# 10 & 12 Nimrod Street, Darlinghurst **GRIFFIN THEATRE** URBAN CONTEXT REPORT



THE

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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.



#### 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 absorb 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 accomodate the consolidated use of the land for theatrical purposes in a contemporary manner.



Sydney LEP 2012 Land Zoning Map - Sheet LZN 022 Mixed Use B4 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.









### **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.

#### SBW STABLES THEATRE REDEVELOPMENT I PLANNING PROPOSAL

10-12 Nimrod Street, Darlinghurst









### **2.0 PLANNING CONTROLS**

SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 (LEP 2012)



Conservation Area - General

# 2.1 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

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### 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**



#### SBW STABLES THEATRE REDEVELOPMENT | PLANNING PROPOSAL





UD 011

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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



#### SBW STABLES THEATRE REDEVELOPMENT | PLANNING PROPOSAL

10-12 Nimrod Street, Darlinghurst



### **NEW THEATRE ADDITION MANIPULATED TO ENCOMPASS:**



- Accessibility Lift
  - Access Stair
- 3 Fire Stairs
  - Smoke Exhaust
  - Airconditioning plant
  - Stables narrative







2. ACCESSIBILITY AND COMPLIANCE

A fundamental principle is to achieve a building that provides equitable access for all patrons and actors attending the venue, as well as overcoming existing safety concerns and non-compliant building elements. To achieve this, the building will be able to accomodate the following:

1 New accessible lift



3 Fire egress stairs







#### SBW STABLES THEATRE REDEVELOPMENT | PLANNING PROPOSAL

1



LEVEL 1 LOWER THEATRE PLAN







3

3. THE GRIFFIN EXPERIENCE

Developing a new building that retains the unique experience when going to the Griffin Theatre through the following key parts:

1 INTIMACY	SCALE Designing spaces that retain the intimacy of the existing spaces
2 EQUITABLE	ACTIVITIES AND LEVEL CONNECTION TO THE STREET Locating flexible foyer spaces with direct access to street and community beyond
3 EXCITING	HARNASSING THE ENERGY OF ANTICIPATION Designing spaces to enhance and celebrate the arrival and progression of visiting the Griffin theatre
4 NON-FUSSY	MATERIALS Keeping to simple materials relating back to the heritage of the building, like recycled brickwork and concrete
5 EGALITARIAN	EQUAL ACCESS TO PERFORMANCE New lift access to all levels for audience members and performers Retaining opposing seats and stage configuration enabling equal audience access to performances







#### 4. THEATRE ACOUSTIC ENVELOPE

Containing the theatre in a central, simple volume for efficiency and economy. Allowing the inherent qualities of the concrete 'encasing' to minimise acoustic impact within the theatre's residential setting.

Clever material selection and minimising of junctions allows for unnecessary buildup to meet acoustic performance requirements.

### **3.1 URBAN DESIGN PRINCIPLES** 5. URBAN STAGE

Expressing the Griffin at the three corners of the site.

Making a visually rich and inviting building, despite the need for the walls to be 'blank' to facilitate the theatre use.













6. BUILDING ORGANISATION

- **1** Theatre located to the centre of the site elevated above the foyer maintaining opposing seat configuration.
- 2 Foyer connecting to Nimrod and Caldwell Streets.
- Basement rehearsal space connecting to the sunken courtyard.

Future proofing the building by allowing for digital capacity and flexible spaces for future use(s).







#### SBW STABLES THEATRE REDEVELOPMENT | PLANNING PROPOSAL

LEVEL 1 LOWER THEATRE PLAN







3

7. URBAN FORM & BUILDING ARTICULATION

Articulating the three corners of the site and connecting the foyer to the urban context.

Making a theatre visually compatible in a residential setting.

The foyer level is defined by the Griffin brickwork. The first floor is defined by acoustically beneficial off-form concrete. It is intended to articulate the concrete to express the SBW Griffin story.



Craigend View









#### Laneway View



8. BUILDING FACADE AND MATERIALITY







Proposed Nimrod Street facade







- 2 Interpreting significant elements such as the Stable doors
- **3** Keeping to simple materials relating back to the heritage of the building













9. OPEN SPACES

The extremities of the site form open spaces (shaded in green) and connect the foyer to the city.

- North Entrance connecting to a new public space 1
- South Secondary entrance connecting to a small garden and the terrace house at 2 **Caldwell Street**
- East Basement rehearsal space connecting to the sunken courtyard. 3



#### SBW STABLES THEATRE REDEVELOPMENT I PLANNING PROPOSAL

### **3.1 URBAN DESIGN PRINCIPLES 10. ENVIRONMENTALLY SUSTAINABLE DESIGN PRINCIPLES**

Developing a new building that encompasses an environmentally sustainable approach through the selection of building materials, use of renewable energy systems, reuse of water and in keeping with the Griffin's current ESD initiatives.

**Building materials** Reuse existing brickwork Long life durable materials Minimal painting

Energy Systems Photo voltaic roof panels Battery storage (future)

- Water retention and reuse for landscaped areas 3
- 4 Support Griffin's current ESD initiatives





# **3.2 PROPOSED PLANS**

















#### SBW STABLES THEATRE REDEVELOPMENT I PLANNING PROPOSAL

**3.3 GFA DIAGRAMS AND FSR SCHEDULE** 

PROPOSED

465.68m<sup>2</sup>

1.95:1

22.94m<sup>2</sup>

40.52m<sup>2</sup>

GROSS FLOOR AREA BREAKDOWN		
LEVEL	GFA	
BASEMENT	138.69	
GROUND	135.95	
LEVEL 1	142.36	
LEVEL 1 UPPER	48.68	
	465.68 m²	

SITE AREA = 238m<sup>2</sup>

GFA

FSR

DEEP SOIL

**OPEN SPACE** 

FOR MIXED USE AND NON RESIDENTIAL DEVELOPMENT TYPE

PERMITTED

416.5m<sup>2</sup>

1.75:1

23.8m<sup>2</sup>

MIN 10% OF SITE AREA



### **3.4 BUILDING HEIGHT**

1. PROPOSED BUILDING HEIGHT WITHIN BROADER STREET CONTEXT



#### SBW STABLES THEATRE REDEVELOPMENT | PLANNING PROPOSAL

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MAX B

	PERMITTED	PROPOSED
BUILDING HEIGHT	9 m	10.560 m (top of parapet wall)
		12.725 m (top of plant)







# **3.4 BUILDING HEIGHT**

2. EXISTING AND PROPOSED BUILDING HEIGHT STREET ELEVATIONS WITH PERMISSIBLE BUILDING ENVELOPE OUTLINE







	PERMITTED	PROPOSED
MAX BUILDING HEIGHT	9 m	10.560 m (top of parapet wall)
		12.725 m (top of plant)





### **3.5 VIEW ANALYSIS**

1. KEY VIEW 1 AERIAL CRAIGEND: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT



**EXISTING** 





#### PERMITTED BUILDING HEIGHT ENVELOPE

PROPOSED







# **3.5 VIEW ANALYSIS**

2. KEY VIEW 2 CRAIGEND ST: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT ENVELOPE



**EXISTING** 



### PERMITTED BUILDING HEIGHT ENVELOPE

PROPOSED









### **3.5 VIEW ANALYSIS**

3. KEY VIEW 3 NIMROD ST: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT ENVELOPE





### PERMITTED BUILDING HEIGHT ENVELOPE

**PROPOSED** 

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UD 031

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### **3.6 SHADOW DIAGRAMS**

AERIAL SHADOW DIAGRAMS - MORNING (AM)



#### SBW STABLES THEATRE REDEVELOPMENT | PLANNING PROPOSAL

#### LEGEND

**EXISTING SHADOW** 

**NEW SHADOW** 

EXISTING SHADOW REMOVED







### **3.6 SHADOW DIAGRAMS**

AERIAL SHADOW DIAGRAMS - AFTERNOON (PM)



#### SBW STABLES THEATRE REDEVELOPMENT I PLANNING PROPOSAL

#### LEGEND

EXISTING SHADOW

NEW SHADOW

EXISTING SHADOW REMOVED







### **3.6 SHADOW DIAGRAMS**

REAR OF NO. 10 AND 12 CALDWELL STREET - MORNING





#### LEGEND

**EXISTING SHADOW** 

**NEW SHADOW** 

EXISTING SHADOW REMOVED

COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE

COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

#### **OBSERVATIONS**

Morning sun blocked off to adjacent terrace houses and subject site by existing apartment tower on Craigend St. No additional shadow cast by proposed development between 9 and 10am.

Shadow cast by proposed development impacts part of No. 10 Caldwell St on the roof predominantly.

Additional shadow cast at 11am by increased height is negligible and on roof only.

DIRECT SUNLIGHT TO ADJACENT TERRACES:		
No. 12 Caldwell St	Rear Window (Level 1) 9am Direct Sunlight	
	12pm Direct Sunlight	
No. 10 Caldwell St	Rear Window (Ground)	
	No direct sunlight AM	
	No direct sunlight PM	
	Rear Window (Level 1)	
	9am Direct Sunlight	
	12pm Direct Sunlight	
	_	

UD 034

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### LEGEND

EXISTING SHADOW

NEW SHADOW

EXISTING SHADOW REMOVED

COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE

COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

#### OBSERVATIONS

New shadow cast by proposed development at 12pm impacts rear window (a) on ground floor, the side window on level 1 (a) and only partially the rear window (c) on the level 1 of No. 10 Caldwell.

Additional shadow cast by increased height negligible and on roof only.

New shadow cast by proposed development at 1pm impacts the side window (a), rear window (a) on level 1 of No. 10 Caldwell St and rear window (a) on level 1 of No. 12 Caldwell St.

Additional shadow cast at 1pm by increased height is negligible and on the roof predominantly.

Additional shadow cast by proposed development from 2pm onwards only affects roofs of No. 10 and 12 Caldwell St. Existing windows are already in shade.

No additional shadows cast to rear of No.10 and 12 Caldwell St private open spaces.





### **3.7 PROPOSED PLANNING CONTROLS**

PROPOSED AMENDMENTS TO LEP MAPS



#### PROPOSED AMENDMENT TO SLEP 2012 HEIGHT OF BUILDINGS MAP - SHEET HOB\_022



PROPOSED AMENDMENT TO SLEP 2012 FLOOR SPACE RATIO MAP - SHEET FSR\_022







