

Attachment A2.1

Urban Context Report

10 & 12 Nimrod Street, Darlinghurst

GRIFFIN THEATRE

URBAN CONTEXT REPORT



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INTRODUCTION

This document has been prepared for Sydney City Council to assist in supporting a site specific planning proposal at 12 Nimrod Street to facilitate the expansion and upgrade of the existing adjacent Griffin Theatre at 10 Nimrod Street.

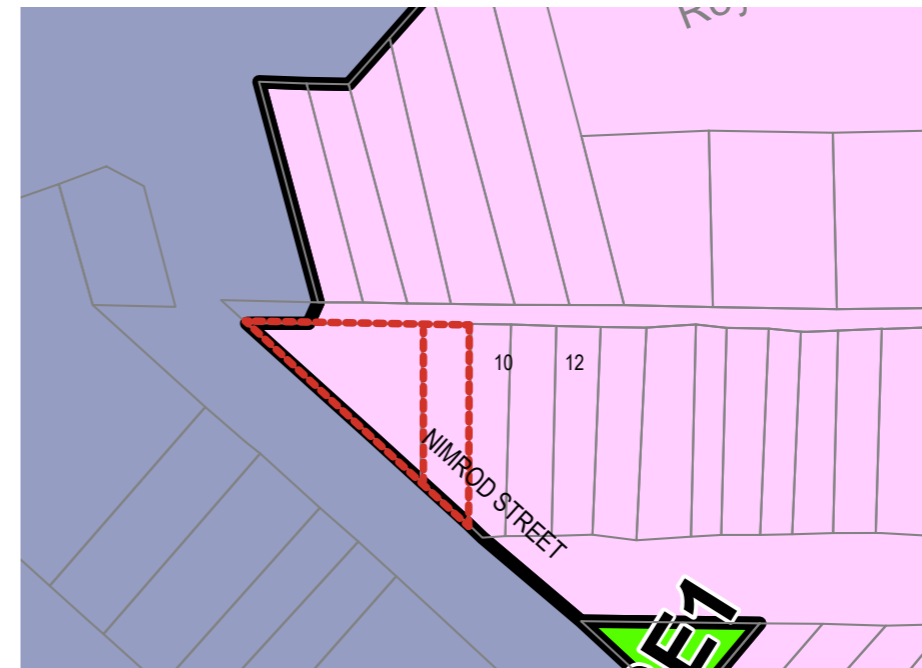
SUBJECT SITE	
10 NIMROD ST	12 NIMROD ST



PROPOSED PLANNING CHANGES

In the interests of sound strategic planning, this planning proposal seeks for both 10 & 12 Nimrod Street to be nominated in Schedule 1 of the Sydney Local Environmental Plan 2012 (SLEP) for an additional permitted use as an entertainment facility. This absorbs the existing use rights that currently benefit 10 Nimrod Street and facilitates the use across both properties, despite these being located in the R1 General Residential zone, where such a use is otherwise prohibited.

In addition, the proposal seeks to increase the permitted floor space ratio from 1.75:1 to 2:1 and increase permitted building height from 9.5m to 11m, both of which are a response to providing suitable space to accommodate the consolidated use of the land for theatrical purposes in a contemporary manner.



