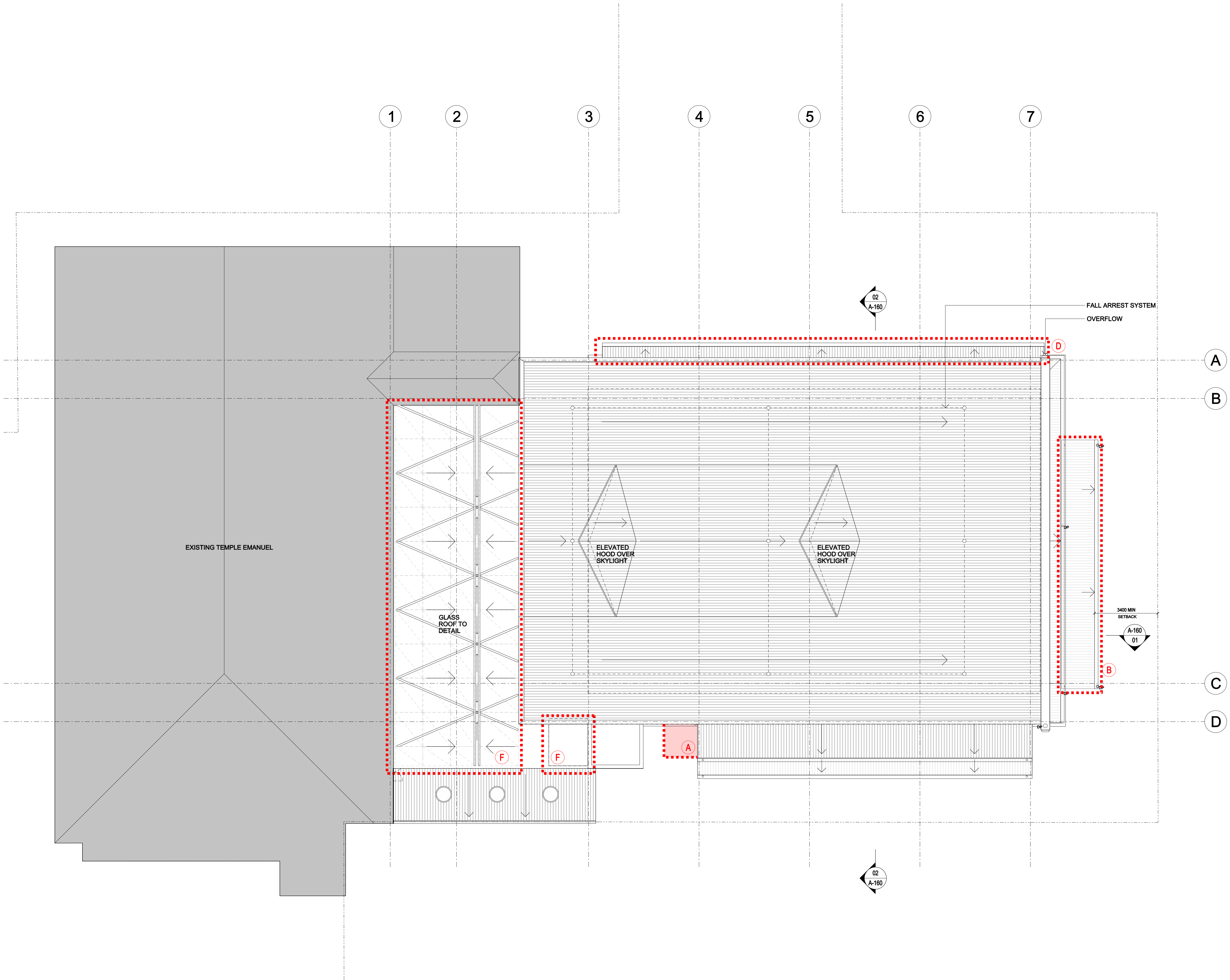
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SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: ROOF PLAN

scale: 1:100 @ A1 drawn: FS

date: 28/09/2016 checked: EL

drawing: A104 revision: D

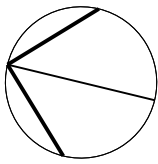
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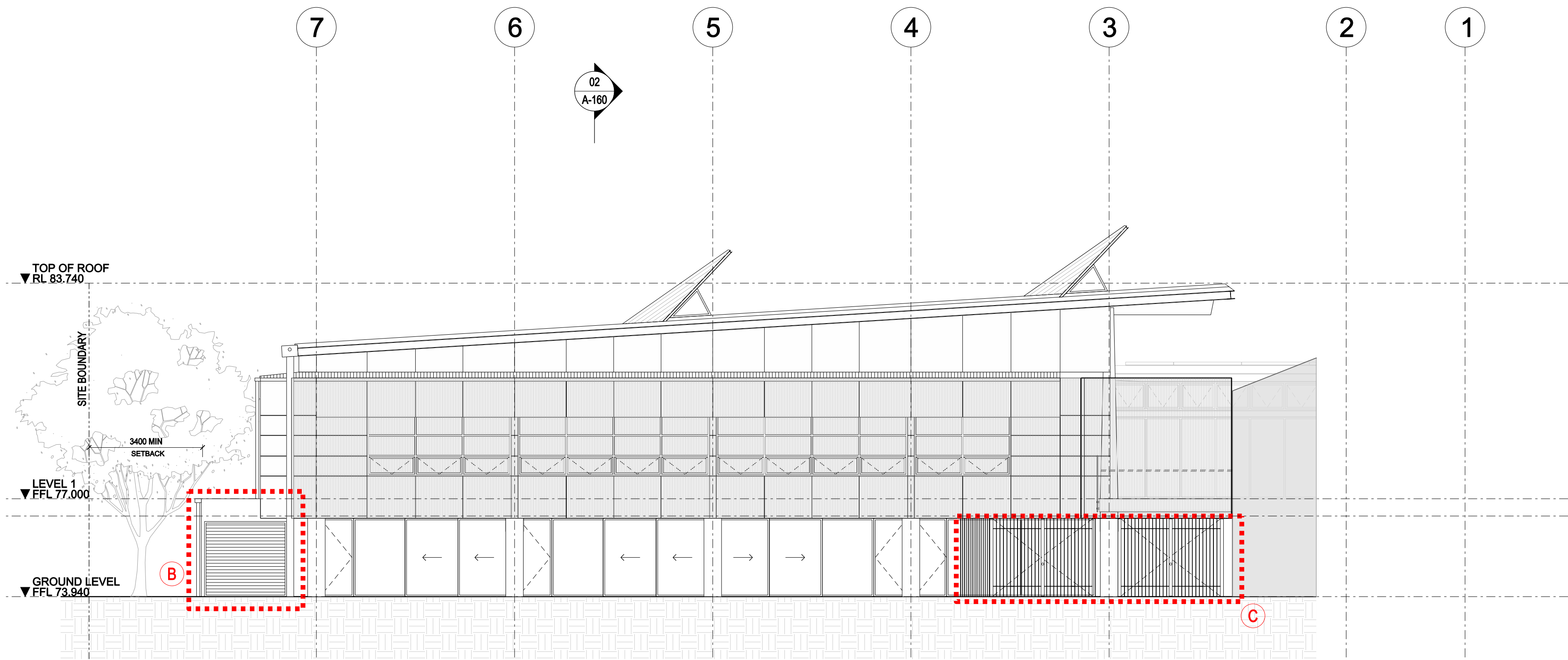
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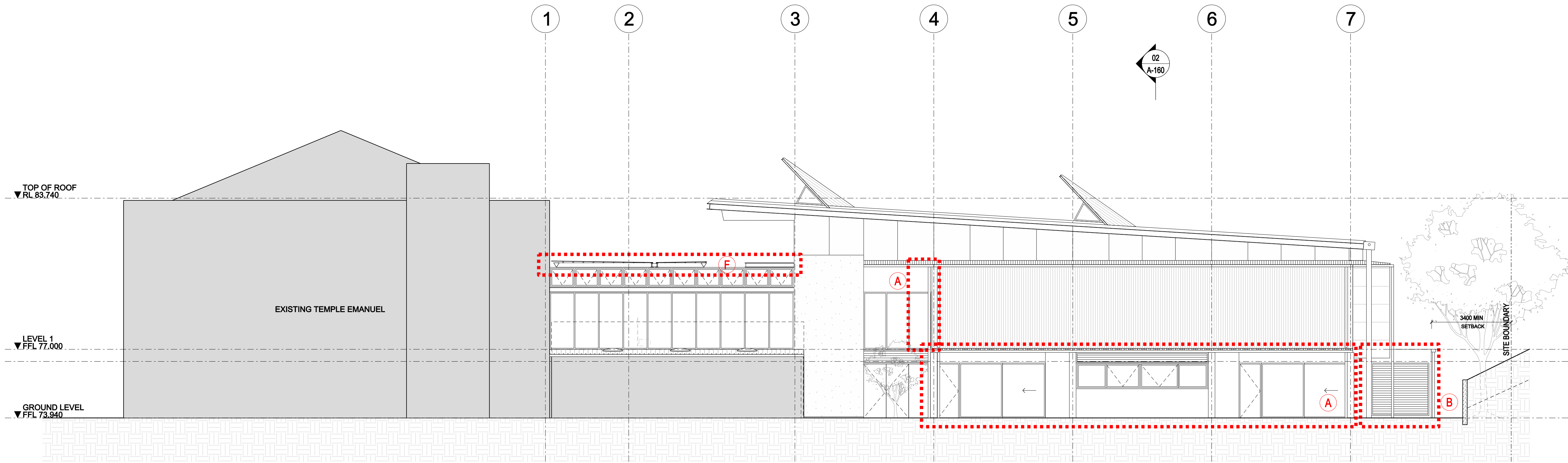
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EAST ELEVATION



WEST ELEVATION

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SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: EAST & WEST ELEVATIONS

scale: 1:100 @ A1 drawn: FS

date: 28/09/2016 checked: EL

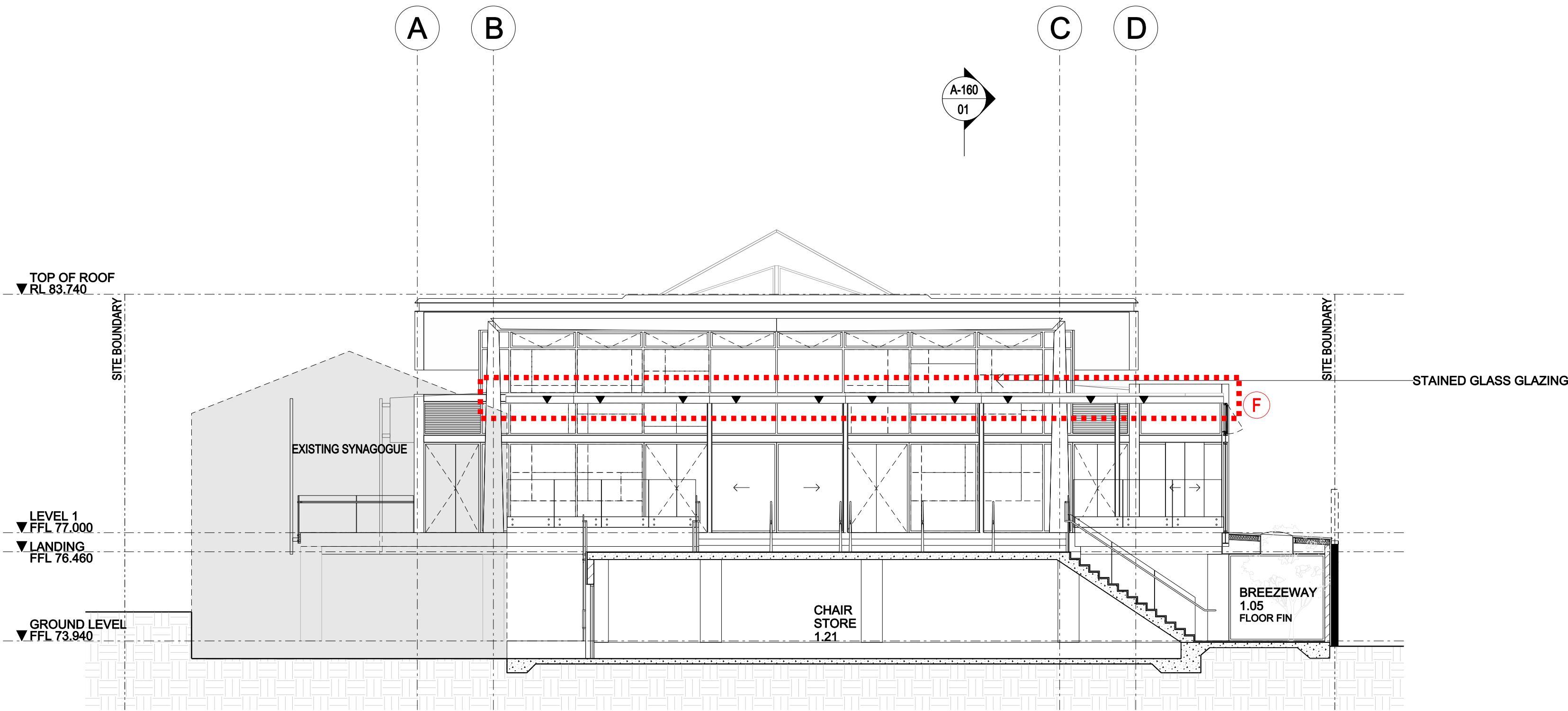
drawing: A150 revision: D

