

Tuesday, 17 May 2016

Development Manager, Darling Square
Level 5, 405-411 Sussex Street, Sydney, NSW 2000 Australia

ATTN: Andy Chan

RE: RESPONSE TO DEPARTMENT OF PLANNING & ENVIRONMENT (DPE) COMMENTS

Comment:

7. Justify the use of planting to screen the blank wall of the above ground car park.

In addition:

- a) Provide information on the likely success of the planting in this location and how long it will take for the planting to provide an effective screen

Response:

TDS have assisted FJMT with the design intent to provide climbing plants along the north building façade of the Darling Square SE Plot building, facing Little Hay Street. We understand the intent is to provide visual diversity and texture to the building whilst promoting greening of the city.

Regarding the likely success of the façade vegetation a number of factors have been considered, these are:

- Growing medium volume,
- Access to sunlight,
- Wind tunnel effects, and
- Maintenance.

Growing medium volume

The planting area provides a soil volume of 1.445m width x 600mm depth. We consider this to provide adequate growing medium volume to support plant growth. Long term health of the growing medium will be monitored, assessed and managed to ensure it remains in a suitable condition to support healthy plant specimens.

Access to sunlight

The façade, which is to be planted, faces north. Another building development is proposed to the north which will impact sunlight access during midday in winter. During the warmer months, when the sun is higher in the sky, the façade will receive substantial periods of direct sunlight which is expected to account for any required annual solar access requirements to support growth.

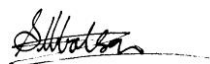
Wind tunnel effects

Based on the project wind report by CCP (Project 8253, February 2016) the north façade, location 6,7,8 within the report, passed the distress criterion and are deemed suitable for pedestrian sitting activities. Such assessment suggests that the north façade will be relatively protected and will not suffer from extreme wind events. Additionally, the planting area location sits inside the outer building façade further protected from wind tunnel shearing effects.

Maintenance

A fully automatic irrigation system is to be provided to the façade planting areas and will be dosed with fertiliser to ensure adequate moisture and nutrient is available to support long term healthy growth. Access points will also be provided to ensure care and maintenance tasks can be undertaken such as pruning and pest removal.

Based on these factors the climbing species *Trachelospermum jasminoides* (Star Jasmine) has been recommended. This is a hardy, drought tolerant plant suited to planting on structure through precedent evidence. I anticipate that based on the conditions provided and ongoing maintenance, this species may achieve a height of approximately 6m providing a visible greening of the façade. I would expect the time frame to achieve this height to be around 4 years.



Scott Ibbotson

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