



# Community Consultation Summary of Outcomes Report

June 2016

Prepared for Dover Heights Shule

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# 1 Introduction

Dover Heights Shule is the centre of a thriving community offering a range of services and facilities for worship and gatherings. In recent years, the Shule has operated at close to capacity and additional facilities are now required to better meet the needs of the Shule community. In response to these needs, a proposal to expand and upgrade facilities is being developed.

This report provides a summary of outcomes from initial community consultations regarding proposed concepts for future development. The consultation was undertaken during June 2016. A summary has also been provided to the Project Team to help inform ongoing planning and design.

FIGURE 1 SITE LOCATION



The initial concepts presented to the community included the following key features:

## Ground Floor

- Expansion of the Shule to accommodate approximately 164 new seats
- Alterations to foyer area to improve its suitability for gatherings before and after services
- New forecourt area and stairs at the entry to the Shule
- Pedestrian access from Napier Street removed.

## First Floor

- Relocation of existing office space and kitchen to the first floor inclusion of library and youth space on the first floor
- A new meeting and gathering space with seating capacity for 184 people, to accommodate current social and religious celebrations.

## Second Floor

- Existing first floor classrooms relocated to a new second floor
- A new external stairway connection to the second floor

## Other

- Minor alterations to the existing parking areas (removal of 2 spaces) and additional landscaping along the boundaries of the site.

## 2 The community consultation process

### 2.1 OVERVIEW

Community consultation to seek feedback on the proposed design was undertaken in June 2016. The consultation aimed to:

- Provide factual information about the proposed development
- Invite feedback through a range of channels
- Collate and document consultation outcomes
- Inform the refinement of design concepts for further consideration.

### 2.2 CONSULTATION ACTIVITIES

Consultation activities included:

- Distribution of a letter and project fact sheet to neighbouring residences, notifying them of the proposed development and upcoming consultation activities
- Doorknock of residences in an identified catchment around the Shule site
- Email distribution of a letter and factsheet to Waverley Councillors, Local Members and key local stakeholders notifying them of the proposed development and offering a briefing on the project
- Two Community Information and Feedback Sessions for members of the Shule
- Formal feedback forms provided at the Community Information and Feedback Sessions
- Briefings with Mayor Sally Betts, Deputy Mayor Tony Kay and Kessah Torah College
- A dedicated project email and phone number.

### 2.3 COMMUNITY INFORMATION AND FEEDBACK SESSIONS

#### 2.3.1 EVENT OVERVIEW

The Community Information and Feedback Sessions were held at Dover Heights Shule on Tuesday 7th and Wednesday 8th June. The sessions were attended by approximately 10 people each evening.

TABLE 1 CIFS TIME AND DURATION

SESSION 1	SESSION 2
Tuesday 7th June, 7.30pm – 9.30pm	Wednesday 8th June, 7.30pm – 9.30pm

The sessions were offered to members of the Shule. They were structured around an informal drop-in and display, including a short formal presentation and Q&A at advertised times.

TABLE 2 CIFS OUTLINE

TIME	ACTIVITY
7.30pm – 8.30pm	The proposed design was on display and members of the Project Team were available to answer questions
8.30pm – 9.00pm	A brief presentation by the Shule and the architect, followed by Q&A
9.00pm – 9.30pm	A further chance to review the designs, talk with the Project Team and provide individual feedback.

The sessions were attended by the following members of the project team.

- Rabbi Motti
- Dover Heights Shule Board
- Dover Heights Development Committee
- MHN Design Union – Architects
- Saville Isaacs – Architects
- Urbis – Urban Planning
- Urbis – Social Planning
- Traffix – Traffic Engineer.

### 2.3.2 EVENT PROMOTION

The events were promoted through an invitation in the Dover Heights Shule member newsletter.

### 2.3.3 INFORMATION PROVIDED

At each session information about the project was available in a number of different formats, including:

- A1 information display boards (see Appendix C)
- Display boards printed in A3 booklet
- A4 copies of the project factsheet distributed in the local area (see Appendix B)
- The opportunity to speak directly with members of the Project Team
- Feedback forms and reply paid envelopes were available for attendees to provide written feedback
- Members of the Project Team were also briefed to note down the key issues and questions raised during discussions, and these were also collated to inform the summary of outcomes.

## 2.4 DOORKNOCK

A doorknock of approximately 23 residences surrounding the site was undertaken by two members of the Project Team on Tuesday 14th June and Wednesday 15th June.

The doorknock was preceded by a letterbox drop including a letter and factsheet outlining the facts of the proposal to identified households.

The doorknock was attended by a representative from the consultation team, the architect and the urban planner. An outline of the initial design concepts and plans was offered for review and discussion.

