

ARCADIA

Project Atlas Data Centre
SSDA Landscape Report

Prepared for Goodman Property Services (Aust) Pty Ltd
Rev A - SSDA Submission
March 2026

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A SSDA Submission

24 March 2026

Authorised by AL

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Executive Summary

This Landscape Report has been prepared by Arcadia Landscape Architecture to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility and associated Offsite Enabling Infrastructure (OEI) at 10 Roberts Road, Eastern Creek within in the Blacktown Local Government Area ("LGA"). The site is legally described as Lot 553 in Deposited Plan 1110447.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARS) issued for the Project Atlas Data Centre (SSD - 101067971) date 16th January 2026.

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Introduction

A State Significant Development Application (SSDA) has been prepared to support a data centre at 10 Roberts Road, Eastern Creek and associated offsite enabling infrastructure.

The proposal will include:

- / Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks.
- / Construction, fit-out and 24/7 operation of a Data Centre
- / Offsite enabling infrastructure
- / 2 Data Centre Buildings
 - Building 1 - 2 Level + rooftop plant
 - Building 2 - 3 Level + rooftop plant
- / Ancillary office, EOT and amenity
- / Provision of required utilities including:
 - diesel storage tanks
 - water tanks
 - substations on site
- / Vehicle access for 20m articulated vehicles (semi-trailers)
- / Associated landscaping and site servicing
- / Installation of site services and drainage infrastructure

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Atlas Data Centre (SSD- 101067971) dated 16th January, 2026.

KEY

 SITE



Figure 1: Aerial View of Site

Source: QGIS 2025

 NTS

Site Description

The proposed Data Centre is located at 10 Roberts Road, Eastern Creek, legally referred to as Lot 553 DP1110447 with Offsite Enabling Infrastructure (OEI) proposed across Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626 to connect to TransGrid's Sydney West Substation & Switchyard (refer to Figure 1 below). The site is located on Country of the Dharug people within the local government area of Blacktown.

The Data Centre site has a land area of approximately 168,574m².

The site is identified as part of the Eastern Creek Precinct Stage 3 within the Western Sydney Employment Area. It is located approximately 35km of the Sydney Central Business District (CBD) and 5.1 km from Rooty Hill Train Station.

The site has a site area of approximately 17 hectares and is bounded by industrial development and has a primary frontage of 400m to Roberts Road. The existing site contains an industrial warehouse and surrounding hard-stand areas.

Surrounding land uses in the vicinity include:

- / Northeast: A range of mixed-use industry & commercial buildings
- / Southeast: Data Centre and substation
- / South, southwest and west: land primarily owned and operated by TransGrid Sydney
- / Northwest: Commercial industry and the Industrial Harvest cafe

The site is zoned IN1 General Industrial within Chapter 2 Western Sydney Employment Area of State environmental Planning Policy (Industry and Employment) 2021 (IESEPP). The proposal is permissible with development consent in the IN1 zone as per the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP).

A summary of key features for the site and surrounding context are also summarised in Table 1.

ITEM	DESCRIPTION
Site Area	Data Centre – 168,574m ²
Ownership	Goodman
Legal Description	Data Centre - Lot 553 DP1110447 OEI - Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626

Table 1 Summary of Site Key Features

Response to SEARS

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE (THIS REPORT)
Landscaping	<p>Provide a detailed site-wide landscape plan, including:</p> <ul style="list-style-type: none"> an arborist report, tree protection plan and vegetation management plan detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained demonstration of how the development would contribute to the long-term landscape setting in respect of the site and streetscape, contribute to the objective of increased urban tree canopy cover, mitigate the urban heat island effect and maximise opportunities for green infrastructure consistent with Greener Places (GANSW, 2020) and having regard to any bush fire risk 	<p>Arborist report prepared by others</p> <p>Landscape Plans - Section 4, page 25 - 28</p> <p>Height of Trees - Refer to Plant Schedule</p> <p>Proposed Canopy Coverage - Section 4, page 34</p> <p>Location of Trees to be Removed and Retained - Refer to Documentation</p>

Table 3 Response to SEARs

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE (THIS REPORT)
Site and Landscaping	<ul style="list-style-type: none"> There are several mature trees on the site, and they should be retained where possible with detailed justification provided if they are proposed to be removed. An arborist report is required to be provided with the DA. Given the bulk and scale of the proposed development, it is recommended that increased setbacks beyond those proposed in the concept plans are provided. The setbacks must also contain landscaping, including large canopy trees. The applicant is required to provide landscape plans and a biodiversity report with the DA that demonstrates how the proposal is well considered and environmentally aware. 	<p>Arborist report prepared by others</p> <p>Location of Trees to be Removed and Retained - Refer to Documentation</p> <p>Landscape setbacks - Section 4, page 25 - 28</p> <p>Landscape Plans - Refer to Section 4, page 25 - 28 and Documentation</p> <p>Biodiversity report prepared by others</p>

Table 4 Response to City Architect's requirements (Blacktown City Council)

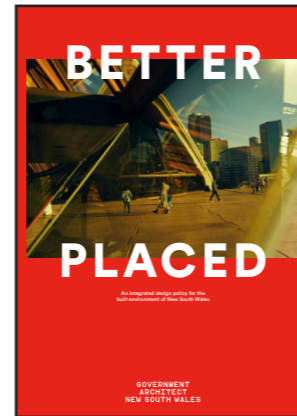
Background Documents

Government Architect NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for the public domain and open spaces at Eastern Creek.

Our open space design response pays particular attention to the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).



Better Placed (2017)



Implementing Good Design (2018)



Evaluating Good Design (2018)



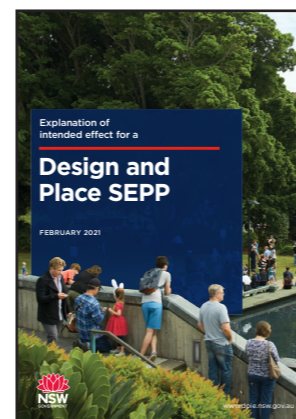
Greener Places (2020)



Draft Greener Places Design Guide (2020)



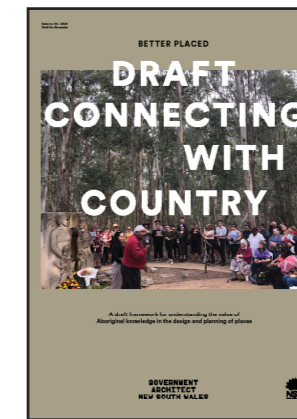
Sydney Green Grid - Central District (2020)



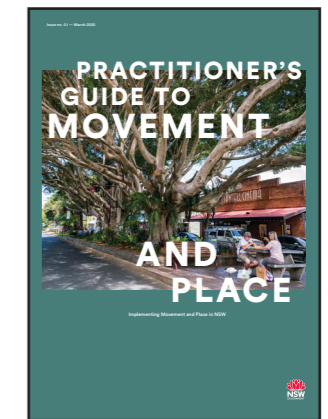
Design and Place SEPP (2021)



Design and Place in NSW (2021)



Draft Connecting with Country (2020)



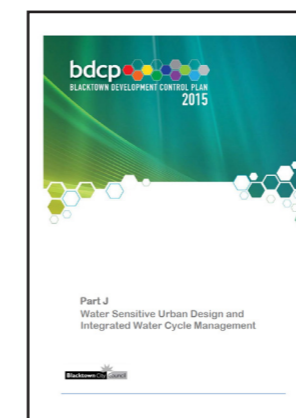
Practitioner's Guide to Movement and Place (2020)



Local Strategic Planning Statement (2020)



Blacktown Development Control Plan: Development in Industrial Areas (2015)



Blacktown Development Control Plan: Water Sensitive Design and Integrated Water Cycle Management (2015)

ONE
SITE

Site Context

Regional Context

The Eastern Creek industrial precinct, located in the western part of Sydney, NSW, is a significant employment area known for its concentration of large format logistics and distribution facilities. The precinct has developed over several decades, shaped by its direct connection to the M4 Motorway and the M7 Motorway, together with major routes such as Wallgrove Road and Old Wallgrove Road. More recent investment in freight infrastructure, the ongoing expansion of Western Sydney Parklands and the continued demand for national distribution networks have strengthened the strategic role of this area. Eastern Creek has continued to evolve as a major logistics hub, home to a number of large warehousing operations and distribution centres. With strong transport links and access to surrounding employment precincts such as Horsley Park, Huntingwood and Erskine Park, Eastern Creek stands as a growing and well connected industrial community. The project site is surrounded by ongoing development which illustrates the continued growth of the wider precinct.



View over Eastern Creek and M7



Surrounding Cumberland Plains Woodlands

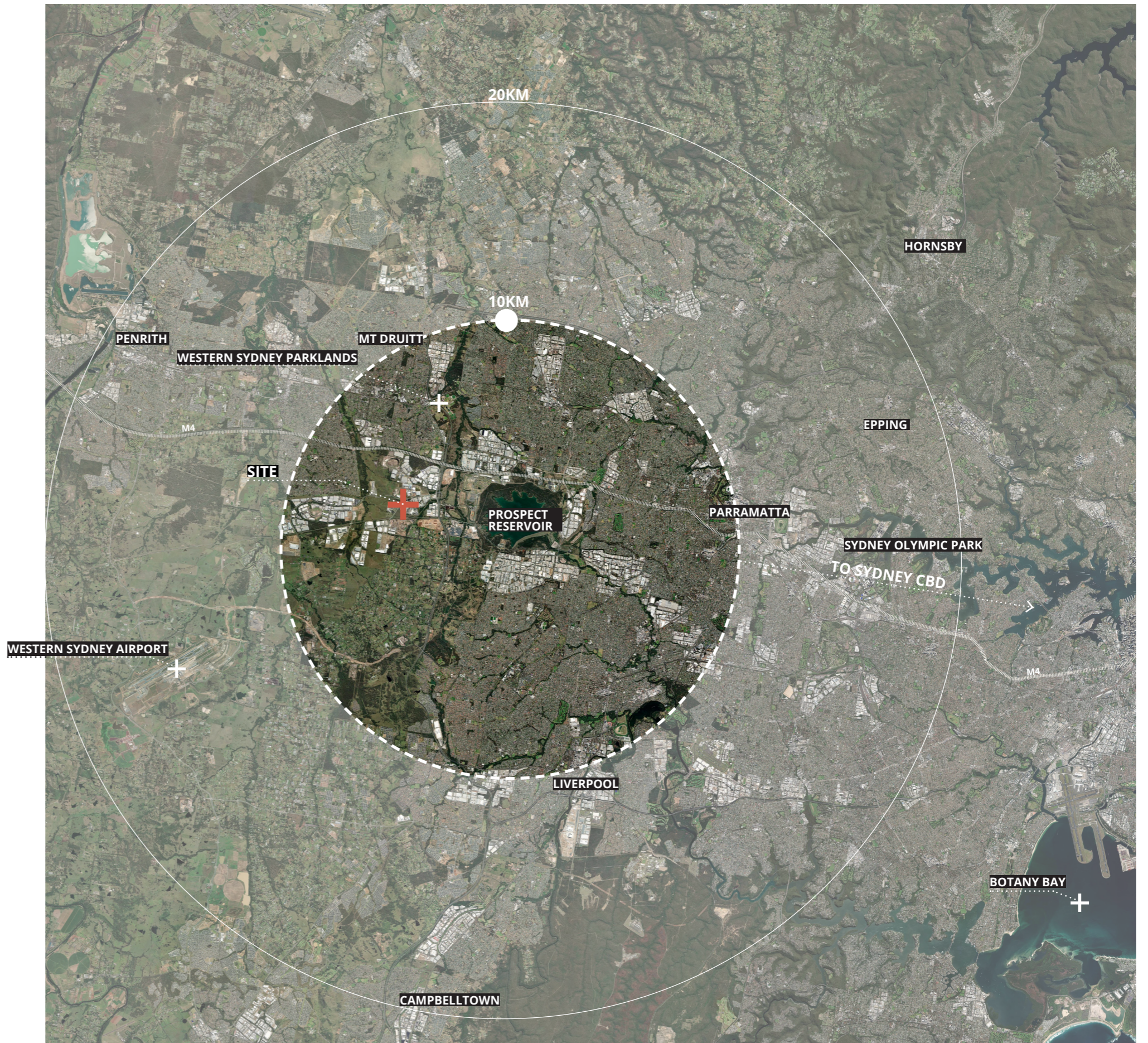


Figure 2: View of Site context

Source: Google Earth Pro 2025

Site Context

Local Context

Eastern Creek is located within Western Sydney and is characterised by a mix of industrial precincts, major transport corridors and remnant creek systems. The project site is situated near Reedy Creek, a tributary within the Eastern Creek sub-catchment, which contributes to the broader Hawkesbury–Nepean river system and supports remnant riparian vegetation corridors within an otherwise highly modified landscape. The site is also adjacent to a small remnant patch of Cumberland Shale Plains Woodland, linking it to the region's endangered ecological communities.

While the site does not directly adjoin extensive areas of intact bushland, its proximity to Reedy Creek and nearby woodland provides an opportunity for the landscape design to acknowledge local hydrological and ecological processes through water-sensitive design, riparian planting and improved landscape connectivity.



Figure 3: View of Site
Source: Google Earth Pro 2025

Site Context

Ecological Context

Eastern Creek is situated within the ecological context of Western Sydney's Cumberland Plain and is surrounded by several significant vegetation communities, including Cumberland Shale Plains Woodland, Cumberland Red Gum River-flat Forest, Cumberland Moist Shale Woodland and Castlereagh Ironbark Forest. Many of these communities are listed as endangered or critically endangered.

While the project site does not directly adjoin these remnant bushland areas, it sits within their broader ecological influence and presents an opportunity for the landscape design to respond to and reinforce regional ecological patterns through vegetation selection and habitat creation.



STUDY AREA

VEGETATION (SVTM, DPE 2022)

- PCT3110:** GREATER SYDNEY ENRICHED GREY MYRTLE DRY RAINFOREST
- PCT3318:** CUMBERLAND MOIST SHALE WOODLAND
- PCT3319:** CUMBERLAND SHALE HILLS WOODLAND
- PCT3320:** CUMBERLAND SHALE PLAINS WOODLAND
- PCT3448:** CASTLEREAGH IRONBARK FOREST
- PCT3629:** CASTLEREAGH SCRIBBLY GUM WOODLAND
- PCT4023:** COASTAL VALLEYS SWAMP OAK RIPARIAN FOREST
- PCT4025:** CUMBERLAND RED GUM RIVERFLAT FOREST



Figure 4: View of Site

Source: QGIS 2025

1:25000 @ A3 0 1.25km 2.5km 5km 7.5km 10km

Site Context

Ecological and Geological Context



- Kurosols (KU)
- Kurosols natric (KUn)
- Dermosols (DE)
- Not assessed

Soil

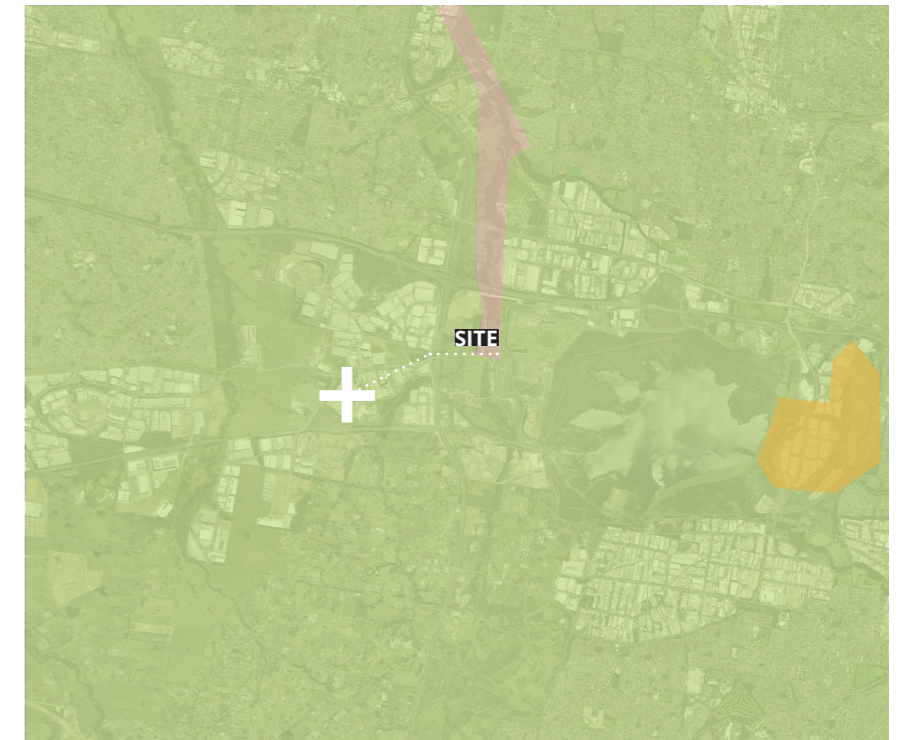
The Australian Soil Classification (ASC) identifies Kurosols (KU), Natric Kurosols (KUn) and Dermosols (DE) as key soil types in the surrounding area. Kurosols are strongly acidic soils with a distinct texture contrast, often found in forested or upland areas, requiring management for fertility. Natric Kurosols contain high levels of sodium in the subsoil, which can limit drainage and root penetration. Dermosols well-structured, fertile soils typically found in areas with moderate to high rainfall. These soils support a wide range of vegetation and are often used for agriculture due to their good drainage and nutrient-holding capacity



- Forest Wetlands
- Semi-arid Woodlands (Shrubby sub-formation)
- Grassy Woodlands
- Dry Sclerophyll Forests (Shrub/grass sub-formation)

Vegetation

The surrounding vegetation character reflects the ecological conditions of the Cumberland Plain within Western Sydney, shaped by shale-derived soils and creek corridors. Native vegetation communities in the broader context include Cumberland Shale Plains Woodland, Cumberland Red Gum River-flat Forest, Cumberland Moist Shale Woodland and Castlereagh Ironbark Forest. Dominant canopy and understorey species associated with these communities include Eucalyptus moluccana, Eucalyptus tereticornis, Eucalyptus fibrosa, Melaleuca decora, Themeda triandra, Microlaena stipoides and Lomandra longifolia.



- Cenozoic mafic volcanic rock
- Triassic sedimentary rock
- Quaternary alluvial deposits

Geology

The Eastern Creek area is underlain predominantly by Triassic sedimentary rock, which forms the geological foundation of the broader Cumberland Plain and influences the area's generally low-relief landforms. Localised areas of Quaternary alluvial deposits occur along nearby creek lines, reflecting more recent sedimentation processes and contributing to variations in soil and vegetation patterns. In addition, pockets of Cenozoic mafic volcanic rock are present within the wider context, adding further geological diversity to the landscape.

Site Context

Wind, Solar and Topographical Context

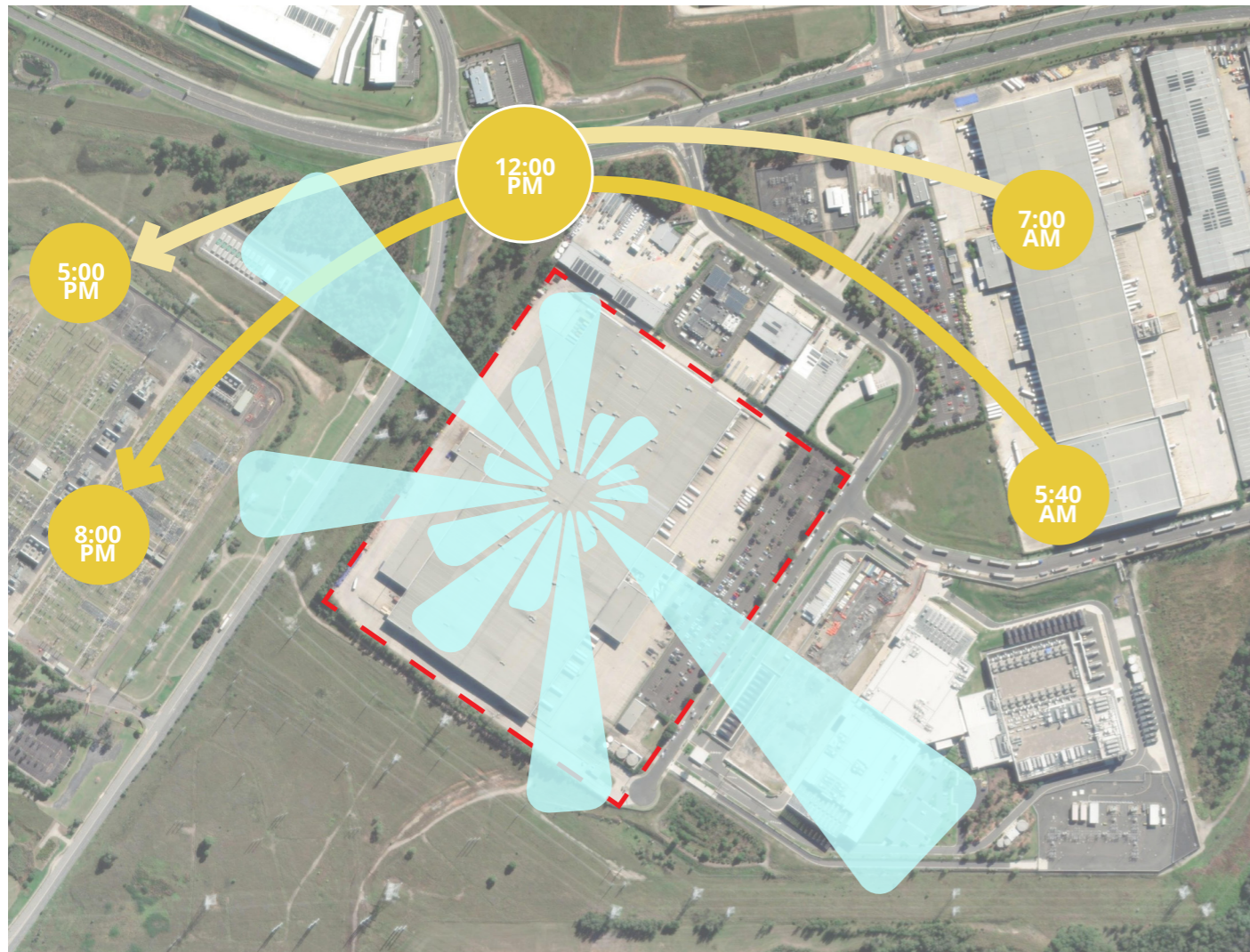


Figure 5: View of Site
Source: Google Maps 2026

Wind and Solar Analysis

KEY

- WIND
- SOLAR
- SITE



Figure 6: Topographic view of Site
Source: QGIS 2026

Topographic Analysis

KEY

- HIGH TO LOW
- SITE

Site Context

Existing Conditions

The site is largely modified, reflecting its industrial and transport surroundings. Existing landscape features include Reedy Creek and scattered remnants of native vegetation, including a small patch of Cumberland Shale Plains Woodland.



Site History

Indigenous History

For thousands of years before European arrival, the land around Eastern Creek was part of the traditional territory of the Dharug people, a language group whose Country stretched across much of the Western Cumberland Plain. Within this, the Wawarawarry clan is specifically associated with the Eastern Creek area. They lived in close relationship with the landscape, using waterways like Eastern Creek for food, water, travel and cultural practices. The Darug gathered plant foods (such as berries, yams and fern root) and hunted animals including possums, fish, wallabies and birds. Archaeological evidence, including stone tools and other artefacts, shows their long-term presence and connection to the land, and that sites around Eastern Creek were places of occupation and movement long before European contact.



Figure 7: Rock carving on Darug Country of an Echidna, 2026
Source: Stuart Humphreys, Australian Museum



Figure 8: Eastern Creek at Nurranginy Reserve
Source: Wikipedia

Settler History

European exploration and settlement expanded rapidly westward from Sydney Cove after 1788. By the early 1790s, explorers and colonial parties had traversed the Western Cumberland Plain, and settlement soon followed. Although much of the early recorded history in the broader region focuses on areas like Prospect Hill and Parramatta, land around Eastern Creek was gradually occupied as part of the broader expansion of colonial agriculture and land grants. Early roads were cut through the countryside by the 1790s, and by the early 1800s land grant farms and estates were being established across the region. Farms typically grew cereal crops and supported livestock, although agricultural success varied with soil and climate conditions.

Over the 19th and early 20th centuries the area remained largely rural, with scattered farms and estates dominating the landscape. In the mid- to late-20th century, parts of Eastern Creek saw significant infrastructural and institutional developments.

20th Century - Present

In recent decades, Eastern Creek has become more urban and industrial in character as part of the growth of Greater Western Sydney. The suburb now includes major transport, commercial, recreational and industrial developments, including the Sydney Motorsport Park and the Western Sydney International Dragway.



Figure 9: Eastern Creek Business Park
Source: Fraser Property Industrial

Connecting with Country

Eastern Creek is situated on the traditional lands of the Wawarawarry clan of the Dharug Nation. The area is surrounded by culturally significant places that provide opportunities for reflection and for learning about both cultural and historical importance.

Nearby, Plumpton Ridge contains an Aboriginal quarry where local First Nations communities sourced silcrete to make stone axes, spear points, and other tools. This was not only a place of toolmaking practice but the origins of a commodity where these crafted items were exchanged with neighbouring communities across Country.

A short distance to the north, Rooty Hill holds cultural significance as a traditional resting and camping place for mob travelling between the mountains, the coast, and beyond. To the west lies the historical site of the Blacktown Native Institute, an early colonial institution (1823) that operated in an attempt to assimilate Aboriginal children. In recent years, the site has been returned to the local First Nations community, where it now serves as a place for cultural practice, healing, and education.

The design of the Data Centre has been shaped by a deep engagement with Country, as outlined in the Connection with Country report prepared by Arcadia Landscape Architecture in January, 2026. This report documents the collective knowledge and guidance of First Nations collaborators, ensuring that the cultural significance of the site is embedded into the design strategy.

“How these waterways move around the site fosters a deeper connection to Country, encouraging a design approach that works with natural drainage and habitat regeneration.”

- Project Atlas Designing with Country Workshop Outcomes Dec 2025

“First Nations communities sourced silcrete to make stone axes, spear points, and other tools. This was not only a place of toolmaking practice but the origins of a commodity where these crafted items were exchanged with neighbouring communities across Country..”

- Project Atlas Designing with Country Workshop Outcomes Dec 2025



Figure 10: Manly Mogo (stone axe), 1836
Source: Australian Museum Collection



The Dharug people are the traditional owners of much of the Cumberland Plain, including the area now known as Eastern Creek. This land formed part of a network of Dharug clan territories connected by waterways such as Eastern Creek and South Creek, which were vital sources of food, fresh water, travel routes and meeting places. Clan groups associated with this area lived as hunter-gatherers, maintaining a deep spiritual and cultural connection to Country that had developed over tens of thousands of years.

The Dharug people of the Eastern Creek area lived in a rich open-woodland environment of grasslands, creeks and wetlands. They hunted kangaroos, wallabies, possums and birds, gathered yams, seeds and other edible plants, and used the creeks for fishing and collecting freshwater resources. Fire was carefully used to manage the land, encouraging new plant growth and maintaining open pathways through the bush. Campsites were commonly established near water, and evidence of long occupation remains in the form of stone tools, grinding grooves and artefact scatters found along creek lines.

Following European settlement, Dharug people experienced severe disruption through disease, dispossession and conflict as farming and settlements expanded rapidly across the Cumberland Plain. Despite these impacts, Dharug descendants have maintained strong cultural connections to their Country. Today, Dharug people continue to care for and share their history, language and cultural knowledge, ensuring the ongoing recognition of their connection to the Eastern Creek area and western Sydney.

TWO SITE REQUIREMENTS

Opportunities and Constraints

Country and Cultural Recognition

- Opportunities:
- / Celebrate Indigenous culture through interpretive design and materiality
 - / Retain and highlight culturally significant landscape elements

- Constraints:
- / Sensitive integration required to ensure authenticity and respect
 - / Limited space for large-scale cultural interventions
 - / Preference for locally sourced materials

Environment, Diversity and Wellness

- Opportunities:
- / Provide a mix of restorative, breakout, and active recreation spaces
 - / Urban heat island mitigation through large planted buffers and retention of existing perimeter vegetation

- Constraints:
- / Site size and topography limiting larger breakout spaces

Amenity, Solar Access and Comfort

- Opportunities:
- / Enhance pedestrian experience with shade, seating, and amenity
 - / Provide sunny and sheltered areas for year-round usability

- Constraints:
- / Building interfaces and shadows impacting solar access
 - / Balance sunny areas with shade for comfort

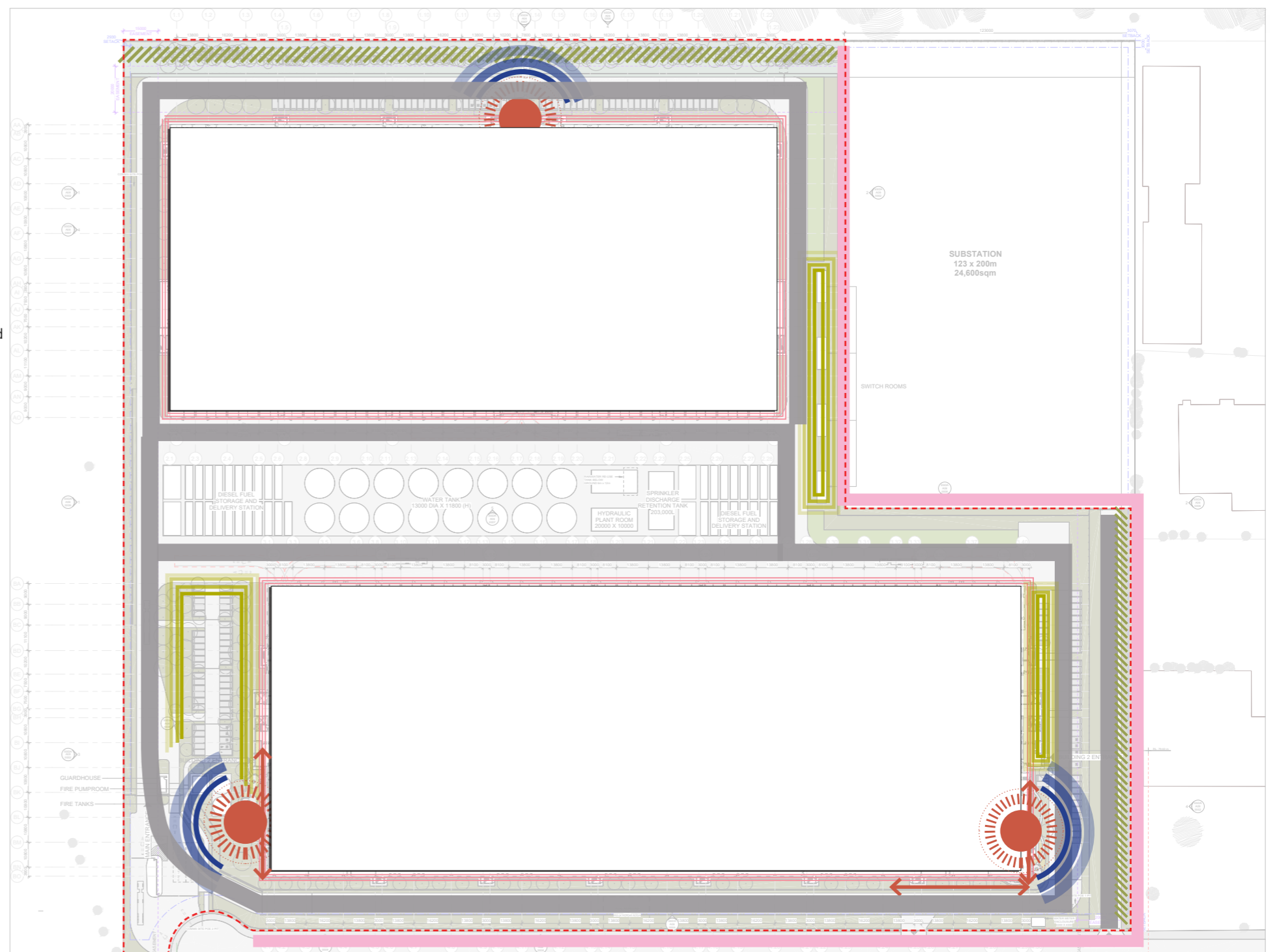
KEY

OPPORTUNITIES

- WALKING TRAILS CONNECTING AMENITY SPACES
- CELEBRATE INDIGENOUS CULTURE THROUGH DESIGN
- SCREEN PROMINENT UTILITIES AND CAR PARKING
- RETAINING EXISTING VEGETATION
- BREAKOUT SPACE