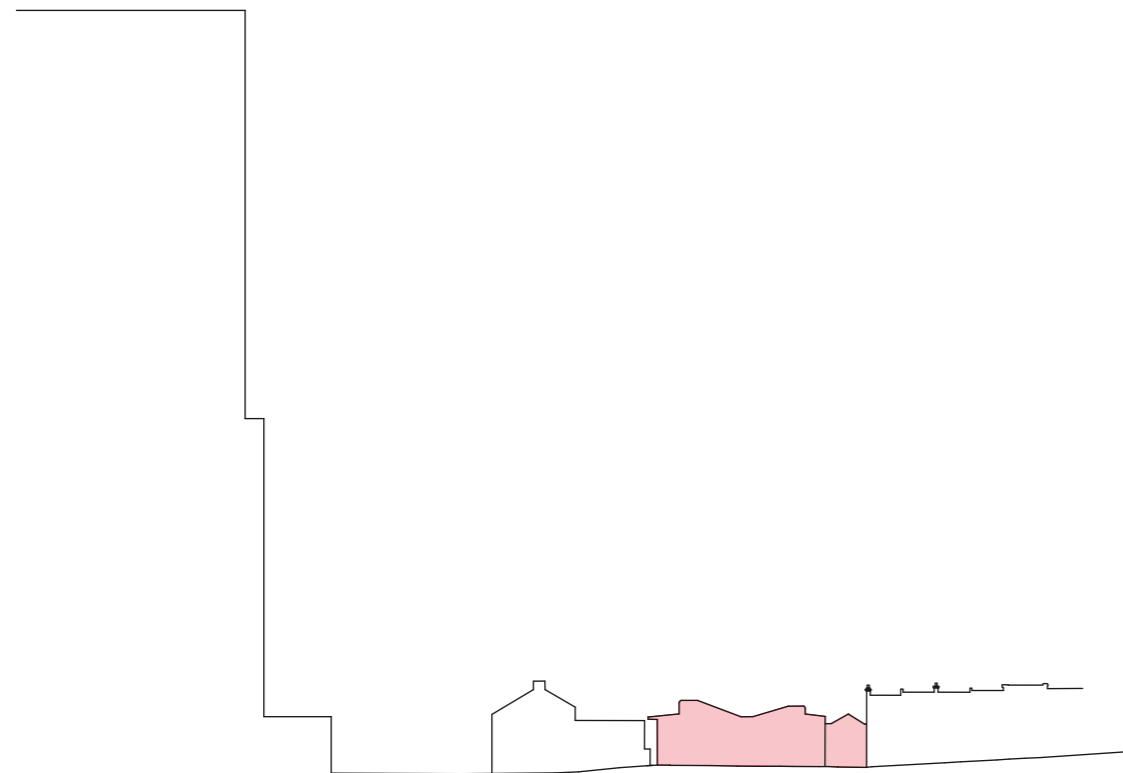
Sydney LEP 2012 Land Zoning Map - Sheet LZN_022

- B4 Mixed Use
- R1 General Residential

1.1 URBAN CONTEXT

SITE LOCATION

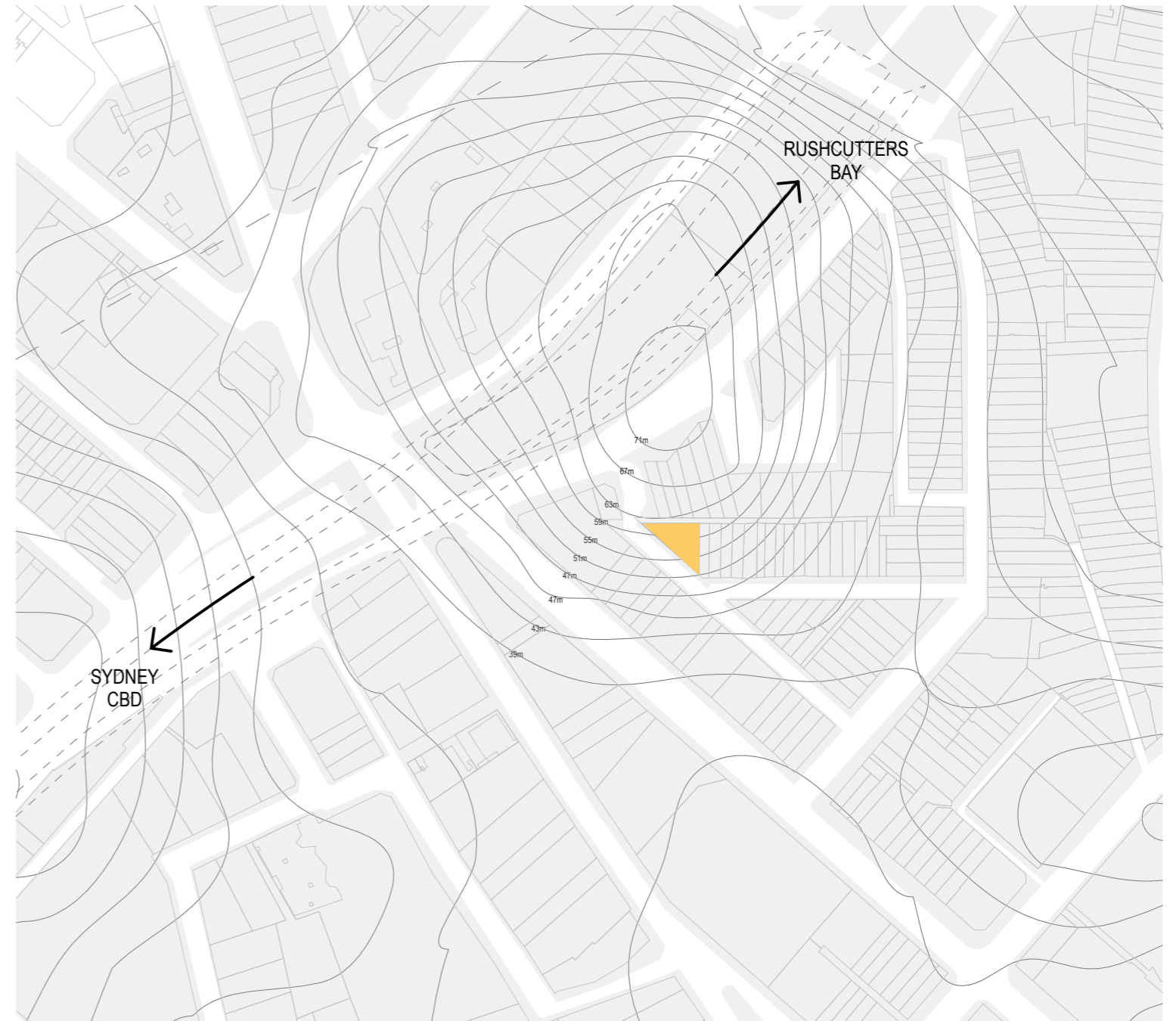
The subject site is located on the eastern side of Nimrod Street, north of Caldwell Street, in the suburb of Darlinghurst, approximately 1.5km from the Sydney CBD. The site sits on the edge of Kings Cross' central hub, and the low density residential streets of Darlinghurst.