TABLE 3 DOORKNOCK TIMES

SESSION 1	SESSION 2
Tuesday 14th June, 6.00pm – 8.00pm	Wednesday 15th June, 6.00pm – 8.00pm

The catchment for the doorknock and letter distribution is shown in Appendix A.

#### 2.4.1 STAKEHOLDER BRIEFINGS

Project briefings were offered in a letter to the following stakeholders:

Ward Councillors and the Deputy Mayor of Waverley Council:

- Cr Sally Betts (Mayor)
- Cr Leon Goltsman
- Cr Miriam Guttman-Jones and
- Cr Tony Kay (Deputy Mayor)

Local Members

- Hon Gabrielle Upton
- Hon Malcolm Turnbull MP

Key local stakeholders

- Kessah Torah College
- Dover Heights Precinct Committee
- Briefings were held with Kessah Torah College, Mayor Sally Betts and Deputy Mayor Tony Kay.



## 3 Summary of feedback

### 3.1 FEEDBACK CHANNELS

Community feedback was invited in a number of ways:

- In discussion with members of the project team at the Community Information and Feedback Sessions and neighbourhood doorknock
- Via feedback forms available at the Community Information and Feedback Sessions (see Appendix D). At the time of this report one feedback form was returned.
- Through the project email and freecall phone number advertised through project communications. No enquires were received at the time of this report.

### 3.2 COMMUNITY FEEDBACK AND QUESTIONS

#### 3.2.1 COMMUNITY INFORMATION AND FEEDBACK SESSIONS

Feedback collated through the Community Feedback and Information Sessions is summarised below:

##### **General**

- General support for the proposal, particularly the need for increased capacity during larger services where currently the congregation is required to be split over two venues.

##### **Building Height**

- One resident was concerned that the height of the proposal would set a precedent for increased height, particularly for the neighbouring school buildings.

##### **Scale and overshadowing**

- One resident in Napier Street was particularly interested to understand any potential impacts associated with scale and overshadowing on residences in Napier Street. As a result, shadow diagrams were included in the information pack for neighbours, discussed in the subsequent doorknock. A time was also agreed to meet with this neighbour. However, they were not available at the agreed time and did not respond to telephone messages offering a further opportunity to meet at a more suitable time.

##### **Other issues**

- Some members of the Shule were interested to understand the planning process and future funding.

#### 3.2.2 DOORKNOCK

Feedback collated through the doorknock is summarised below:

##### **Blake Street and Napier Street**

- Overall the discussions during the doorknock in Blake Street were generally supportive of the proposal
- One resident on Blake street raised issues associated with the impacts of traffic and parking associated with the school. They recognised this was not related to the Shule.
- Some residents on Napier Street supported the future plans.



- One couple in Napier Street were not supportive – they were particularly concerned about the addition of another storey, intensification of uses in a residential neighbourhood and traffic and parking impacts
- Traffic and parking was raised as a pre-existing concern, particularly in Napier Street but also in Blake Street. The concerns about traffic were linked with the Shule and neighbouring school. A need to resolve the existing parking and traffic issues was raised, by ensuring that all Shule visitors parked in the school
- One resident in Napier Street raised concerns over landscape and screening treatments, particularly reflecting on the removal of trees along the boundary line, as well as intensification of use, increased bulk and scale in a residential environment.
- There was a general lack of knowledge about what occurs within the Shule. Several people reported a lack of connection between the Shule and the neighbourhood.

### **Weonga Road**

- Residents on Weonga Road whose properties back onto the school and overlook the Shule, were generally concerned about visual impacts, bulk and scale, particularly:
  - Overlooking
  - Visual impacts, height, bulk and scale
  - Existing lighting being left on in the Shule
  - Location of the plant room and potential noise impacts
  - The option to include landscaping or screening within their boundary lines
  - Management of construction impacts.
- Several residents noted their concerns related to impacts associated with the school and pre-school, rather than the Shule. It was reported that the school had made commitments in relation to screening and construction impacts when the preschool was developed, that were not met. This created concern and distrust in relation to any other proposals, even though it was recognised that the issues related to the school and not the Shule.

### **FEEDBACK FORM**

One feedback form was received. This identified:

- A concern that the proposal was an overdevelopment for the site/local context and exceeded FSR and height controls
- The function centre (hall) was opposed
- The current 2 storey design was preferred
- There was concern regarding the quality of the information provided and the ability to provide feedback at the information sessions.

### **3.2.3 DESIGN RESPONSES**

The architects have reviewed the designs in response to feedback. This has included:

- Revisions to the roofline to be less intrusive on neighbouring properties
- Revision to the window from the classrooms on the new second floor

### 3.3 RECOMMENDATIONS

During consultation it was noted that some residents did not distinguish between the Shule and the neighbouring school (Kessah Torah College). Residents expressed trust issues stemming from commitments that were made previously by the school, that were not adhered to.

