

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE119
DA Number	DA307/2015/5
LGA	Woollahra
Proposed Development	Request to modify an existing development consent under Section 96(2) of the <i>Environmental Planning and Assessment Act 1979</i> involving 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 'Kiddush Court'
Street Address	7-9 Ocean Street WOOLLAHRA
Applicant/Owner	Applicant: Hamptons Property Services Owner Lots 1-5 on DP185811: Emanuel Synagogue
Date of DA lodgement	06/10/2016
Number of Submissions	None
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	Schedule 4A EP&A Act, Clause 3 General development over \$20 million This development application has a CIV of \$21,343,051.
List of all relevant s79C(1)(a) matters	Sections 106-109 of the <i>Environmental Planning and Assessment Act 1979</i> Clauses 40-46 of the Environmental Planning and Assessment Regulation 2000 Education and Care Services National Regulation State Environmental Planning Policy No.55 – Remediation of Land Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Woollahra Local Environmental Plan 2014 Woollahra Development Control Plan 2015
List all documents submitted with this report for the Panel's consideration	Annexure 1: Plans and elevations Annexure 2: Trees and Landscaping referral response Annexure 3: Heritage referral response Annexure 4: Environmental health referral responses Annexure 5: Community Services referral response
Report prepared by	Mr D Sargent (Assessment Officer)
Report date	08/02/2017

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

No

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes