

## **Attachment B**

**Correspondence to the Applicant Regarding  
Outstanding Information to Satisfy Conditions  
22 and 23**

### Condition 22 LANDSCAPED (GREEN) WALLS

The design of the green wall must demonstrate the response to site conditions, including in particular light availability, sun and wind impacts.

(a) Prior to the issue of a Construction Certificate, the following design details of the proposed green wall must be submitted to, and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager.

(i) *Detailed drawings demonstrating how the green wall is constructed, including proposed materials, planter dimensions, and integration into the wall structure;*

Not yet satisfied. Submit missing architect green wall frame details and structural engineer wall details for breathing wall and living wall modules

(ii) *Details of the proposed growing medium, including soil depth and type;*

Not yet satisfied. Submit missing specification for proposed Junglefy green wall modules

(iii) *Location, numbers, type and size of plant species selected (with plants being selected on the basis of the site conditions);*

Satisfied

(iv) *Drainage, irrigation and waterproofing details (as applicable); and*

Not yet satisfied. Submit relevant hydraulic engineer plans to confirm the location of rainwater outlets, connection to the stormwater system and location of the irrigation controller.

Submit missing irrigation specification

(v) *Details of any additional lighting (where applicable).*

Not yet satisfied. Confirm the lighting levels are suitable for breathing and living walls to thrive

(b) *Prior to the issuing of a Construction Certificate a maintenance plan is to be submitted to, and approved by Council. The maintenance plan is to include information on:*

(i) *How access will be provided to the plants, soil and structural elements for installation and maintenance; and*

(ii) *Details outlining the intended strategy for decommissioning the planting works should plants fail. This strategy is to ensure that the finish to the wall is well maintained throughout its life.*

Partially satisfied. The landscape maintenance plan submitted appears to be a draft and includes caveats such as:

*"...being for coordination purposes only and is subject to review and finalisation prior to implementation." And "An Access Strategy Plan needs to be designed, engineered and implemented by qualified contractors."*

### Condition 23 LANDSCAPED (GREEN) ROOFS

(a) A detailed plan of the green roof, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to the issue of a Construction Certificate. The plan must include:

(i) *A statement that includes details of proposed use of the green roof, general accessibility, as well as noise and privacy treatments.*

Not yet satisfied. Statement not provided, submit

(ii) *Location of existing and proposed structures, services and hard landscaping on the rooftop, roof fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.*

Not yet satisfied.

Landscape plans and details note that the climbing structure to wall (height and width) and pergola height are to be confirmed by the architect.

Architect confirmation of the pergola height and climbing frame features on the rooftop

Submit relevant architect details for pergola, furniture fixings, balustrades

(iii) *Details of earthworks including mounding and retaining walls and planter boxes (if applicable).*

Satisfied

(iv) *Details of the location, sizes and numbers of plants used with reference to NATSPEC (if applicable), with preference for drought resistant species.*

Satisfied

(v) *Details of the soil media/substrate type and depth.*

Not yet satisfied. Submit missing landscape specification or confirm the landscape schedule replaces a specification.

(vi) *Details of installation methodology e.g. safety considerations for working at height, location of maintenance hooks (if applicable) transport materials etc.*

Satisfied

(vii) *Details of accessible and inaccessible areas on the Green Roof. Where proposed to be inaccessible, Green Roofs are required to remain such during occupation of the property.*

Partially satisfied. The landscape maintenance plan appears to be a draft and includes caveats such as: "...being for coordination purposes only and is subject to review and finalisation prior to implementation." And "An Access Strategy Plan needs to be designed, engineered and implemented by qualified contractors."

Finalise the plan and submit

(viii) *Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer (if applicable).*

Not yet satisfied. Submit relevant hydraulic engineer plans to confirm the location of rainwater outlets, connection to the stormwater system and location of the irrigation controller.

Submit missing irrigation specification

(b) Prior to the issue of a Construction Certificate, the following details are to be submitted to and approved by the Accredited Certifier:

(i) Evidence the green roof has been assessed as part of the structural certification provided for the development; and

(ii) Evidence the green roof has been assessed as part of the waterproofing certification provided for the development.

(c) All landscaping in the approved plan is to be completed prior to the issue of any Occupation Certificate.

(d) Prior to the issue of any Occupation Certificate, a maintenance plan is to be submitted and approved by the Principal Certifier. A copy of the maintenance plan is to be kept on site at all times during construction and must be produced to Council on request following completion. The Maintenance Manual must include as a minimum:

(i) Frequency and methodology of different maintenance requirements including the removal of green waste.

(ii) Details of safety procedures.

(iii) Laminated copies of 'As Built' drawings.

(iv) Manufacturer's contact details and copies of manufacturers' typical details and specification;

(v) Copies of warranties and guarantees relating to all materials and plant used in construction;

and

(vi) Decommissioning procedures.