1.1 URBAN CONTEXT

SITE TOPOGRAPHY

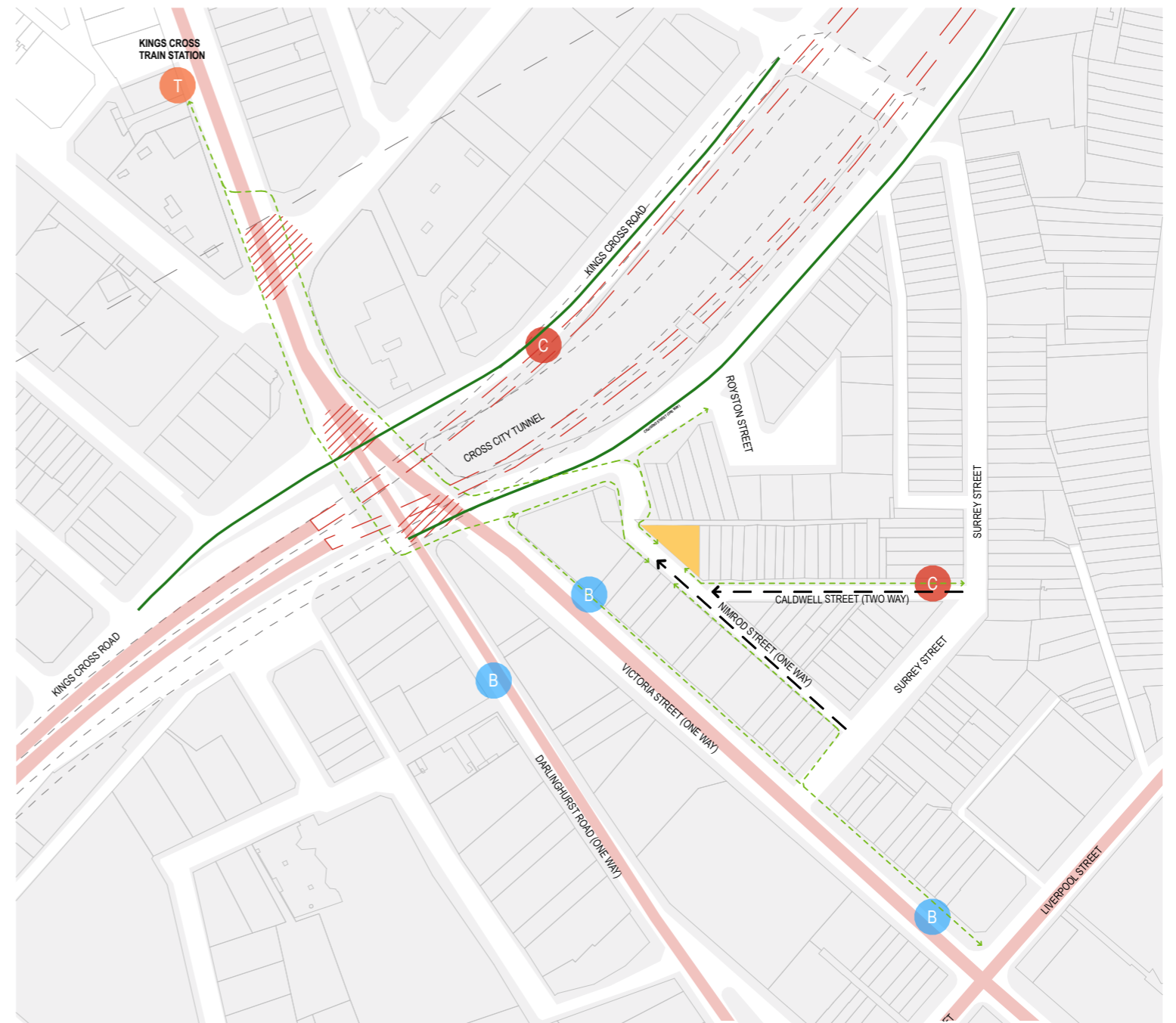
The site sits on a ridge that slopes to the north-west towards Sydney CBD, and up towards Rushcutters Bay to the north east. The topography is legible with Nimrod Street being relatively level along its length, while the adjacent cross streets fall away from the site.