CONSTRAINTS

- SITE BOUNDARY
- INTERFACES WITH EXISTING EXTERNAL CONTEXT
- EXISTING UTILITIES LIMITING PROGRAMMING
- BUILDING INTERFACES LIMITING SOLAR ACCESS
- NECESSITY FOR LARGE TRANSPORT ACCOMMODATING ROADS



Vision

Layered Landscape

OUTER LAYER - LANDSCAPE BUFFER

A vegetated buffer and canopy zone providing visual screening, characterised by tall canopy trees supported by mid to low storey planting. The outer zone supports biodiversity and through habitat creation including the use of salvaged logs, nesting boxes and hollows.



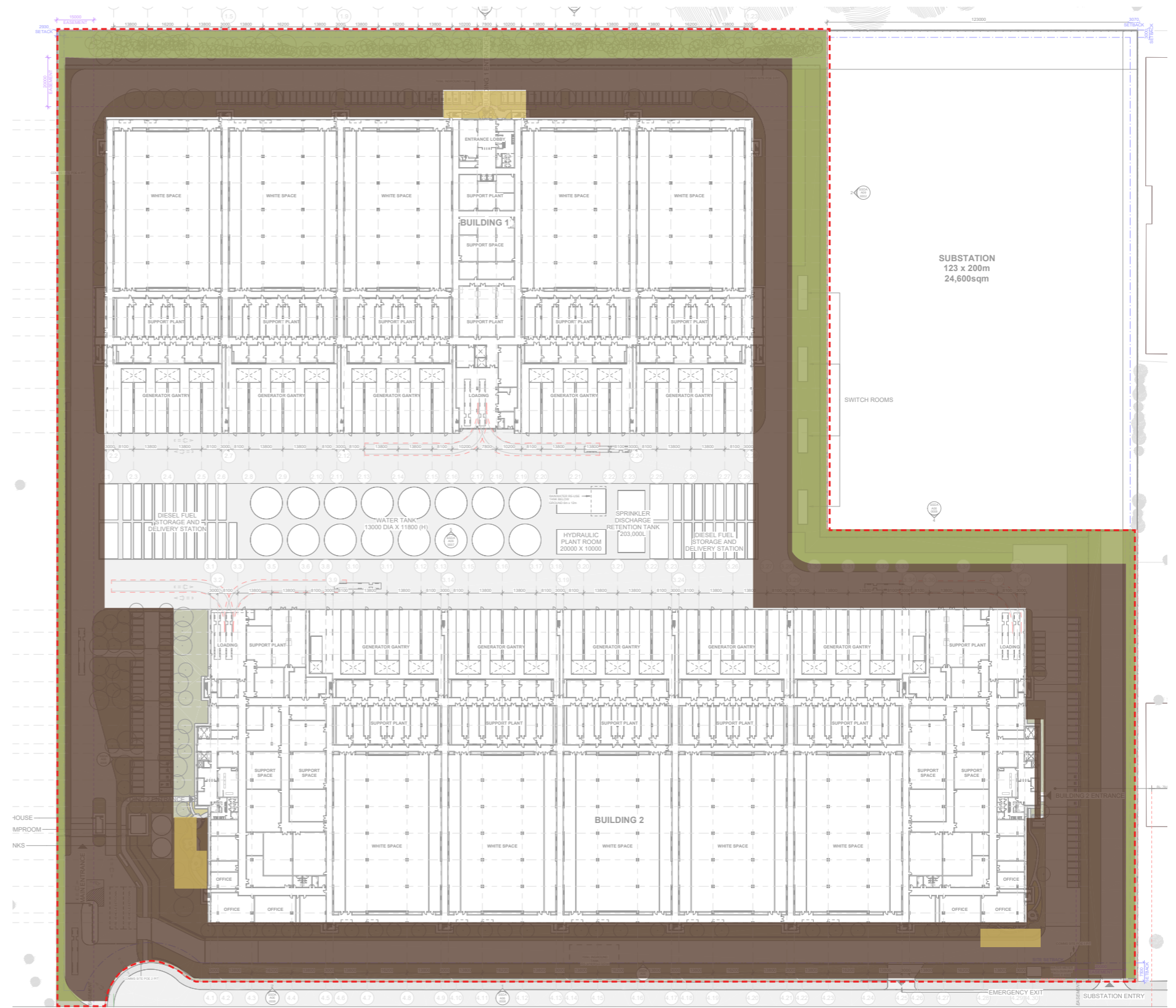
MID LAYER - MOVEMENT

Movement and operational zone with low planting that maintains clear sightlines and a high level of safety for both pedestrian and vehicle movement. Canopy trees are strategically located to provide shade and reduce pavement surface temperatures.



INNER LAYER - BREAKOUT ZONE

Comprises of open clearings and outdoor rooms that support meetings, lunch and social connection for workers. Natural materiality creates comfortable, durable and functional spaces for staff that responds to the surrounding environment.



THREE VISION



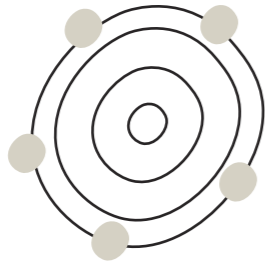
Vision
Landscape Statement

To create a layered landscape grounded in Country, formed by the ecology, geology and history of Eastern Creek.

Vision

Landscape Principles

Grounded in Country



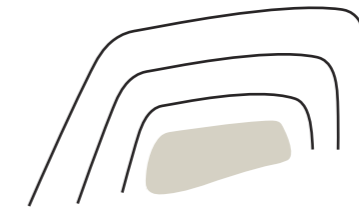
Embed geology, ecology and cultural memory to create a landscape that is authentic, legible and respectful of place. Create a design that is responsive to the geology of Eastern Creek, reinstates threatened ecological communities that supports habitat creation and cultural and industrial narratives into the site.

Elevate Everyday Use



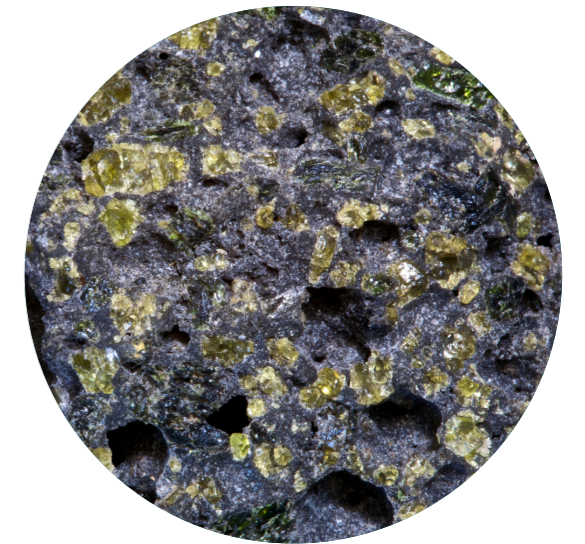
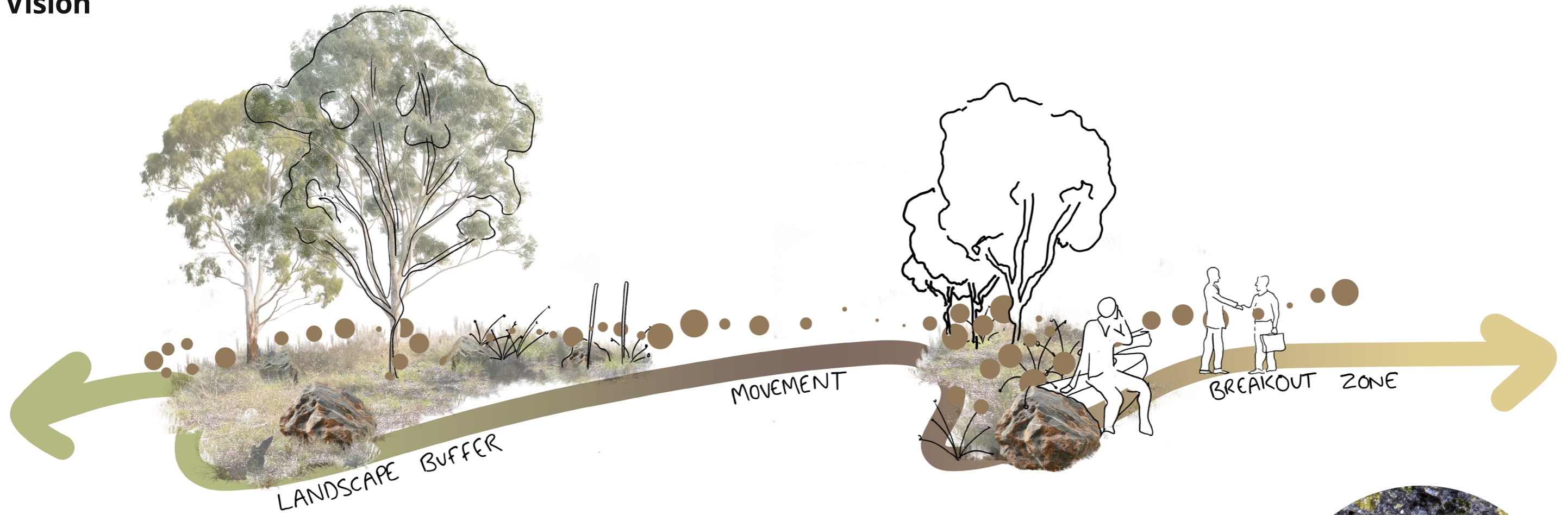
Create outdoor spaces that support informal meetings, breaks, movement, and social connection for workers while strengthening the site's public-realm amenity.

Integrate Security Through Landscape



Structure the landscape as a layered system that supports intuitive movement, passive surveillance and clear programming of spaces. Use planting, layout, and material choices to absorb required security measures into the environment.

