

# Local Planning Panel

## 16 December 2020

1-5 Sterling Circuit, Camperdown

D/2019/635

Applicant: Owners' Corporation SP 82487 and SP 82907

Owner: Owners' Corporation SP 82487 and SP 82907

Consultants: Michael Ryan Planning and Noviiion Engineering

# proposal

demolition and reconstruction of 19m of brick boundary wall

# recommendation

approval subject to conditions

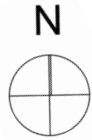
# notification information

- exhibition period 1 September to 30 September 2020
- 1287 owners and occupiers notified
- 134 submissions received – 107 objections and 27 in support

# submissions

- loss of trees on site
- significance of trees – heritage and streetscape
- loss of habitat
- loss of shade
- adequacy of information submitted
- alternatives to proposal should be investigated

site





Booth Street frontage





existing hoarding – looking north



existing hoarding - looking south





support structure behind hoarding



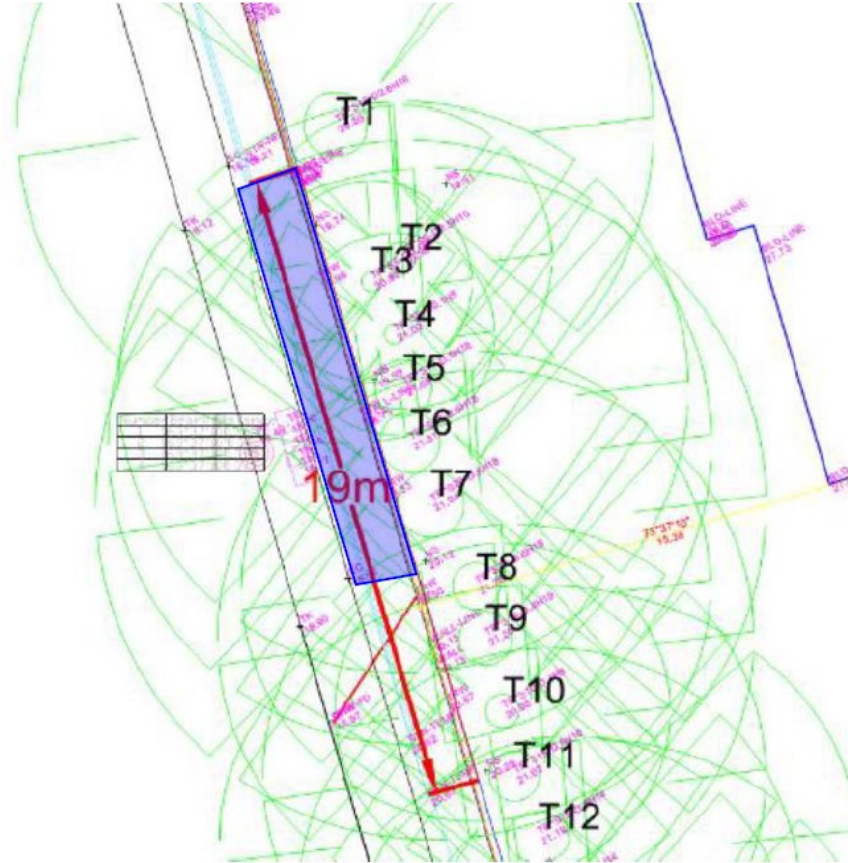
relationship of wall to existing tree roots






temporary Booth Street footpath  
normally grass verge

# proposal



 approximate extent of existing hoarding

reconstruction of 19m of wall





potentially impacted trees

# issues

- replacement of wall
- heritage and tree impacts

# replacement of wall

- wall is failing due to proximity of tree roots
- current hoarding and support structure not permanent solution
- reconstruction of wall in existing style most appropriate streetscape outcome
- recommended that detailed drawings and photos be taken to document existing wall to allow for accurate reconstruction

# heritage and tree impacts

- landscaping located along the Pyrmont Bridge Road and Booth Street frontages is a locally listed heritage item
- landscaping is from previous hospital use on site
- listing relates to the grouping of trees not to individual trees
- existing landscaping contributes positively to streetscape
- potential for up to 11 trees to be impacted by proposed works
- currently there are approximately 50 trees along the Booth Street frontage of site



# heritage and tree impacts

- replacement of wall expected to result in some impact on trees, to minimise impacts conditions of consent are recommended to require:
  - demolition of the wall in sections to allow inspection of roots
  - oversight by the City's Tree Management Unit
  - submission of detailed reconstruction drawings including footing details based on root investigations prior to reconstruction work
  - approval from the Tree Management Unit for the removal or significant pruning of any trees
  - replacement planting

# recommendation

approval subject to conditions