Notwithstanding the fact that the concerns relate to the school, it will be important to consider how those residents are engaged and communicated with, to build positive relationships and trust.

In response to this, recommendations are outlined below:

- Review the designs to respond to concerns
- Identify a designated contact person from the Shule, to engage with residents on an ongoing basis
- Turn off the kitchen light shining into backyards on Weonga Road
- Consider options to introduce landscape screening for backyards on Weonga Road, although this is related to overlooking from the school rather than the Shule
- Work with the school to explore solutions to traffic and parking impacts
- Introduce a neighbour communications process, including the designated contact person, regular newsletters and invitations to meet with neighbours.

## 4 In conclusion

Community consultation on preliminary plans and concepts was conducted in June 2016.

In response to community feedback a number of design responses have been incorporated into the proposal.

A series of recommendations have also been made to develop and strengthen neighbour relationships and communications.

## Disclaimer

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Urbis has recorded any data sources used for this report within this report. These data have not been independently verified unless so noted within the report.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report.

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## Appendix A

## Distribution catchment area







## Appendix B

## Project fact sheet



# PROJECT FACTSHEET: DOVER HEIGHTS SHULE

## Development Application

### NEED FOR THE PROPOSAL

Dover Heights Shule is the centre of a thriving and growing community offering a range of services and facilities for worship and gatherings.

In recent years, the Shule has operated at close to capacity. Additional facilities are now required to better meet the needs of the Shule community.

A proposal to expand and upgrade the Shule facilities is being developed. This is part of a detailed Development Application that will be lodged with Waverley Council.

### KEY FEATURES OF THE PROPOSAL

#### Ground Floor

- expansion of the Shule to accommodate approximately 164 new seats
- alterations to foyer area to improve its suitability for gatherings before and after services
- new forecourt area and stairs at the entry to the Shule
- pedestrian access from Napier Street removed.

#### First Floor

- relocation of existing office space and kitchen to the first floor
- inclusion of library and youth space on the first floor
- a new meeting and gathering space with seating capacity for 184 people. This will accommodate current social and religious celebrations.

#### Second Floor

- the existing first floor classrooms will be relocated to a new second floor
- a new external stairway connection to the second floor
- Minor alterations to the existing parking areas (removal of 2 spaces) and additional landscaping along the boundaries of the site are also proposed.

### WHAT WILL THE ANCILLARY HALL BE USED FOR?

The ancillary hall will have a seating capacity for 184 people. It will primarily be used for accommodating overflow services on High Holy Days and by members of the Shule during festivals, for learning and study groups and other ancillary religious purposes.

### WILL THIS AFFECT LOCAL PARKING AND TRAFFIC?

A traffic study has found that the proposal will not increase traffic.

Parking is currently provided on-site across three car parks shared with Kesser Torah College. The car parks provide a total of 75 car spaces for use by Shule members and they are currently not fully utilised.

Many of those attending the Shule do not travel by car, but arrive on foot. Shule services and gatherings do not generally coincide with school operating hours, and therefore avoid busy periods.

### WILL MY PROPERTY BE VISUALLY IMPACTED BY THE PROPOSAL?

Visual impacts have been considered as part of the design process. A landscape plan has been developed to provide a soft buffer and screen along the boundary of the Shule, including the addition of two new Banksia trees on Napier Street.

### WHAT IS THE PLANNING AND APPROVAL PROCESS?

The proposed design for the Shule is currently being finalised. As part of this process, the Shule is seeking feedback from neighbouring residents and the Shule community.

All feedback received will be submitted in a Summary of Outcomes Report, as part of the Development Application. All details and documents associated with the proposal will be placed on Public Exhibition for a minimum 30 day period.

# PROJECT FACTSHEET: DOVER HEIGHTS SHULE

## Development Application

### HOW LONG WILL THE CONSTRUCTION TAKE AND HOW WILL CONSTRUCTION IMPACTS BE MANAGED?

Subject to Council approval, construction may begin in 2017/2018 and will occur in stages.

It is anticipated that Council will require a Construction Management Plan as a condition of consent, which will provide full details of staging, timeframes and management measures to ensure local residents are not negatively affected during construction.

The Construction Management Plan will also include details of contact and communication points should any issues arise.

