

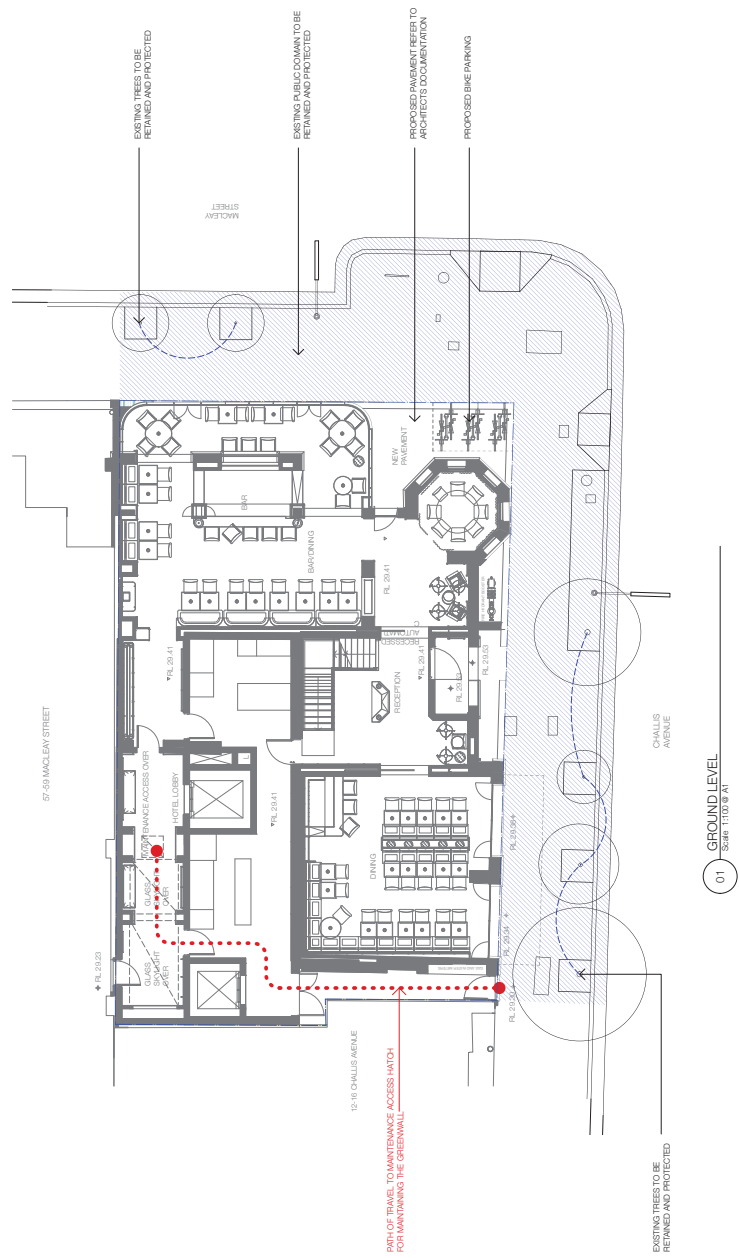
Attachment C

Landscape Drawings and Documents

- NOTES**
- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION AND DETAILS.
 - SOILS TO CONFORM TO AS 4489:2018 SOILS FOR LANDSCAPING AND GARDENS USE.
 - ALL PLANTING AREAS TO HAVE A IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATER REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.
 - MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REQUIREMENT.
 - GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN CONTAINERS AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	PLANT DIVERSITIES
GREEN WALL				
Polka Dot Plant	Polka Dot Plant (Shininess Sheet Non-Combustible Module)	0.3M	Jumpily Planted Module	
Coronilla	Coronilla (Shininess Sheet Non-Combustible Module)	0.3M	Jumpily Planted Module	
Wax Plant	Wax Plant (Shininess Sheet Non-Combustible Module)	0.3M	Jumpily Planted Module	
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Wax Plant	Wax Plant (Shininess Sheet Non-Combustible Module)	0.3M	Jumpily Planted Module	