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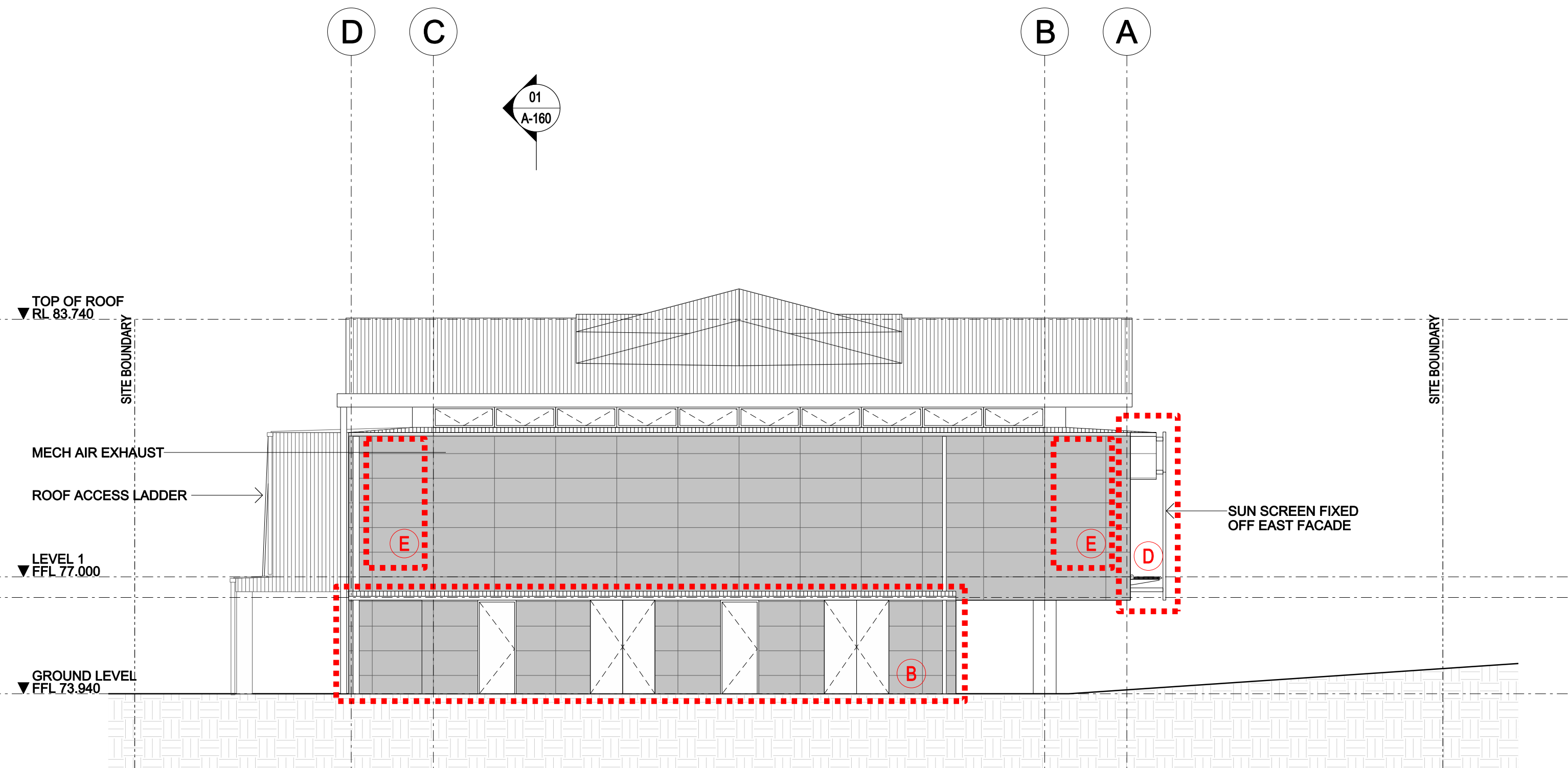
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NORTH ELEVATION



SOUTH ELEVATION

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7 OCEAN STREET, WOOLLAHRA NSW 2025