### HOW CAN I FIND OUT MORE?

To find out more about the project or provide your feedback, contact Urbis Social Planning on:

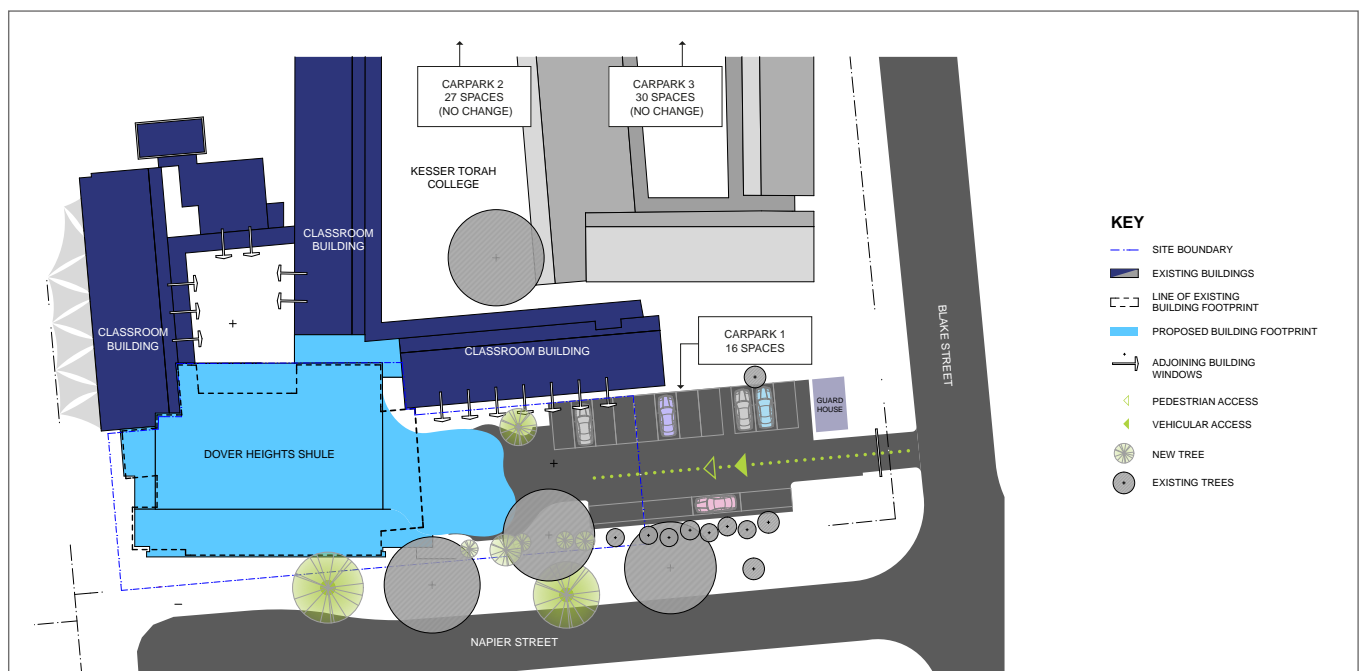
**T:** 1800 244 863

**E:** [DoverHeightsShule@urbis.com.au](mailto:DoverHeightsShule@urbis.com.au)



*Indicative view of proposed exterior from Napier St (photomontage)*

### SITE PLAN: PROPOSED DEVELOPMENT



## Appendix C

## Community Information and Feedback Session display boards



# WELCOME

Welcome to the Community Information and Feedback Session.

Tonight is an opportunity for you to view the proposed plans to expand and upgrade the facilities of our Shule.

It is also an opportunity to provide feedback to the Project Team.

Your feedback will be considered in finalising the design, before a detailed Development Application is prepared and lodged with Waverley Council.

## SCHEDULE

A brief overview of tonight's schedule is provided below:

### 7.30pm – 8.30pm

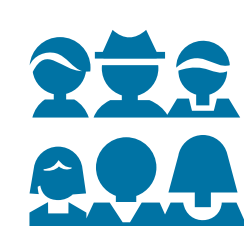
The proposed design will be on display and members of the Project Team will be available to answer questions

### 8.30pm – 9.00pm

A brief presentation by the Shule and the architect Brian Meyerson, followed by Q&A

### 9.00pm – 9.30pm

A further chance to review the designs, talk with the Project Team, and provide individual feedback.



## PROJECT TEAM

The following members of the project team are here tonight to answer your questions and record your ideas:

- Rabbi Motti
- Dover Heights Shule Board
- Dover Heights Development Committee
- MHN Design Union – Architects
- Saville Isaacs – Architects
- Urbis – Urban Planning
- Urbis – Social Planning
- Traffix – Traffic Engineer



*Indicative view of proposed interior (photomontage)*

To find out more about the project or provide your feedback, contact Urbis Social Planning on:  
Telephone: 1800 244 863 | E-mail: [DoverHeightsShule@urbis.com.au](mailto:DoverHeightsShule@urbis.com.au)

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