

# THE PROPOSAL

Our Shule is the centre of a successful, thriving and growing community, offering a range of services and facilities for worship and community gatherings.

Our Shule is currently operating at close to capacity. We now need additional facilities to better meet our requirements.

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

## WHAT IS BEING PROPOSED?

### 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 and additional landscaping along the boundaries of the site are also proposed.



*Indicative view of proposed exterior from Napier St (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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# PLANNING PROCESS



## PLANNING

The proposed designs have been developed by MHNDesign Union Architects, in order for a detailed development application to be lodged with Waverley Council. As part of this process, we are seeking feedback from neighbouring residents, the Shule community and key local stakeholders.

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.



## CONSTRUCTION

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 TO PROVIDE FEEDBACK

Feedback can be provided via:

- the Project Team at tonight's information session
- email or telephone (details below)
- a formal submission to Waverley Council when the Development Application is placed on Public Exhibition.

Prepare the proposed design for the Shule and supporting studies



Seek feedback on the proposed design



Community feedback is collated and recorded in a Summary of Outcomes Report



Finalise the design and submit the Development Application to Waverley Council



Development Application is placed on Public Exhibition for a minimum 30 day period



Subject to Council approval construction is likely to begin in 2017/18

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# SERVICES AND FACILITIES

## ✓ PERMITTED USE

The Shule site is zoned as a 'Place of Public Worship', which is defined under the Waverley Local Environmental Plan as:

“a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training”.

## ✓ SERVICES AND FACILITIES

The Shule will continue to offer its full range of existing religious, social and educational services to members.

## ✓ BENEFITS

The development will provide a range of additional benefits:

- improved and upgraded facilities
- new purpose built space to accommodate existing social and religious gatherings
- additional seating capacity to respond to demand.

## SHULE

The expansion of the Shule will allow for approximately 164 additional seats, increasing capacity from 302 to approximately 466 seats.

## ANCILLARY HALL FOR RELIGIOUS AND SOCIAL GATHERINGS

The 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.

## FOYER

The foyer area will offer additional space for gatherings before and after services.

## CLASSROOMS

Kesser Torah College will continue to have access to classroom space, located on the new second floor.

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# TRAFFIC AND PARKING

A traffic and parking study has been undertaken by Traffix - Traffic Engineering Consultants. The study has assessed traffic movements and circulation around the Shule, any potential impacts on the

surrounding local road network and current and future parking requirements. The traffic assessment has found that the proposal will not increase traffic.

## TRAFFIC AND PARKING

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. Currently the car parks are 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.

Two car spaces will be removed to accommodate the expansion of the Shule and a new forecourt area at the end of the car park.

Due to the current underutilisation of existing car parking spaces on-site, this will not negatively affect access to parking.

## ACCESS

The existing gate on Napier Street will be removed and replaced with an exit and stairs from Level 1.

Vehicle and pedestrian access to the Shule will be provided via the security gate entrance on Blake Street.



Car parking provision

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# VISUAL AND ACOUSTIC

## LANDSCAPING

Peter Glass & Associates have prepared a landscape plan to provide a soft buffer and screen along the boundary of the Shule.

The landscape plan recommends the addition of two new Banksia trees on Napier Street as well as a deciduous tree near the forecourt area.

## ACOUSTIC

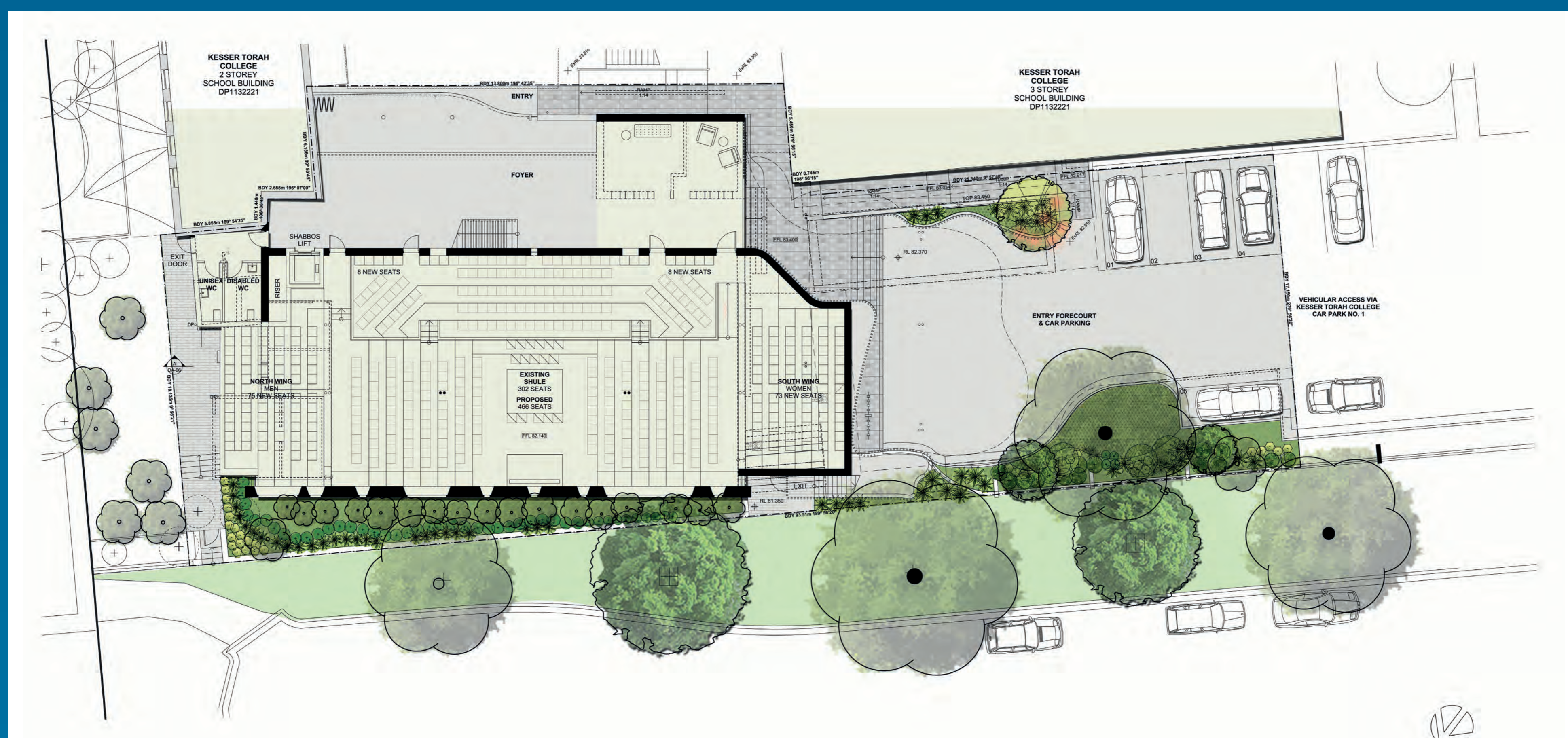
The purpose-built spaces will incorporate acoustic treatments to minimise any noise impacts on surrounding properties.

## VISUAL

MHN Design Union Architects have developed a design that considers visual impacts from a range of perspectives.

The proposed design uses an organic form that is sympathetic to the streetscape and softens the current angular facade.

The materials selection will enhance the façade and visual appearance, including a new free flowing screened structure, improving the presence of the Shule within the local community and creating a stronger identity.



*Indicative landscape map*

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