title: NORTH & SOUTH ELEVATIONS

scale: 1:100 @ A1 drawn: FS

date: 28/09/2016 checked: EL

drawing: A151 revision: D

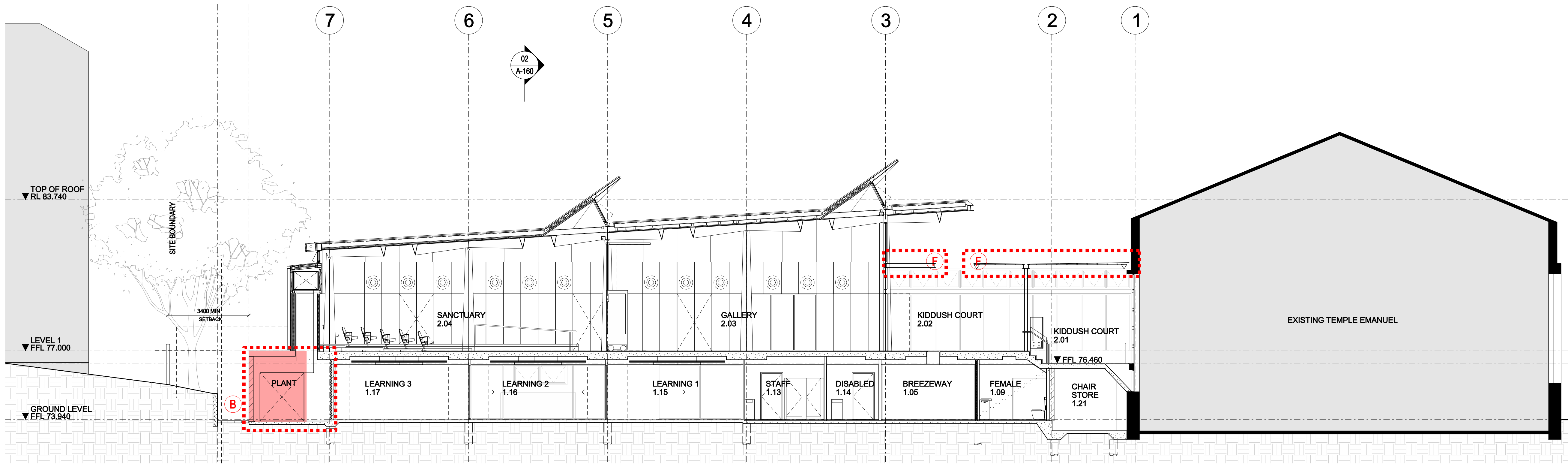
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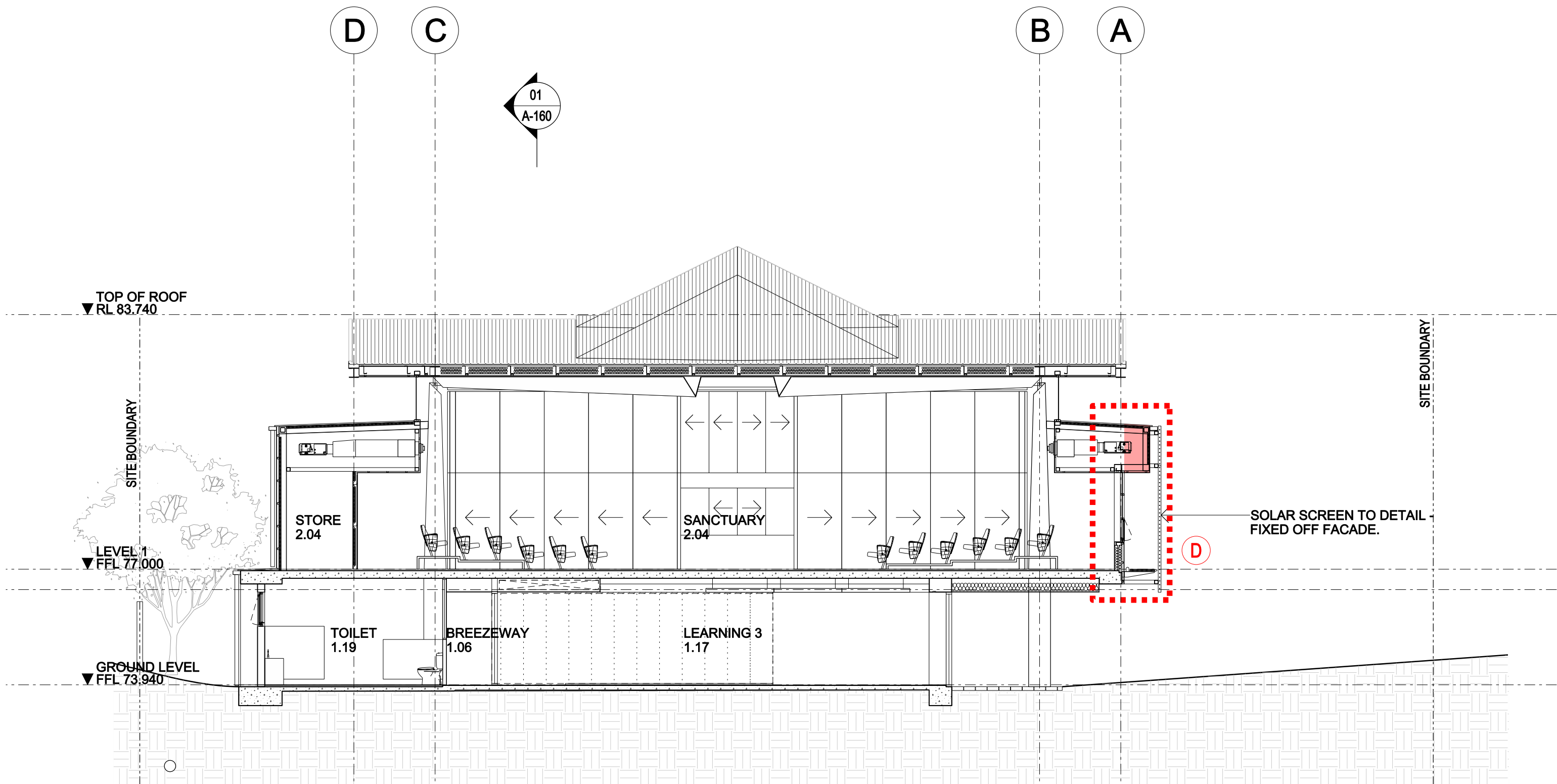
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SECTION 01



SECTION 02

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SECTION 96

project: EMANUEL SYNAGOGUE
7 OCEAN STREET, WOOLLAHRA NSW 2025

title: SECTIONS 01 & 02

scale: 1:100 @ A1 drawn: FS

date: 28/09/2016 checked: EL

drawing: A160 revision: D

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REFERRAL RESPONSE – TREES & LANDSCAPING

FILE NO: DA 307/2015/5

ADDRESS: 7-9 Ocean Street WOOLLAHRA 2025

PROPOSAL: Internal and external modifications to the Emanuel Synagogue including changes to the design of the child care centre and sanctuary, relocation of the plant room, retention of the crossover to Woods Avenue, changes to fenestration and gates and new glazed roof over the lift and 'Kuddush Court'

FROM: David Grey - Tree & Landscape Officer

TO: Mr D Sargent

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by Hamptons Property Services, dated 10 November 2016
- Architectural Drawing No. A101 to A 104, A150, A 151, A 160, drawn by Lippman Partners, dated 28 September 2016
- Addendum to Arboricultural Report, written by Earthscape Horticultural Services, dated 16 November 2016
- Landscape Plan No. L-01, L-02, designed by Space Landscape Design, dated 7 December 2016

A site inspection was carried out on 22 December 2016

Relevant Control:

- Woollahra Local Environment Plan 2014
- Woollahra Residential Development Control Plan 2015
- The comments and recommendations within this Referral Response have taken into consideration the guidelines established within Australian Standard AS 4373 – Pruning of amenity trees and Australian Standard AS 4970 – Protection of trees on development sites

SUMMARY

Loss of two native trees that provide a high level of landscape and screening amenity.

COMMENTS

This proposal calls for the removal of two specimens of *Podocarpus elatus* (Brown pine) from the southern boundary of the site. The trees are referred to in the reporting arborists reports as Tree 33 and Tree 35. Brown Pine is endemic to the Sydney district and is well suited to this location and soil type. In his original assessment of these trees for DA 307/2015/1 Earthscape Horticultural Services Mr Morton found these tree to been in good vigour with a high retention value and a remaining life expectancy of greater than 40 years. I agree with Mr Morton's assessment of these trees.

During my site inspection I noted the high degree of screening amenity that the crowns of these trees provide to the Residential Flat Building (RFB) at 100 Wallis Street. And to a lesser extent, screening and landscape amenity to the RFB at 98 Wallis Street.

Being located on a boundary of the site the trees are well suited for retention whilst allowing for reasonable development of the site. I believe it should be possible to design the development of this site to provide the desired amenity whilst retaining these trees.

RECOMMENDATIONS

Council's Tree and Landscape Officer has determined that the proposal is not satisfactory in its current form. Refusal of this application is recommended for the following reasons:

The WDCP 2015 – B3.7 Objective O7 states:

To retain important existing mature trees, vegetation and other landscape features.

The WDCP 2015 – B3.7 Control C16 states:

Existing significant trees and vegetation are incorporated into the landscape area and treatment.

The two Brown Pine trees proposed for removal have been assessed by the applicants arborist as having a high landscape value and a useful life expectancy of more than 40 years.

The trees provide a high level of screening amenity to the RFB at 100 Harris Street and a moderate level of screening and landscape amenity to the RFB at 98 Wallis Street.