1.1 URBAN CONTEXT

MOVEMENT / ACCESS

The subject site is a 3 minute walk from Kings Cross station. Bus routes stopping along Victoria Street and Darlinghurst Road connect the site to surrounding suburbs. The site sits within low traffic residential streets that connect to the active pedestrian streets of Victoria Street and Darlinghurst Road. Nimrod Street is one way and can be accessed by car via Caldwell and Surrey Streets. Main roads in close proximity to the site, including William Street, Kings Cross Road and the Cross City Tunnel, connect the site via car to Sydney CBD and Eastern Suburbs. Dedicated bike paths line parts of Kings Cross Road and Craigend Street near the subject site.



- LEGEND:**
- T TRAIN STATION
 - C CAR SHARE PODS
 - B BUS STOP
 - MAJOR VEHICLE ACCESS ROUTES
 - MAJOR VEHICLE INTERSECTIONS
 - PEDESTRIAN ROUTES
 - VEHICLE ACCESS TO SITE
 - DEDICATED BIKE LANES
 - SITE



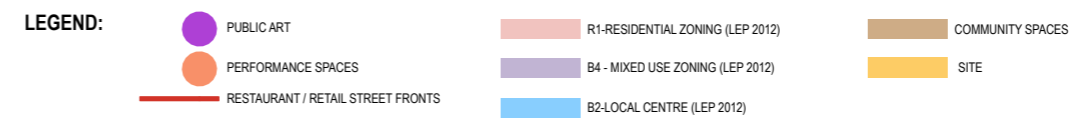
1.1 URBAN CONTEXT

LAND USE / URBAN MORPHOLOGY

The subject site is at the very edge of the R1 Residential Zone where it interfaces with the B4 Mixed Use Zone which extends to the North and West to Kings Cross Local Centre and Sydney CBD.

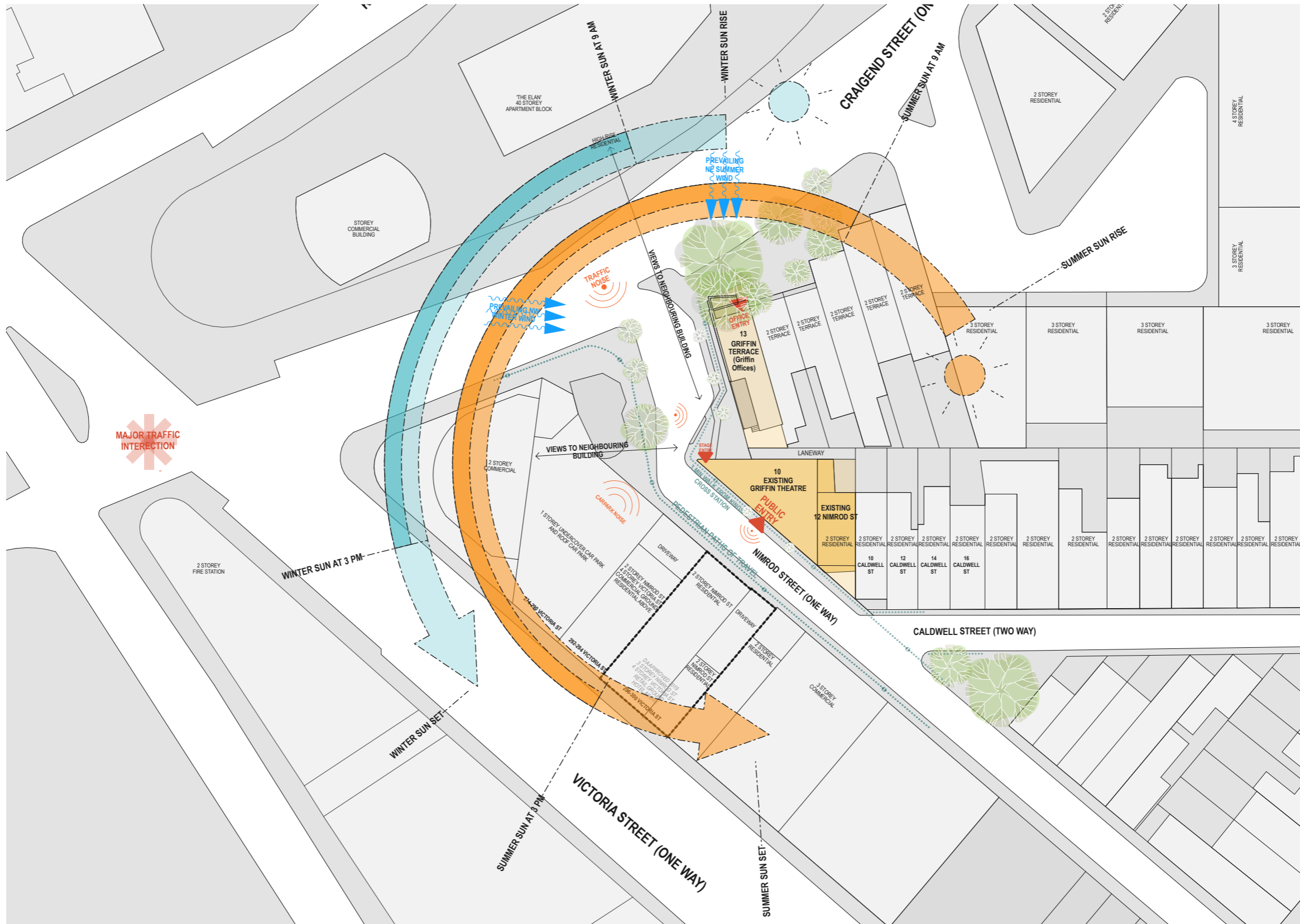
The proximity to Kings Cross, and to the pedestrian retail fronted streets of Darlinghurst Road and Victoria Street to the west of the site place it within an urban environment with significant active nightlife.

The suburb of Darlinghurst has a significant arts and cultural presence, home to the major Art & Design schools, CoS creative spaces, various art galleries, significant public art initiatives and performance spaces.



1.2 IMMEDIATE CONTEXT

SITE ANALYSIS



1.2 IMMEDIATE CONTEXT

STREET CHARACTER



View from Craigend Street. Nimrod Street curves off Craigend Street into a quiet residential context.



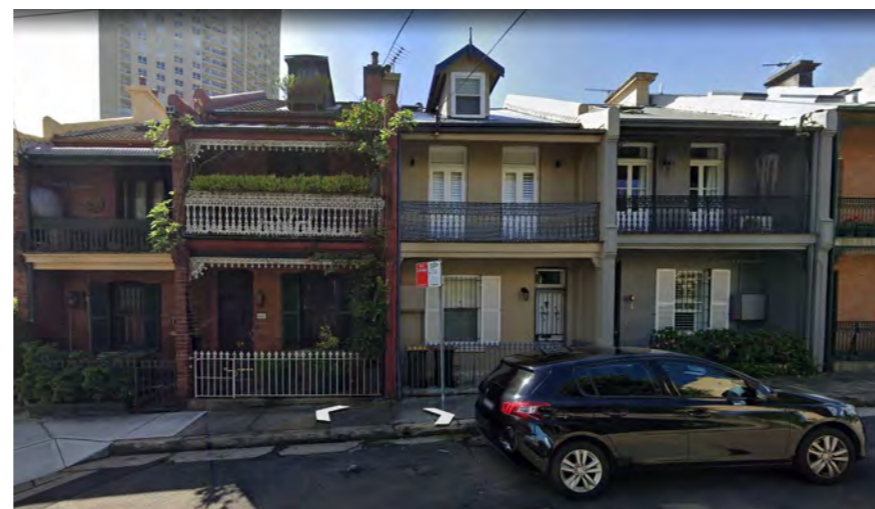
View past northern corner of the site towards the high rise residential buildings on Craigend Street.



View looking north along Nimrod Street with subject site on the right comprising the terrace house at 12 Nimrod Street and the existing Griffin Theatre beyond.



Properties opposite the site on Nimrod Street comprise mostly of rear elevations of low rise apartments and properties that front Victoria Street, garages and a car park.



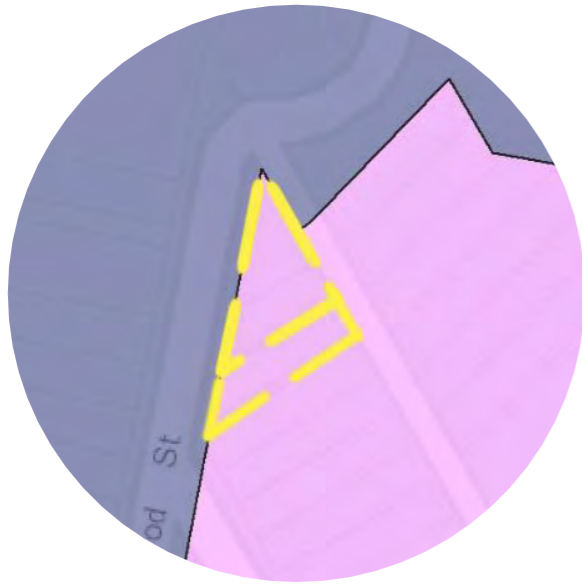
Caldwell Street is a residential street that intersects with Nimrod Street to the west and is occupied by two storey Victorian terrace houses.



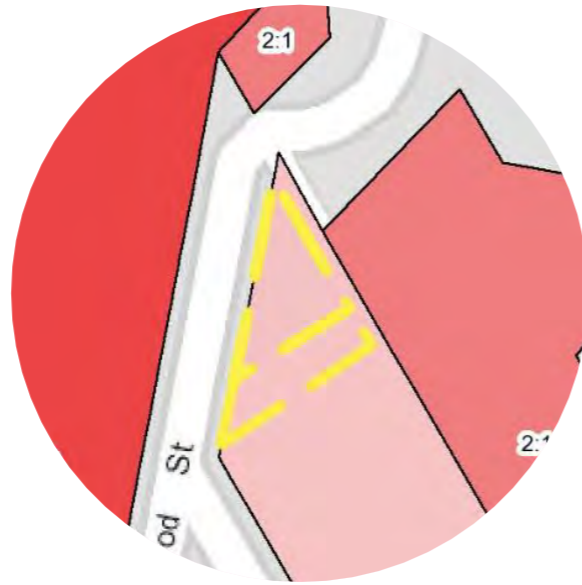
The footpath is widened to form a paved area to the east of the site. A right of way separates the building from its neighbours. This is accessed via a tall metal gate.

PLANNING CONTROLS

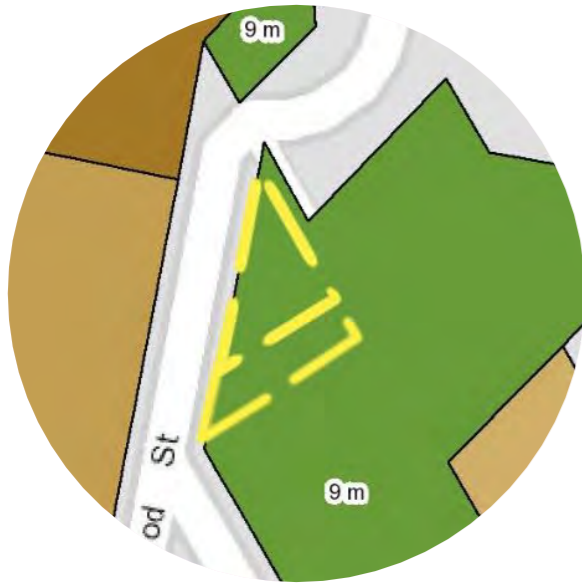
SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 (LEP 2012)



