



2 February 2022

Mr Stephen Beattie  
Manager Development Services  
North Sydney Council  
PO Box 12  
North Sydney NSW 2059

Dear Mr Beattie,  
DA 19/21 – 110 – 122 Walker Street, North Sydney

I am writing on behalf of Stockland Development Pty Ltd in response to recent discussions with Council about the green wall to the western façade on Little Spring Street. The proposed green wall will be a unique feature for a development of this scale in the heart of North Sydney bringing many benefits beyond pure aesthetics.

The detailing of this unique design feature has been developed following extensive collaboration with Fytogreen industry leading specialists with significant technical due diligence. We are confident the green wall will be viable in the long term.

110 Walker Street has been in Stockland's ownership for more than 20 years and the opportunity to redevelop the site is part of Stockland's strategy to increase ownership and management of high quality office assets for the long term.

As the long term asset owner, Stockland are committed to ensuring the success of the green wall which is such an integral part of Hassell's design concept. This includes committing to the selection of the right industry expert, Fytogreen to work with Hassell to design the green wall, careful selection of appropriate planting to suit the micro climate environment, and its ongoing upkeep through implementation of a regular maintenance regime. From Stockland's perspective, the ongoing maintenance of the green wall will be similar to the ongoing maintenance of the façade and many of the other high quality design features typical of a building of this scale and quality.

I trust this letter, together with the maintenance commitment and further information provided for the green wall by Fytogreen, Australia's leading large green wall specialist, will provide Council with confidence to support this unique outcome for North Sydney.

Thank you.

Kind regards,

A handwritten signature in black ink, appearing to read "Gavin Boswarva", with a stylized flourish at the end.

Gavin Boswarva  
Executive General Manager – Development & Design  
Stockland Commercial Property

## **110 Walker St – DA Submission**

Dear North Sydney Council,

As specialist greenwall Horticulturists, we have worked together with Hassell since the Concept Design stage in 2019 and we are confident the design can be delivered for long term success. We understand there are still some outstanding questions from North Sydney Council which we address below and is further supported by the documentation previously submitted.

### **RESPONSE SUMMARY**

Please see below summary of response to North Sydney Council concerns with regards to the Little Spring Street Green Wall, additional detail on each item is provided subsequently.

#### **1. FCF Fytofelt system: 375mm depth**

Fytogreen are confident in the effectiveness of the FCF Fytofelt system to support and maintain long-term plant growth envisioned for the green wall. The depth is ample for plant growth. This system has been both extensively tested and successfully installed in locations across Australia.

#### **2. Microclimatic conditions: Western orientation**

Fytogreen have reviewed the '110-122 Walker Street Daylight Analysis' completed by ARUP and are confident solar access to the wall is appropriate for healthy plant growth. The western orientation is not an issue for the longevity of plant health. Refer to 'The Standard', Brisbane as a benchmark for a successful west facing FCF Fytogreen greenwall.

#### **3. Longevity: Plant replacement**

Fytogreen is confident the installed green wall will be long-lasting. The complex planting design is completed by an experienced Botanist, selecting species based on the microclimatic conditions of the site to ensure minimisation of plant replacement. For example Medibank's greenwalls in Melbourne (8+ years old) record only 2% plant replacement annually despite extreme microclimatic conditions – Little Spring Street has less extreme conditions.

#### **4. Reliability: Irrigation & Maintenance**

The major risk factor for greenwalls is the reliability of irrigation. The FCF-Fytogreen system for 110 Walker has designed out these risk factors with two strategies, firstly the irrigation system is designed with flow and power outage alarms with back-ups available in emergency – ensuring servicing issues can be addressed immediately. Secondly, the FCF-Fytofelt system is comprised of growing media that has enhanced absorption rates (compared to older greenwall systems) which can retain water to support plant growth for 5 days without irrigation.

### **Further detail to address Council Concerns (summarised above):**

*Little Spring St Greenwall – 375mm depth (set back allowance) and ability to deliver a lush greenwall within the site boundary.*

Fytogreen has developed a Fire Compliant greenwall system called FCF Fytofelt, the total depth off the host wall is 100mm plus foliage. Whilst the system might appear thin, the primary difference is, the enhanced absorption rates of the felt and the panel design, enable sufficient water retention for the greenwall to survive a minimum of 5 days without irrigation and the panel design configuration ensures roots are completely unrestricted and will integrate with adjacent panels, further ensuring the sustainability and robustness of the system.

The same system was used 9-10 Doohat Ave, North Sydney, see link to the Case Study.  
<https://fytogreen.com.au/doohat-st-sydney-fire-compliant-green-wall/>.

We have also recently completed The Standard in Brisbane, see link  
<https://fytogreen.com.au/standard-fire-compliant-green-wall/>

We have also recently completed 380 Lonsdale St, Melbourne, see link  
<https://fytogreen.com.au/dual-towers-380-lonsdale-st/>

*Microclimate assessment and selection of species that will thrive.*

Fytogreen have seen the results of the daylight analysis conducted by Arup and do not have any concerns on the daylight conditions. Additionally, Fytogreen will review the Wind Report to ensure the long-term success of the green wall.

With the above information, Fytogreen is able to conduct informed design, develop design philosophies that further enhance the development of microclimates within microclimates through the integration of fractal factors that enable sustained plant diversity.

*Longevity and sustainability of plant selection*

Planting design is conducted by our experienced Botanist and horticultural team, selecting species unique to each project and the sites specific environmental conditions. Fytogreen is continually researching and developing a robust plant palette, currently in surplus of 1,500 species, to which have been selected for longevity and sustainability in harsh environmental applications.

Triptych Apartments (2010) and Medibank Building (2014) are excellent examples of sustainable plant selection in Melbourne's challenging urban condition. These greenwalls have plants exceeding 10 years of healthy and sustained growth, and our expectation is that continue to excel for many years to follow.

### **Fytogreen Australia Pty Ltd**

3 Webbs Lane, Somerville, Vic, 3912. . 1300 182 341  
info@fytogreen.com.au . www.fytogreen.com.au . ABN 20 099 581 736

Triptych Apartments case study:

<https://fytogreen.com.au/triptych-apartments-green-wall/>

Medibank Building case study:

<https://fytogreen.com.au/medibank-docklands-fytowall/>

### *Maintenance regime and insurance of “live plants”*

Fytogreen have in excess of 8,000m<sup>2</sup> of greenwall in Australia and have a dedicated maintenance team of 15 operatives along the eastern seaboard, and as such have both the experience and design capacity to develop solutions for any installation.

Projects of this size have back-up systems sitting as “slaves” waiting to be activated should the need arise, as was designed into the tallest “Indoor Greenwall in Australia” – Tower 4 – Collins Square, Docklands – see link <https://fytogreen.com.au/tower-four-australias-tallest-indoor-greenwall/>

The system is supported by flow and power outage alarms with spares always available, but as previously mentioned, the FCF Fytofelt system will cope with 5 days without water, so the system has its own in-built design insurance.

Maintenance of a wall of this size is by combination of BMU and Ropes which will require cordoned off zones at footpath level during maintenance. Typical maintenance is 4 times per annum for plant maintenance, pruning, removal of unwanted species and replacements as required.

Fytogreen’s typical preventative maintenance programme, has a cost allowance for 5% plant replacements per annum built in, a number that we rarely require.