Vision



Ecological Context

The design vision is grounded in a desire to reinstate and celebrate the character of the Cumberland Plain, recognising their status as a threatened ecological community and their importance to the ecological identity of the site and broader Eastern Creek landscape.

Habitat creation is embedded as a fundamental component of the landscape throughout the less disturbed areas of the site to provide opportunities for shelter and nesting of local fauna.

Geological Context

The landscape vision is grounded in the geometry, textures and colour palette of the site's underlying geology, the Wianamatta Group and silcrete deposits. Nearby Plumpton Ridge is a significant Indigneous quarry site where silcrete was sourced for toolmaking and the broader landscape holds importance as a traditional corridor of movement, rest and camping between the mountains, coast and inland regions.

The history informs a series of organic 'bush room' breakout spaces with forms inspired by geological patterns. Pavement colours reference local stone and natural rock is introduced informally at the site edges and becomes integrated into seating elements toward the inner zone of the landscape.

FOUR DESIGN PROPOSAL

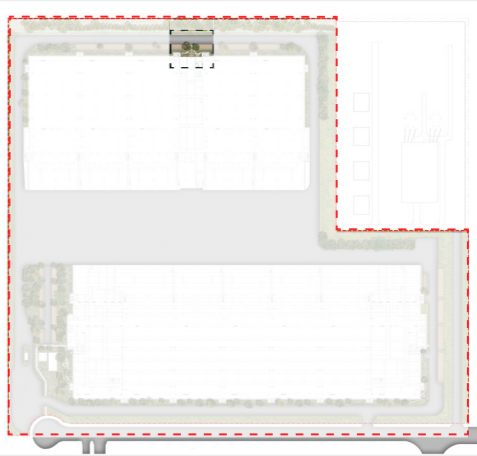
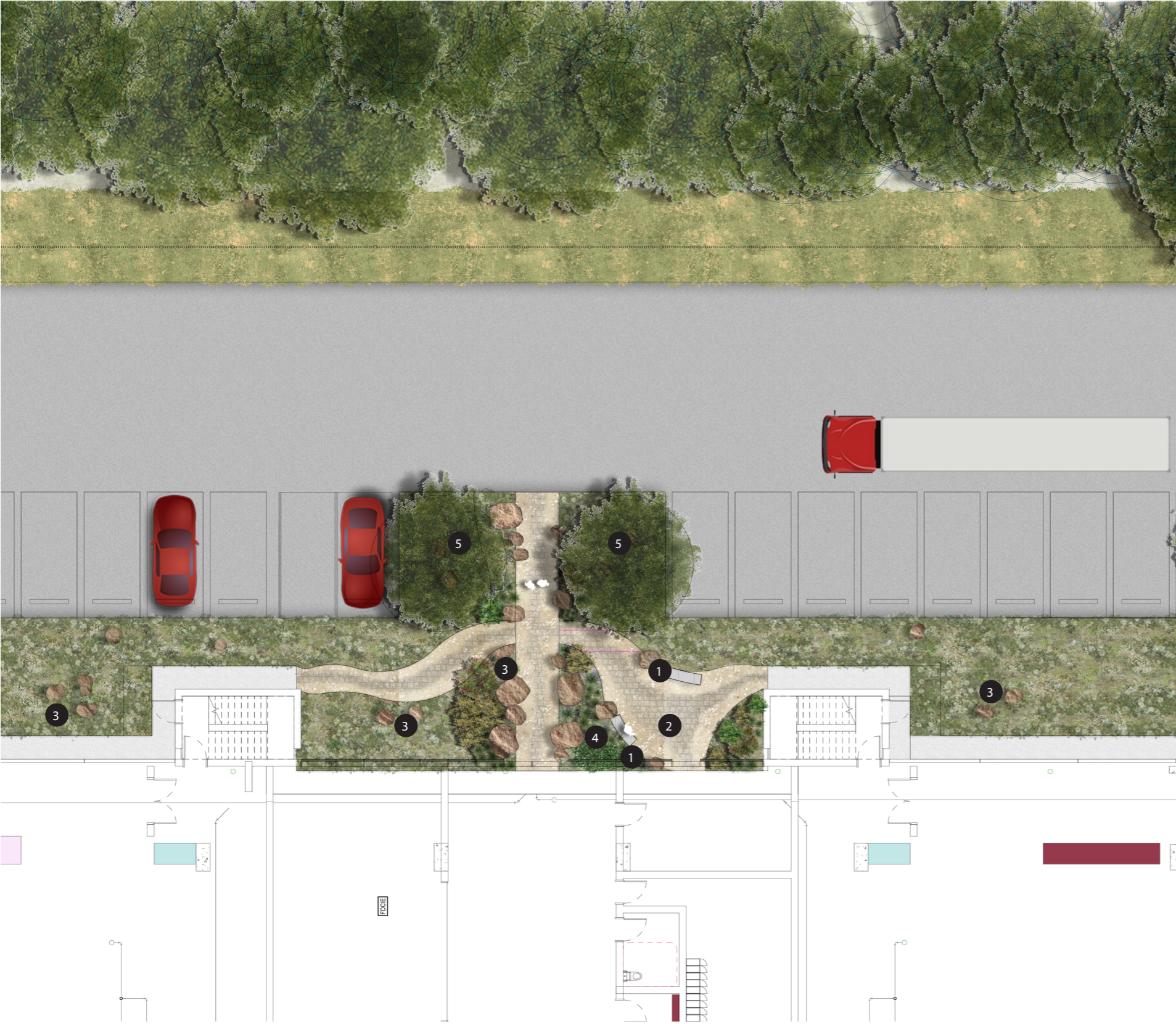
Landscape Masterplan



KEY

- 1 Art Integration Opportunity
- 2 Break out spaces (Seating, Art Integration/Indigenous Interpretation)
- 3 Bike Racks
- 4 Tree Planting
- 5 Existing Trees
- 6 Screening Planting
- Site Boundary

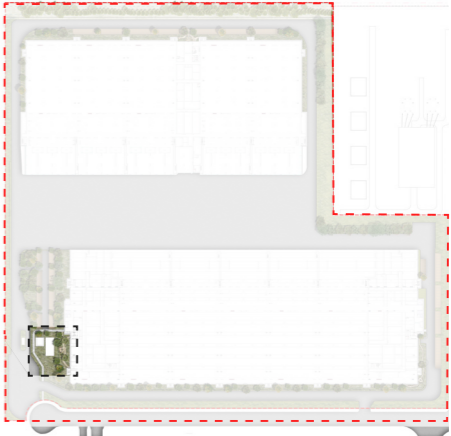
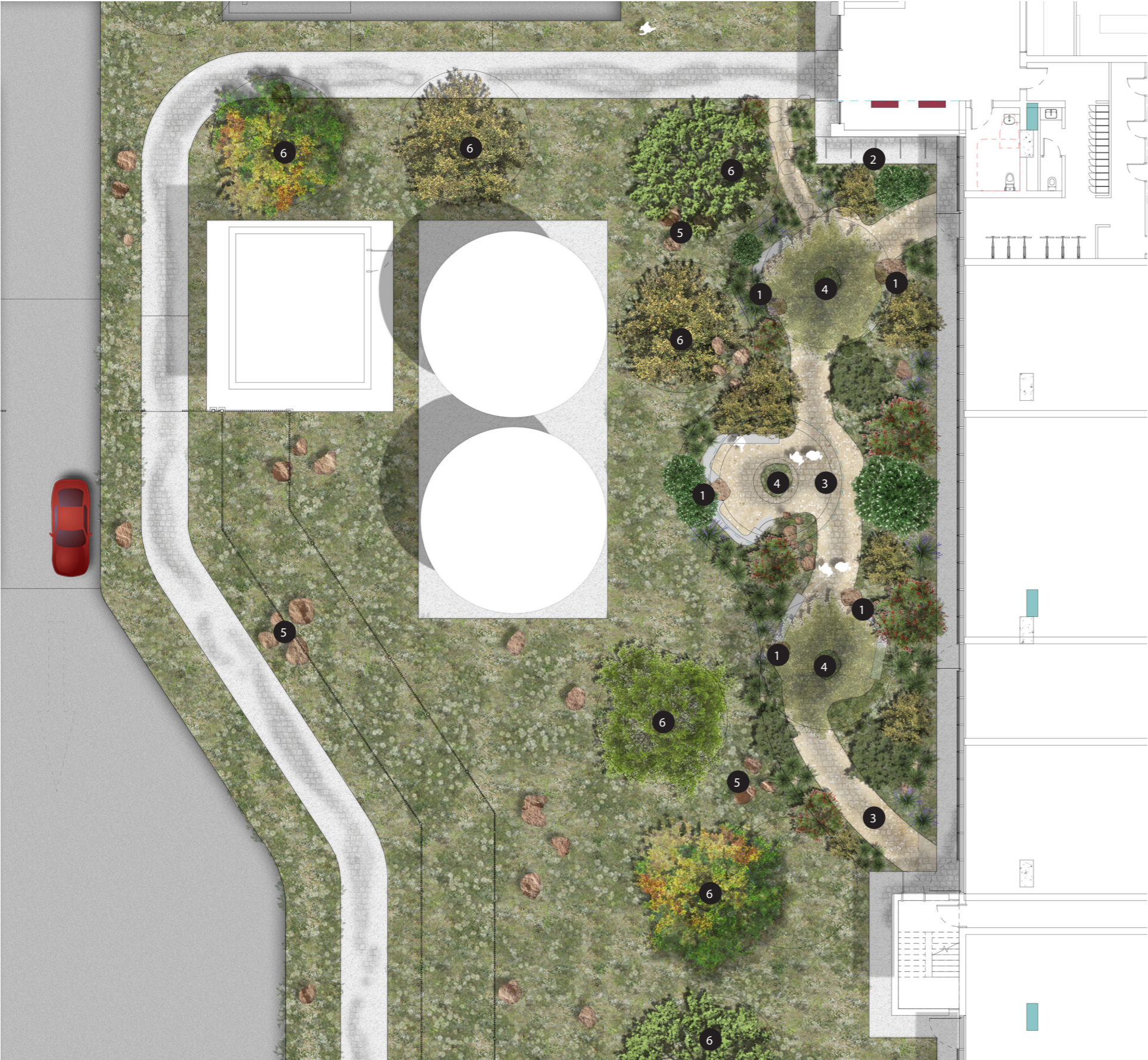
Landscape Plan



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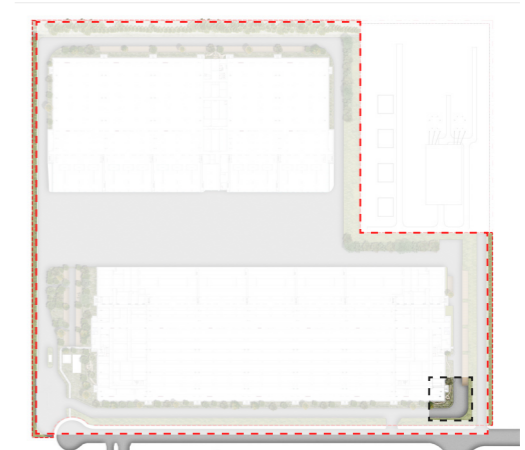
- 1 Sculptural Rock Seating
- 2 Interpretive Elements in Paving to Reflect Geology
- 3 Informal Boulders
- 4 Feature Planting
- 5 Tree Planting

Landscape Plan



- KEY
- 1 Sculptural Rock Seating
 - 2 Bike Racks
 - 3 Interpretive Elements in Paving to Reflect Geology
 - 4 Feature Planting in Garden Bed
 - 5 Informal Boulders
 - 6 Tree Planting

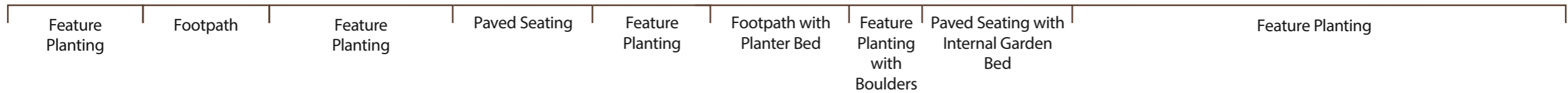
Landscape Plan



KEY

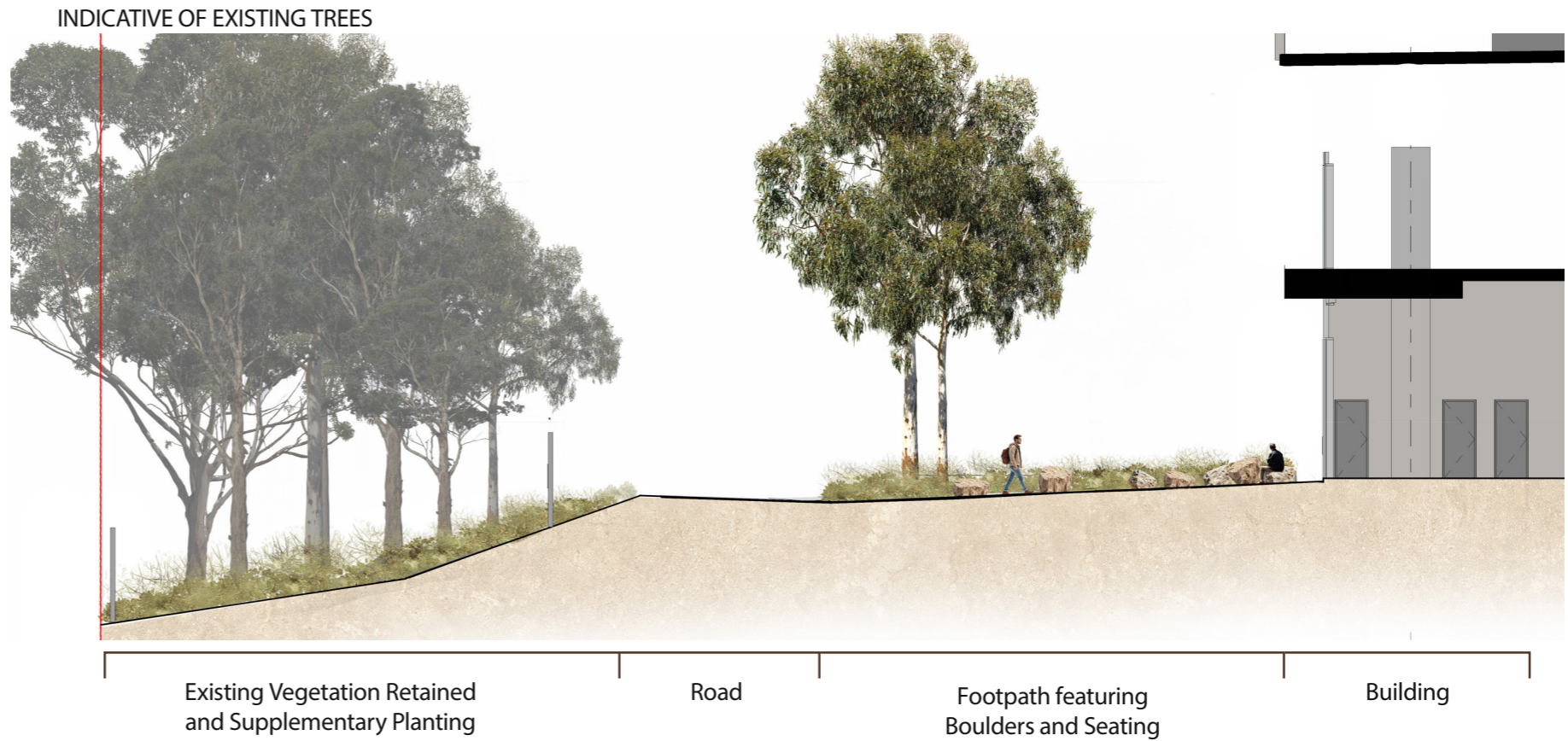
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Sections



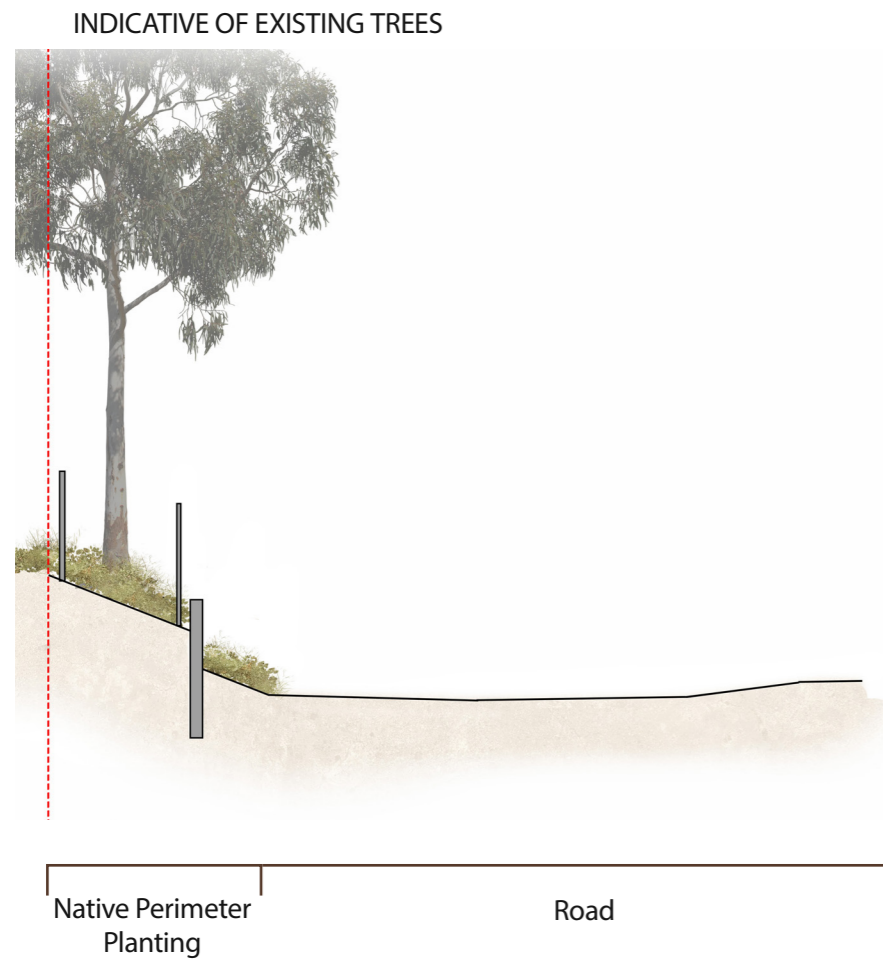
SECTION AA - SOUTH-WESTERN BREAK OUT AREA

Sections

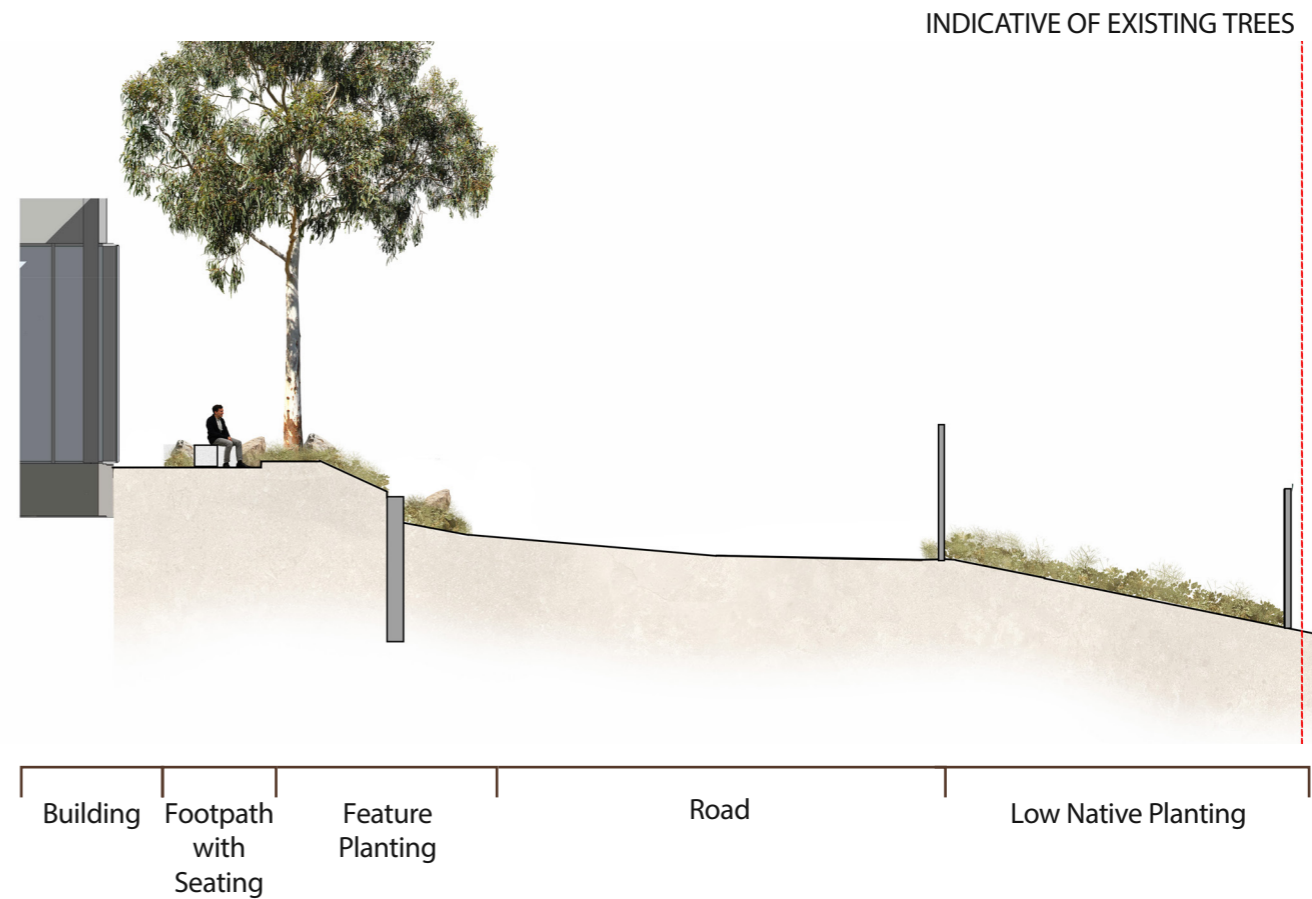


SECTION BB - NORTH WEST ENTRY TO BUILDING

1:200 @ A3 0 1 2 4 6 8m



SECTION CC - SOUTH-WESTERN ROAD TO EXISTING PLANTING INTERFACE



SECTION DD - NORTH-EASTERN BREAK OUT AREA TO PERIMETER OF SITE

1:150 @ A3 0 0.5 1 2 4 6m

Connecting with Country

Site Wide Strategies

Giving Back to Country

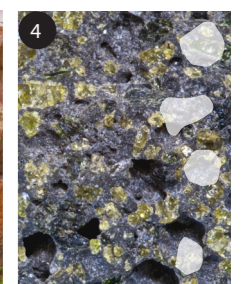
The proposal has been shaped by the themes identified in the Walk on Country, undertaken with Dharug custodians in December 2025. The importance of habitat creation, materiality and celebrating indigenous stories and culture.

The following initiatives have been identified for inclusion in the design:

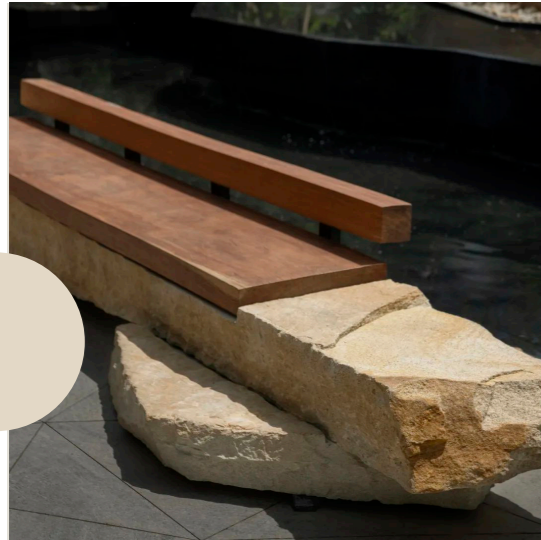
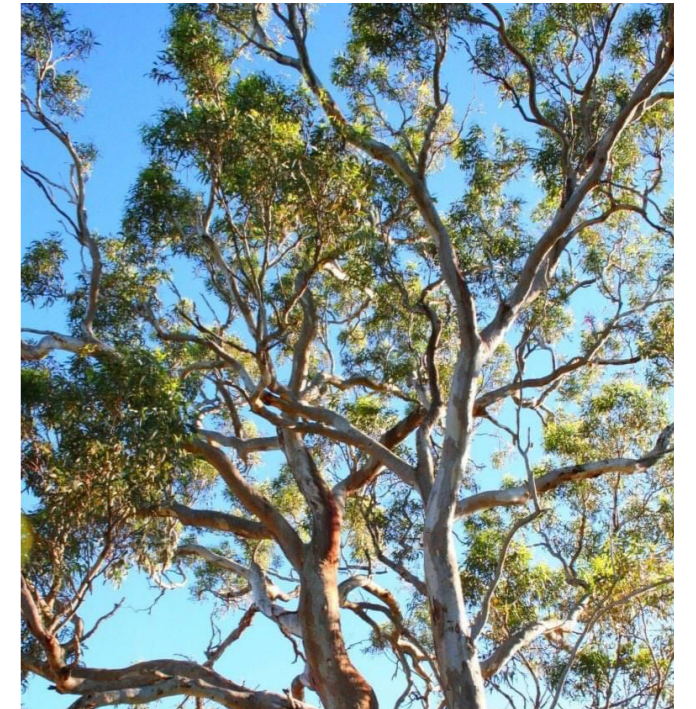
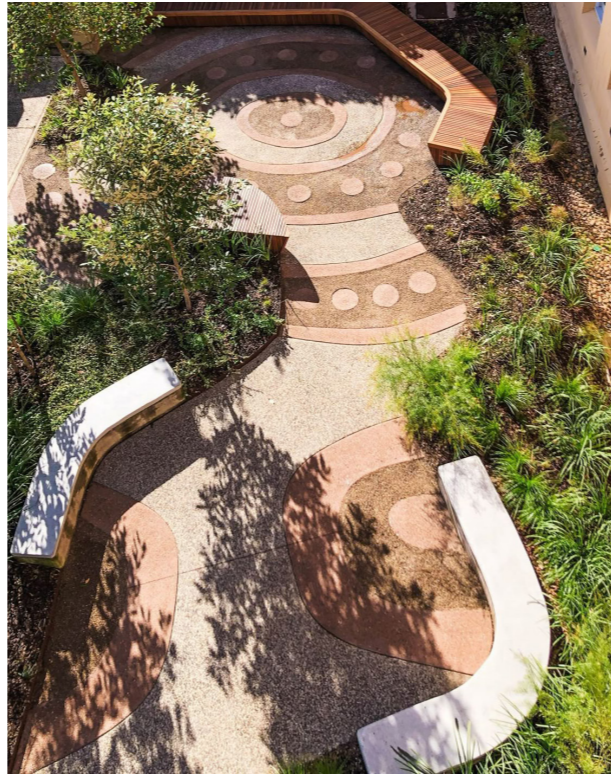
- 1 Dharug language engraved into stone seating and/or paving
- 2 Bird boxes, hollow and logs to be create habitat for local wildlife
- 3 Natural materials used to reflect the local geology, including boulders placed across site, pavement and seating materiality
- 4 The form of the breakout seating spaces and path reflects the shape of local Picrite rock
- 5 Interpretive signage that shares stories of Country, local history, flora and fauna and nearby significant sites
- 6 Colour palette to reflect the local ecosystems, found in the Cumberland Plains Woodland
- 7 Use salvaged material for seating where possible
- 8 Retention of existing native vegetation in perimeter of site where possible and further planting for habitat creation and biodiversity outcomes



1:2000 @ A3 0 10 20 40 60 80m



Look and feel




Deep Soil

The Deep Soil Area is 20,293.69m², covering 12.04% of the site area.

Inground services have been carefully rationalised, while ensuring compliance with Australian Standards. Hard stand reduction has been implemented and services relocated and placed beneath the hard stand where feasible, to maximise the deep soil provision.

Legend

10 Roberts Rd (including Sub Station)

 Deep Soil (at least 2m deep) = 12.04%

TOTAL AREA OF SITE (including Sub Station)

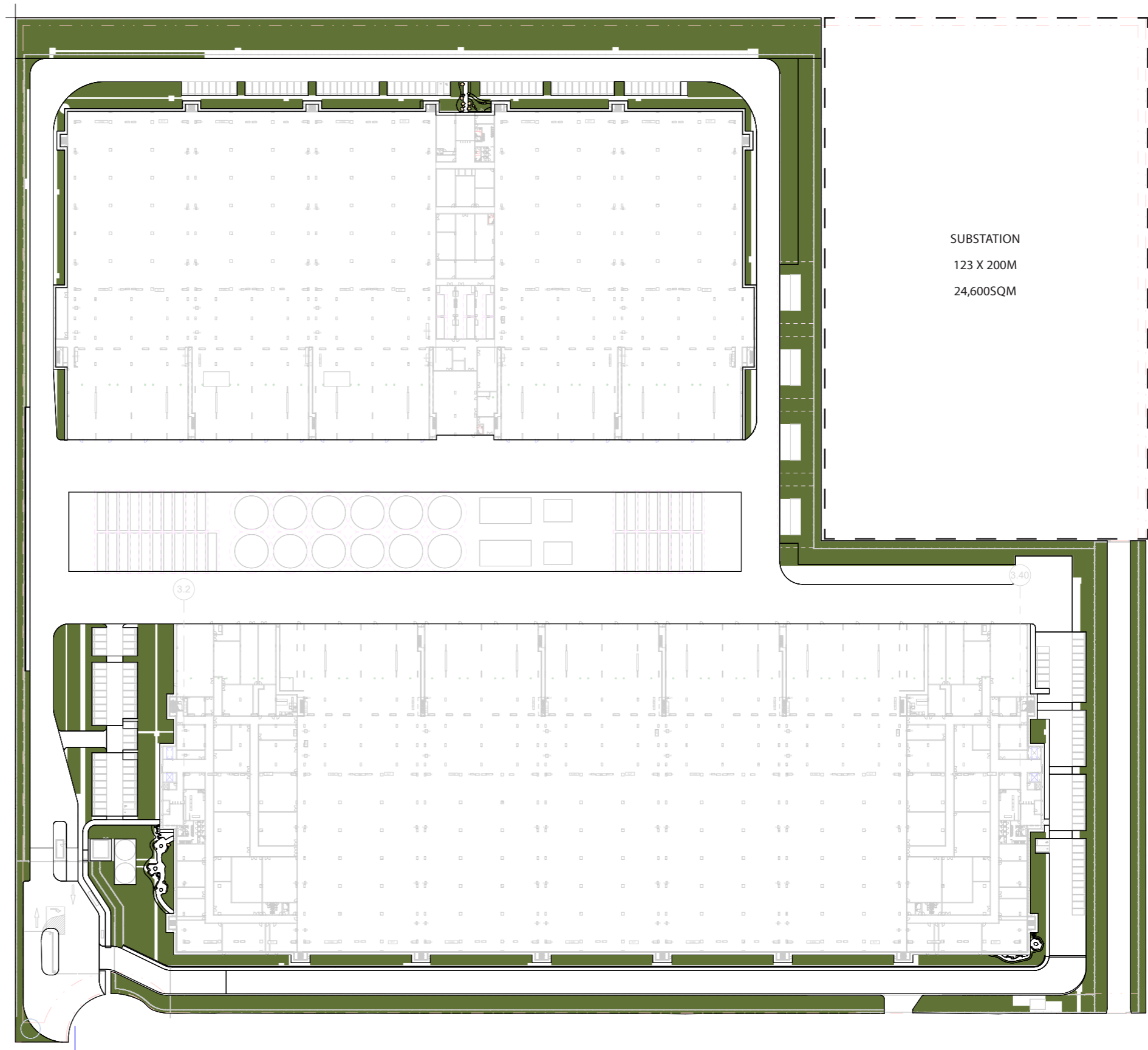
= 168,574m²

DEEP SOIL PERCENTAGE = 12.04%

TOTAL AREA OF SITE (excluding Sub Station)

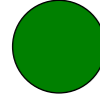

= 143,974m²

DEEP SOIL PERCENTAGE = 14.09%



Tree Canopy Coverage

KEY

-  Existing Tree canopy
2,512m² (+ 713m² on Substation)
-  Proposed Tree canopy
3,063m²

CANOPY COVERAGE SUMMARY

Total Site Area (including Substation)

168,574m²

Proposed Canopy Coverage

3,063m² = 1.8%

Percentage (proposed + retained)

3.3%

Total Site Area (Excluding Substation)

143,974m²

Proposed Canopy Coverage

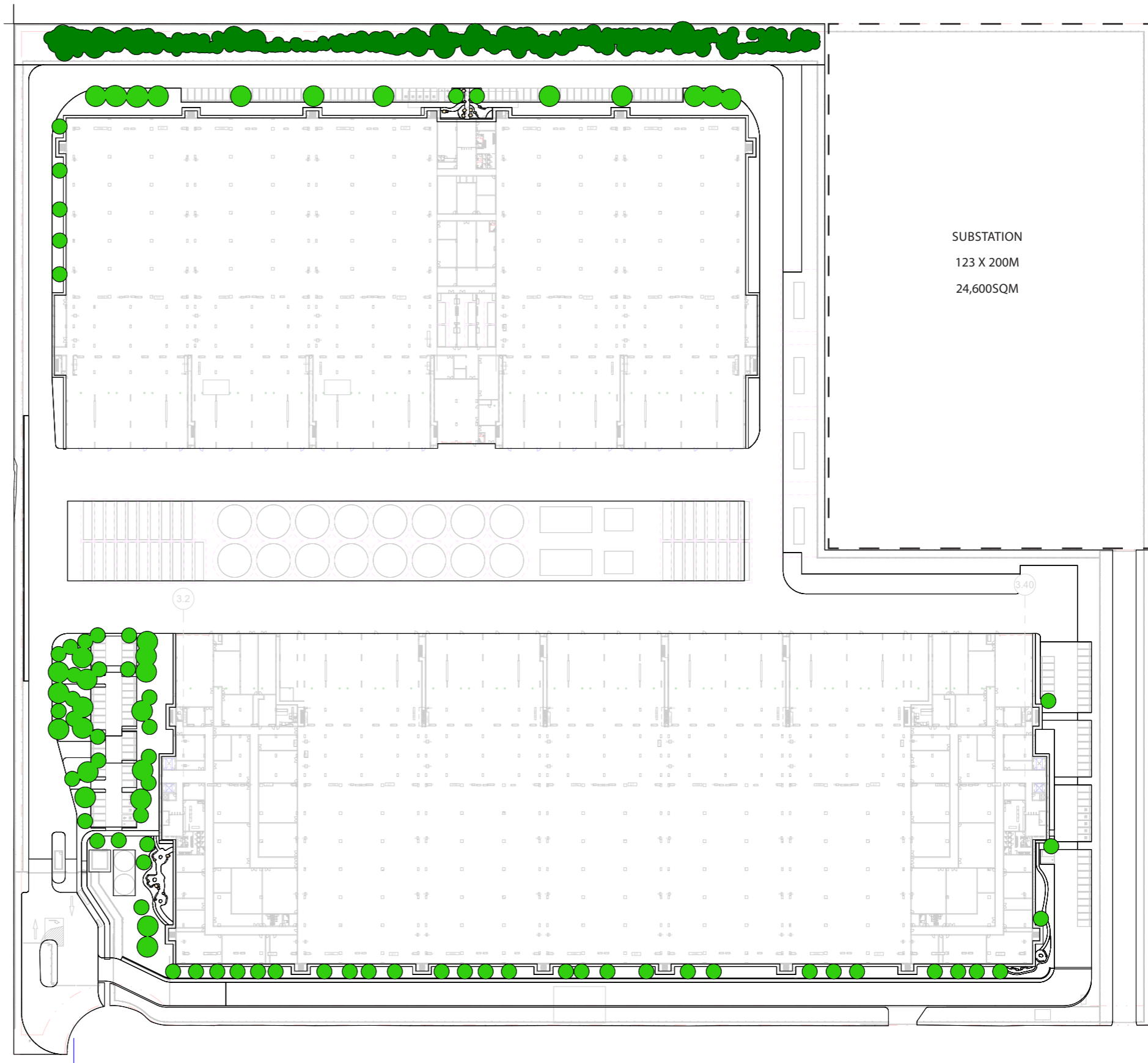
3,063m² = 2.12%

Percentage (proposed + retained)

3.87%

NOTE:

95 New Trees Proposed

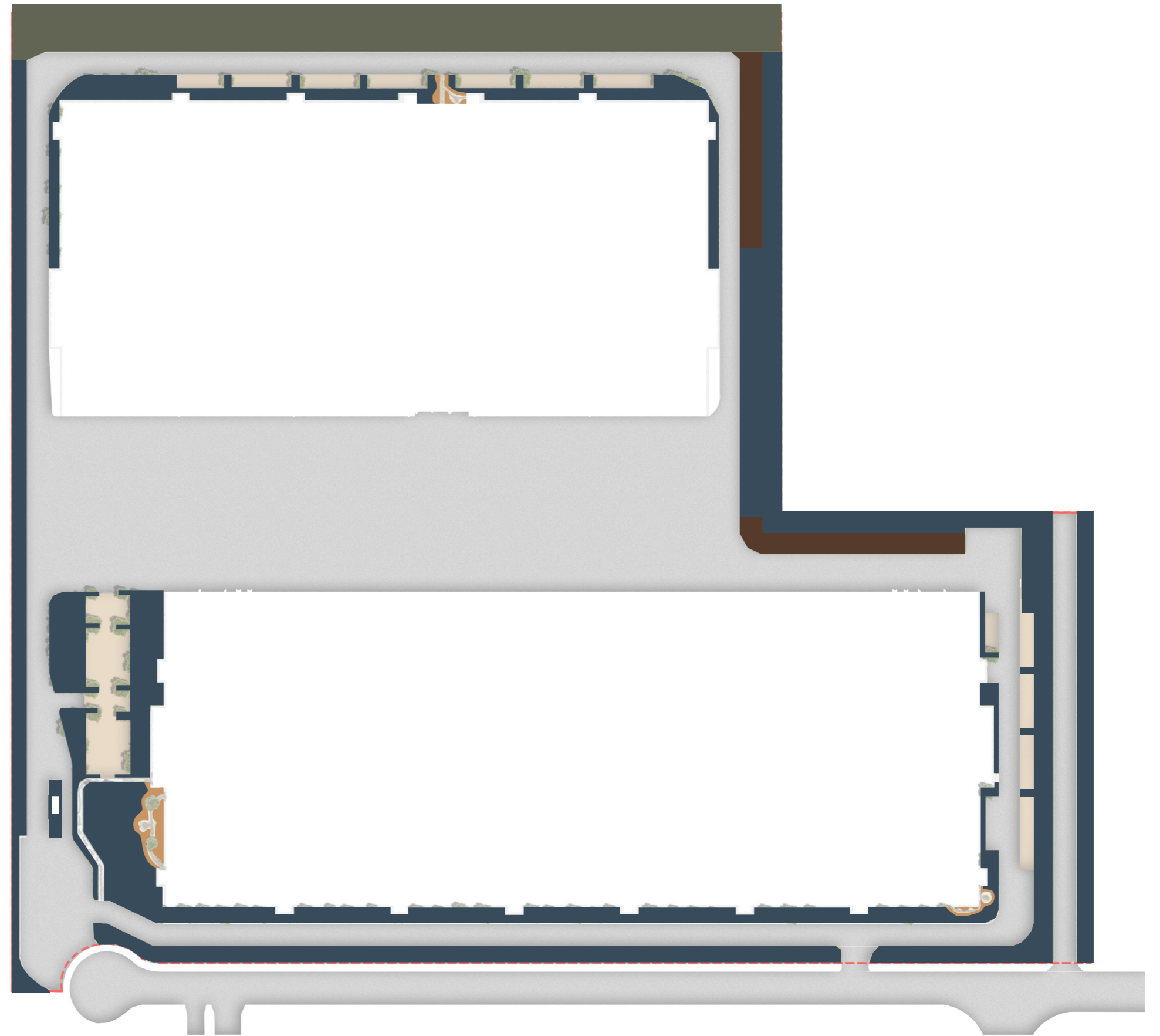


FIVE PLANTING

Vision Planting Plan

KEY

- Supplementary Planting as Required
- Low Planting (Groundcovers, low grasses and canopy trees)
- Feature Planting
- Screening Planting



Vision Planting Palette



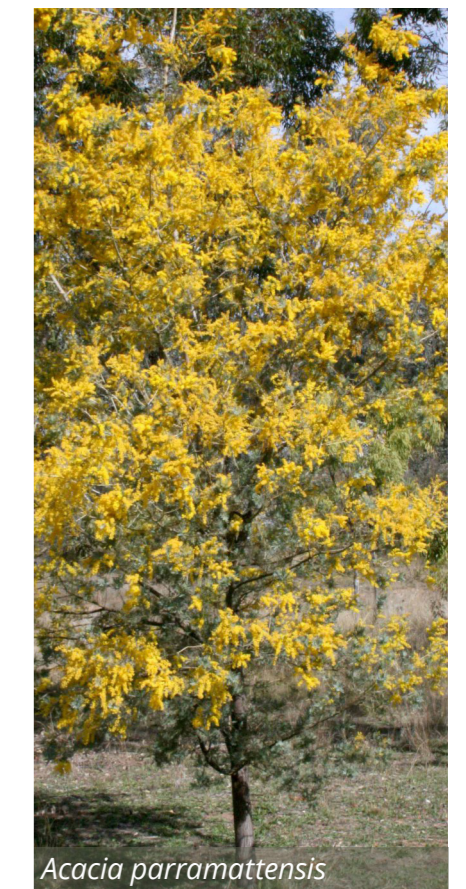
Low Planting



Feature Planting

Vision

Planting Palette



ARCADIA