

Attachment A

Summary of Submissions

Submissions Summary

10-12 Nimrod Street, Darlinghurst

Matter raised	No. times raised	City response
Support for the planning proposal	9	
Recognition of the Stables Theatre's positive community role	3	Noted.
Recognition that the proposed expansion is compatible with the existing use and development in the area	3	Noted.
Matters raised regarding the planning proposal	1	
Overshadowing impacts	2	
<ul style="list-style-type: none"> additional overshadowing to adjacent terrace houses; the planning proposal shadow analysis does not include all windows in adjacent terraces and does not consider cumulative impact of overshadowing from the Elan apartment building. 		<p>Additional overshadowing impacts have been considered as part of the exhibited planning proposal. Analysis indicated that there could be some additional overshadowing at 10 Caldwell Street to the upper-level rear bedroom window between 12 noon and 3pm, and the ground floor kitchen around 12 noon. There could be some additional overshadowing to the upper-level rear bedroom window of 12 Caldwell Street around 1pm. There would be no additional overshadowing on the windows of living rooms or on private open spaces.</p> <p>This overshadowing analysis includes the shadow cast by the Elan building, which falls earlier in the day than the shadow cast by the proposed theatre.</p> <p>Detailed design of the theatre would be subject to a future development application. As part of the assessment of any development application there would be a detailed assessment of impacts, including overshadowing. Detailed design will offer opportunities to minimise additional overshadowing.</p>

Matter raised	No. times raised	City response
		<p>Post-exhibition amendment:</p> <p>Following consideration of this issue, the planning proposal will be updated to include the following as part of the site-specific provisions: The design and use of the new building will not result in unacceptable impacts to residential amenity.</p>
<p>Neighbourhood amenity impacts from additional height - visual impacts, sky view loss, impacts on residential character and streetscape</p>	<p>2</p>	<p>Neighbourhood amenity impacts have been considered as part of the exhibited planning proposal. The proposal would allow for increased height of 11 metres on the site. The Stables Theatre is on the edge of the residential neighbourhood, and buildings on the other side of Nimrod Street have a height limit of 18 metres. The corner location allows for a taller building without unreasonably affecting the streetscape or neighbourhood character.</p> <p>Post-exhibition amendment:</p> <p>Following consideration of this issue, the planning proposal will be updated to include the following as part of the site specific provisions:</p> <p>The design and use of the new building will not result in unacceptable impacts to residential amenity.</p>
<p>Impacts of construction noise that may arise from redevelopment</p>	<p>1</p>	<p>Noted. This planning proposal does not give approval for construction of the theatre, which would be subject to a future development application. Construction noise will be managed through the development application process.</p>
<p>Structural impacts of excavation on adjoining dwellings</p>	<p>2</p>	<p>Noted. As above, this planning proposal does not permit construction of the theatre, which would be subject to a future development application. The structural impacts of any works and development will be managed through the development application process. A Structural Integrity report will be required if there are any excavations as part of the development application</p>
<p>Additional crowds generated by the expansion</p>	<p>2</p>	<p>Design, construction and use of the theatre would be subject to a later development application.</p> <p>As part of the assessment, crowd management and noise will be considered. If approved, the theatre would be subject to a future Plan of Management to minimise noise and crowds.</p>

Matter raised	No. times raised	City response
		The new theatre will be able to accommodate more patrons queuing and waiting indoors, which should reduce disturbance from crowds on the pavement.
Other matters		
Concern regarding the amount of e-bikes used on the footpath by food delivery riders	1	Not relevant to this proposal. Will be passed to the appropriate operational area of Council.