REV: DATE: 01 16.11.22 FOR DA 02 28.02.24 REVISED FOR DA	DOCUMENT STATUS/ AMENDMENTS		PROJECT The Benjamin Hotel 61-63 Macleay Street POTTS POINT NSW	Drawn IK / GB L Acedred Acedred	Client Benjamin Group
				Scale @ A1 1:100 @ A1 1:500 @ A2	Sheet BB 1324 Development Application
Level 1, 1073 Pittwater Road, Collaroy NSW 2297 Tel: 0422 104 416 email: blackbeetle@blackbeetle.com.au		DRAWING TITLE Landscape Plan - Ground Level / Notes / Plant Schedule		DATE 16.11.22 BY IK / GB CHECKED IK / GB DATE 28.02.24 BY IK / GB CHECKED IK / GB	

M & G Consulting Engineers Pty Ltd (ABN 65 094 064 990)
Level 3, 50 Berry Street, North Sydney NSW 2060
PO Box 1656, North Sydney NSW 2059
T: (02) 8666 7888 Internet: www.mg.com.au

20 February 2024

Benjamin Group
C/- Alessi Design + Build

By email:
< connie@alessidesignandbuild.com.au >

Attention: Ms Connie Alessi

Dear Madam,

Re. 61-63 Macleay St Potts Point - Proposed Green Wall Support Structure

Our Ref. 5477

We confirm that the structural support of the Green Wall in the north western corner of the site from Levels 1 – 4 will be a structural steel frame. This structural frame will consist of 150 deep steel members (150 UC and 150 PFC).

This structural steel frame will be connected to the proposed building structure of 61-63 Macleay St and will be wholly within 61-63 Macleay St property boundaries and will be independent from the boundary party wall of 61-63 Macleay St and 57-59 Macleay St.

We trust that this clarifies the proposed design of the Green Wall structural support and please do not hesitate to contact ourselves if you require any further clarification.

Yours faithfully
M+G Consulting



Simon Matthews

27 February 2024

Our Ref: P222_102

White House Developments Pty Ltd
c/o – Alessi Design & Build
Sent via Email

Attention: Connie Alessi

61-63 MACLEAY STREET, POTTS POINT
RESPONSE TO COUNCIL - DA SUBMISSION – DA/2022/1363

1. Introduction

This statement has been prepared by Design Confidence on behalf of White House Developments Pty Ltd (the 'Applicant'). It looks to respond to a request for information (RFI) as issued by the City of Sydney (The Council) dated 19 February 2024. This correspondence looks to respond to item 2 (in part) as relevant to fire safety.

2. Assessment

2.1 Item 2 – Green Wall

Within item 2 of Councils RFI a paragraph exists which states the following –

Landscape plans (2023/000999) include a typical detail for Junglefy green wall, however, there is absent clarity to confirm if a Polypropylene green wall strips or stainless steel frames. The green wall system combined with growing media and plants this is a potential fire risk that would need to be assessed by the Fire Engineer, building certifiers and insurers to review the design suitability and compliance with regulations, BCA and NCC.

Changes to fire regulations due to concern with flammability of green walls near operable windows. To meet fire regulations compliance, a minimum 900mm is required from green walls to operable windows.

Our response to the above is as follows –

As correctly identified by Council the green wall will need to be addressed under our fire safety strategy. This strategy will place reliance upon several measures to ensure fire spread does not occur both between properties and vertically via the external wall.

We believe the relevant mitigation measures to allow for the green wall's installation will be as follows –

- i. Framing / sub-structure for the green wall to be metal / non-combustible;
- ii. Pots for the plants to be non-combustible (polymers or the like not permitted) hence terracotta, metal or the like to be used;
- iii. An irrigation system to be provided throughout the vertical wall.

Our strategy will not require the installation of a new block wall in front of the existing common wall as currently shown.

The existing common wall will be relied upon to demonstrate compliance both for the green wall as well as to mitigate any prohibitive requirements to the external openings which open onto the void which are located less than 3m from a boundary.

3. Summary

I trust the above information is satisfactory in addressing Councils concerns as identified in the RFI dated 19 February 2024.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Yours Faithfully



Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd