

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 Novion Engineering

proposal

demolition and reconstruction of 19m of brick boundary wall

recommendation

approval subject to conditions

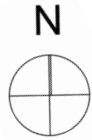
notification information

- 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

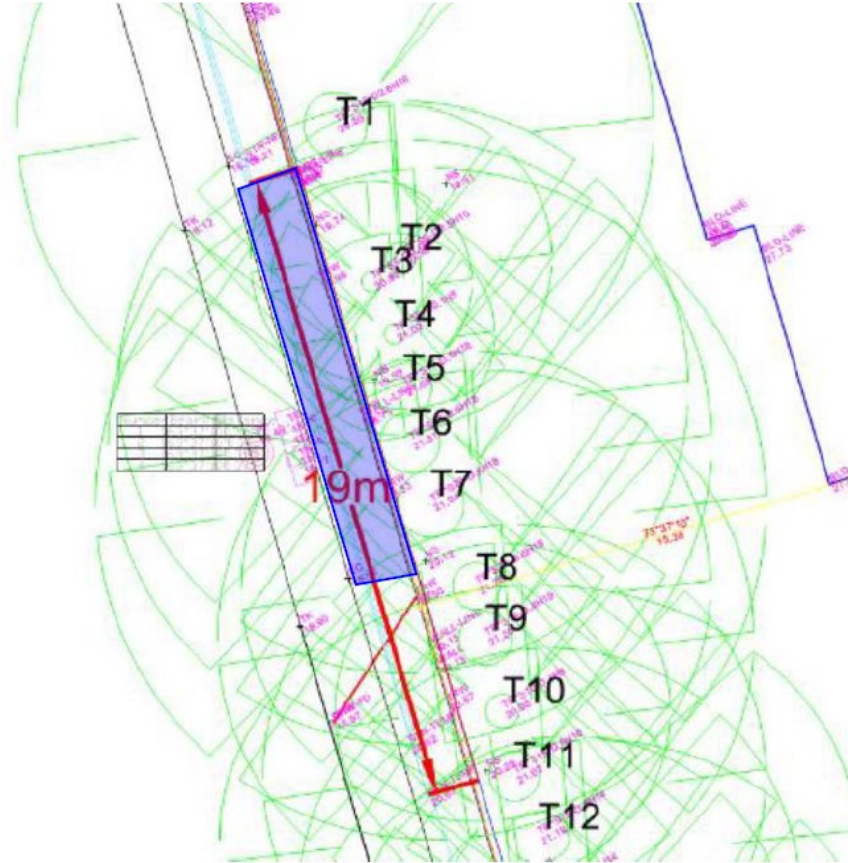



relationship of wall to existing tree roots



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