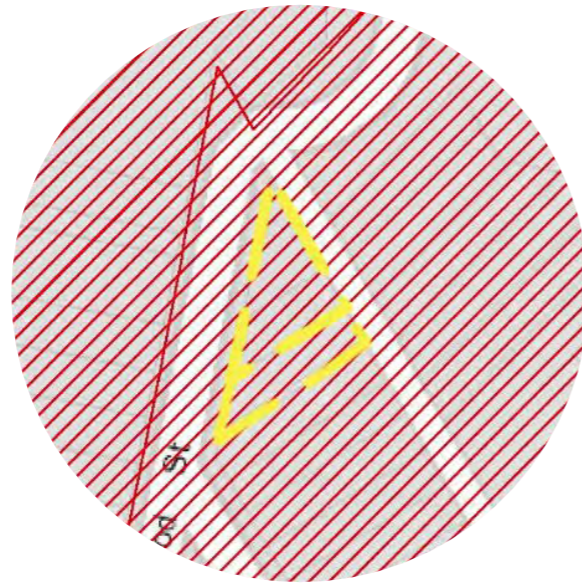
01 Land Zoning
R1 - General Residential



02 Floor Space Ratio
1.75:1



03 Height of Building
9m

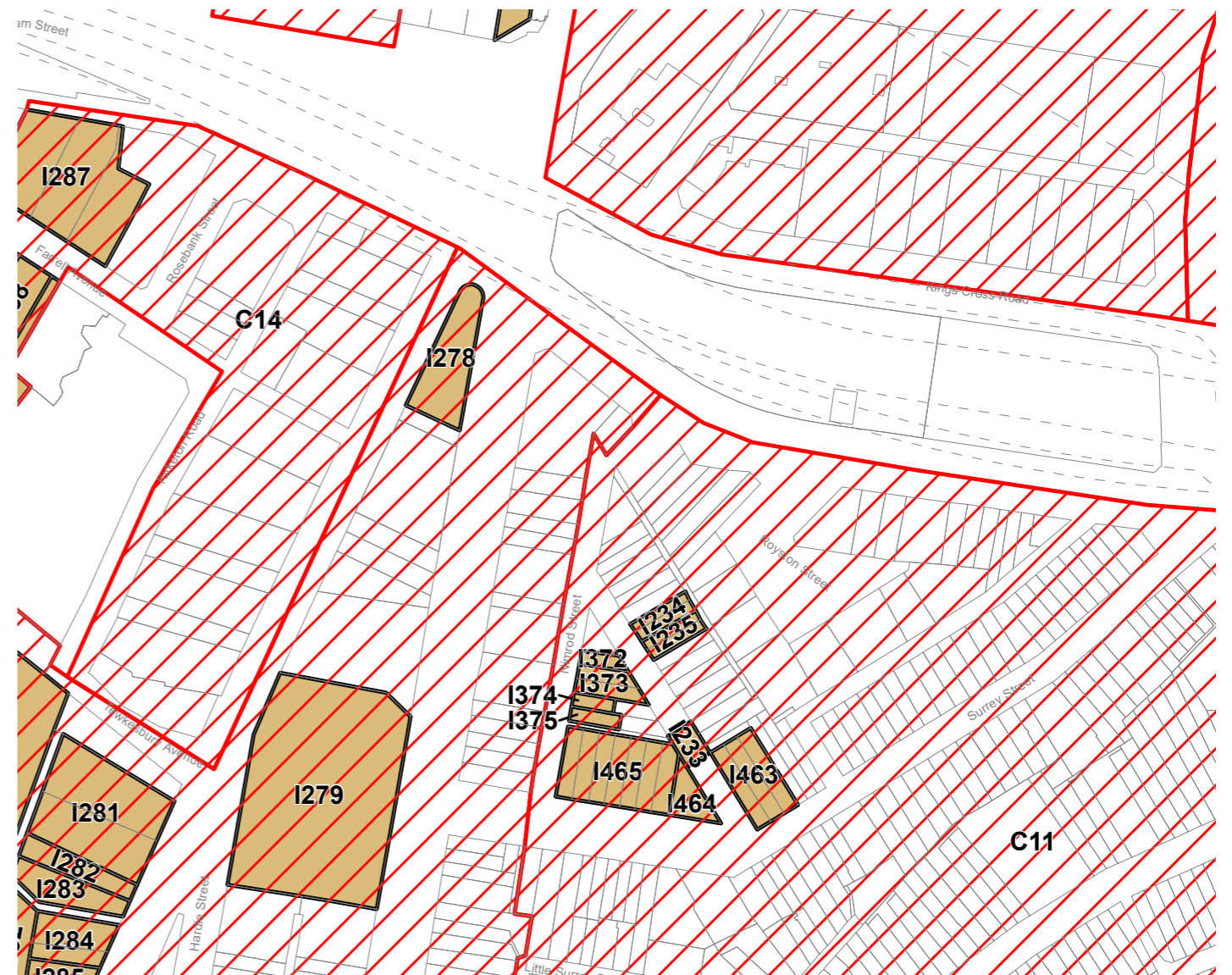


04 Heritage Items
Barcom Avenue Significance: Local
Conservation Area - General

HERITAGE

The subject site is located within the Barcom Avenue Heritage Conservation area. The area is defined by Craigend Street to the north, Barcom Avenue and Boundary Street to the east and south, and to the west, St Vincents Hospital and Victoria Street.

Please refer to the attached 'Statement of Heritage Impact' prepared by TZG Heritage for further detail.



Sydney LEP 2012 Heritage Map - Sheet HER_022

- Conservation Area - General
- Item - General
- Site

3.0 PROPOSAL

The proposal involves removing the built structures on the subject site for a new infill building that is purpose-built for the Griffin Theatre and designed to meet all safety requirements, accessibility regulations and building compliance that the existing building lacks. The new building will add theatre spaces and upgrades that are not possible within the spatial constraints of the existing building such as a rehearsal space, accessible lift and increased seating capacity of approximately 140 persons.

The design principles outline the key design criteria for the redevelopment of the SBW Griffin Theatre. The following pages provide further detail and background for each of the principles.

1. GRIFFIN DNA
2. ACCESSIBILITY AND COMPLIANCE
3. THE GRIFFIN EXPERIENCE
4. THEATRE ACOUSTICS ENVELOPE
5. URBAN STAGE
6. BUILDING ORGANISATION
7. URBAN FORM & BUILDING ARTICULATION
8. BUILDING FACADE AND MATERIALITY
9. OPEN SPACE(S)
10. ENVIRONMENTALLY SUSTAINABLE DESIGN PRINCIPLES

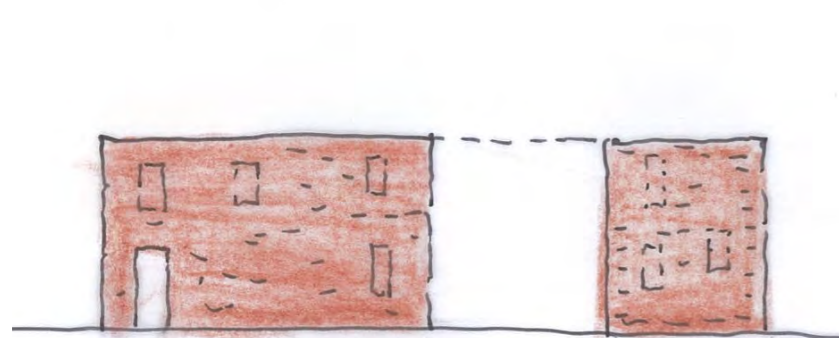


3.1 URBAN DESIGN PRINCIPLES

1. GRIFFIN DNA

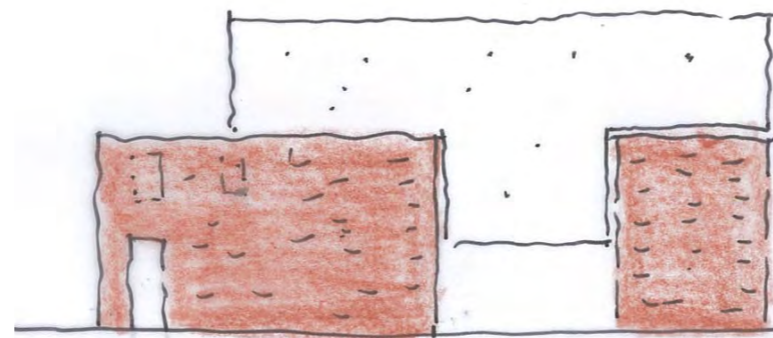
The proposed design is centred around developing a new building based on the SBW Griffin heritage and spirit by:

- Upholding the SBW Legacy through honouring the vision of John Bell, Richard Wherrett, Ken and Lillian Horler, Rodney Seaborn, Peter Broughton, Leslie Walford, Penny Cook, Michae Gow, Nick Enright, Peter Carmondy, Eadie Kurzer, Jenny Laing-Peach, Rosemarie Lenzo, John Senczuk, David Lynch, Katharine Brisbane, Robert Love, Peter Kingston, Ian Watson, Ros Horin, David Berthold, Nick Marchand, Sam Strong, Lee Lewis, Karen Rodgers, among many others.
- Reusing existing brick work and interpreting significant elements such as the Stable doors
- Expressing the footprint of the original Stables
- Using materiality of the new theatre addition to express the Stables narrative



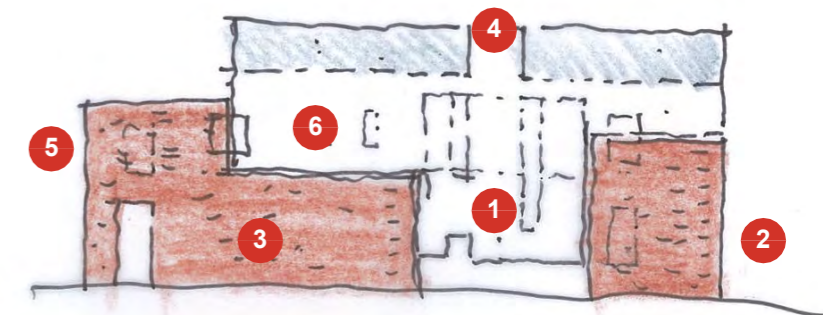
EXISTING STABLE BUILDING

Existing brickwork facade



NEW THEATRE ADDITION

Existing brickwork facade
New concrete addition



**NEW THEATRE ADDITION
MANIPULATED TO ENCOMPASS:**

- 1 Accessibility Lift
- 2 Access Stair
- 3 Fire Stairs
- 4 Smoke Exhaust
- 5 Airconditioning plant
- 6 Stables narrative