This species of tree is endemic to the Sydney District with these specimens thriving at this location.

The trees are located on the perimeter of the site which should allow for a reasonable development of the site whilst permitting retention of the trees.

Tree Officer

12 December 2016

REFERRAL RESPONSE – Community Services

FILE NO: DA 307/2015/5

ADDRESS: 7-9 Ocean Street WOOLLAHRA 2025

PROPOSAL: Internal and external modifications to the Emanuel Synagogue including changes to the design of the child care centre and sanctuary, relocation of the plant room, retention of the crossover to Woods Avenue, changes to fenestration and gates and new glazed roof over the lift and 'Kuddush Court'

FROM: Sharon Campisi - Manager Community Development

TO: Mr D Sargent

Thank you for the updated plans and additional information clarifying the proposed changes. The application is supported by the Community Services Department.

From: Flavia Scardamaglia
To: [Dylan Sargent](#)
Subject: Heritage Referral Response- DA 307/2015/5 - 7-9 Ocean Street, Woollahra
Date: Monday, 28 November 2016 10:50:00 AM

Hi Dylan,

I have reviewed the Heritage Impact Statement by Weir Phillips Heritage, dated 2 November 2016, and architectural drawings by Lippmann Partnership, dated 28 September 2016 and numbered A000 – A160.

I note that the site is listed as a local heritage item on the Woollahra LEP 2014, being 'Emmanuel Synagogue— synagogue complex of buildings, interiors and grounds (including Moreton Bay Fig)' (Item 519). The site is also in close proximity of a number of heritage items and is located within the Woollahra Heritage Conservation area.

With the exception of Item F, all works will affect the newly approved development, with neutral changes to the site's significance or contribution to the heritage conservation area. The extension of the new glazed roof over the kiddish court and separate glazed roof over the lift entry has only a marginal increase in the height of the approved roof, which will continue to be below the height of the Synagogue. It will also have simple detailing and finishes.

Having reviewed the proposed works, I have no concerns in relation to potential adverse impacts to heritage significance. No conditions of consent in relation to heritage are required.

Kind regards,

Flavia Scardamaglia
Heritage Officer (Mon-Wed)
Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028
p 02 9391 7084
w www.woollahra.nsw.gov.au e flavia.scardamaglia@woollahra.nsw.gov.au

Our Values: Respect for People | Integrity and Excellent Performance | Professional Quality Service | Open Accountable Communication

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 307/2015/5
ADDRESS: 7-9 Ocean Street WOOLLAHRA 2025
PROPOSAL: Internal and external modifications to the Emanuel Synagogue including changes to the design of the child care centre and sanctuary, relocation of the plant room, retention of the crossover to Woods Avenue, changes to fenestration and gates and new glazed roof over the lift and 'Kuddush Court'
FROM: Louie Salvatore, Environmental Health Officer
TO: Mr D Sargent

1. ISSUES

- Acoustic Report: prepared by Peter R Knowland & Associates Pty Ltd T/A PKA Acoustic Consulting titled '*Acoustic Planning Report No 5: Emanuel Synagogue, Project/File No. 216 157 R01 v6-0 dated 10 November 2016*'.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Acoustic Report: prepared by Peter R Knowland & Associates Pty Ltd T/A PKA Acoustic Consulting titled '*Acoustic Planning Report No 5: Emanuel Synagogue, Project/File No. 216 157 R01 v6-0 dated 10 November 2016*'.

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date:

4. SUMMARY OF PROPOSAL

Acoustic report confirming design criteria with reference to:

- Reverberation control in the Sanctuary and the Gallery
- Acoustic separation between the Sanctuary and the Gallery
- Control of rain noise from the roof and noise emission via the roof of both the Sanctuary and the Gallery
- Control of the revised air-conditioning system with respect of noise to the Sanctuary and the Gallery
- Control of the revised air-conditioning noise to the nearest boundaries

5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a) Acoustics

Review of Acoustic Report: prepared by Peter R Knowland & Associates Pty Ltd T/A PKA Acoustic Consulting titled 'Acoustic Planning Report No 5: Emanuel Synagogue, Project/File No. 216 157 R01 v6-0 dated 10 November 2016'.

The acoustic report confirms the design criteria with reference to Reverberation control in the Sanctuary and the Gallery; Acoustic separation between the Sanctuary and the Gallery; Control of rain noise from the roof and noise emission via the roof of both the Sanctuary and the Gallery; Control of the revised air-conditioning system with respect of noise to the Sanctuary and the Gallery; Control of the revised air-conditioning noise to the nearest boundaries

Acoustic Criteria

The appropriate acoustic criteria used for the background noise level for the Sanctuary and Gallery spaces is derived from *AS/NZS 2107 acoustics – recommended design levels and reverberation times for building interiors*. The design noise level for both the Sanctuary and the Gallery is a maximum of 35 dBA due to either the air conditioning system or noise ingress from the exterior. It is a condition of the Development Consent that the Synagogue or Gallery does not operate after 10pm. The condition of consent requires that the noise at the boundary does not exceed the background noise level; the measured background noise level is approximately 40 to 41 dBA for the daytime & evening periods.

The report acknowledges that the Gallery and Sanctuary will require acoustic control by means of acoustic absorbing materials having regard to the main functions of the space.

Acoustic Treatment to Gallery and Sanctuary

Section 3 of the report details the acoustic treatments recommended for both the interior and exterior Gallery and Sanctuary. For the interior of the Gallery, the ceiling for the area is a slotted MDF panel and is further described in the report. In the case of the Sanctuary the acoustics are mainly controlled by acoustically absorbent seats and the carpeted floor. For the exterior of the building, noise emissions from activities within the new additions will be controlled by the structures of the walls and ceiling; the acoustic controls are described in section 4 of the report.

The operable wall between the Sanctuary and the Gallery will need to have an acoustic performance not less than Rw 45 and is described in section 5 of the report. For the Learning Areas 1, 2 and 3 acoustic treatments are recommended in section 6 of the report; in brief the ceiling should comprise a section of acoustic absorbing treatment at each end of the ceiling with the centre section of acoustically reflective treatment. It is also recommended to have areas of the wall employing acoustic pin

boards. Partition walls are to extend from floor level up to the underside of the concrete floor slab above.

Section 7 of the report deals with air conditioning sound control treatment to internal areas. The requirement for noise generated is 35 dBA being in accordance with AS 2107/2000. Pressure levels that the operation of the air conditioning system should not be exceeded is provided in the Table in section 7 of the report; fan coil unit acoustic strategies are explained in section 7 of the report.

Section 8 of the report deals with air conditioning sound control treatments to external areas. It should be noted that the current system is under design development with a new plant room created on the southern side of the building. The function of the plantroom is to house the condensing equipment, intake attenuators and the discharge attenuators.

Section 10 of the report deals with the design noise emission goals for external mechanical plant which refers to Council's noise criterion for mechanical plant. Background noise levels have been established and output from data loggers shows that the background noise level has been determined as 40-42 dBA for both daytime and early night time. To prevent contribution to the existing ambient noise level the design total noise emission from plant or activities associated with the synagogue is Noise Rating 30.

Section 11, 12 and 13 of the report deals with noise dampening construction for the passage of ductwork with high internal noise levels and also makes comment on the type and manufacture of attenuators for the proposed development. Fan coil units for the Learning Areas are to be selected to achieving no greater than 35 dBA in the classrooms.

Comments

Health Services Section has reviewed the Acoustic Report prepared by **Peter R Knowland & Associates Pty Ltd T/A PKA Acoustic Consulting** titled '*Acoustic Planning Report No 5: Emanuel Synagogue, Project/File No. 216 157 R01 v6-0 dated 10 November 2016*' having regard to the design criteria and proposed acoustic treatments to the proposed Gallery and Sanctuary.

Based on the findings of the acoustic report, it is recommended that the internal and external acoustic treatment controls for the Gallery and Sanctuary as detailed in the acoustic report are fully implemented during the construction phase of the development.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

A. General Conditions

A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the Applicant and to which is affixed a Council stamp “Approved DA Plans” unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
216 169 R01 v6-0	Acoustic Report	Peter R Knowland & Associates T/A PKA Acoustic Consulting	10 November 2016

Note: Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

Note: These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A5

B. Conditions which must be satisfied prior to the demolition of any building or construction

C. Conditions which must be satisfied prior to the issue of any construction certificate

D. Conditions which must be satisfied prior to the commencement of any development work

E. Conditions which must be satisfied during any development work

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

F.1 Acoustic Treatment to the Gallery & Sanctuary (Internal & External)

The Internal and External acoustic treatment controls for the Gallery & Sanctuary, as detailed in the **Acoustic Report prepared by Peter R Knowland & Associates Pty Ltd T/A PKA Acoustic Consulting titled 'Acoustic Planning Report No 5: Emanuel Synagogue, Project/File No. 216 157 R01 v6-0 dated 10 November 2016'** are to be fully incorporated in the building design.

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil.

H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

Nil.

I. Conditions which must be satisfied during the ongoing use of the development

J. Miscellaneous Conditions

Nil.

K. Advisings

Nil

Louie Salvatore
Environmental Health Officer

Date: 03/02/2017