LANDSCAPE MASTERPLAN

TLA SUBMISSION

15175.5-Marsden Park Data Centre-SSDA_D

Marsden Park Data Centre, SSDA.

CDC Data Centres

26 August 2024

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Acknowledgement of Country

Terras acknowledge the Traditional Custodians of the lands on which we work and live. We pay our respects to the elders, past, present and emerging and recognise their continuing connection to country and contribution to this land.

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ANALYSIS

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THE PROPOSAL | L112

Marsden Park Data Centre, SSDA.



The proposal site consists of established tall canopy vegetation of which the majority is to be cleared as part of an early bulk earthworks approval. The remaining vegetation outside the APZ predominantly along the eastern boundary is set to be overplanted in order to increase visual screening of the proposals built forms.

The proposed landsacping is set to include large canopy screening trees around the site boundary in order to create a visual buffer of the proposal, additionally the proposal uses internal tree planting where adequate spacing allows to contribute to the overall site greenscape and increase canopy coverage.

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SITE:
Marsden Park, Sydney, NSW.

CLIENT:
CDC Data Centres

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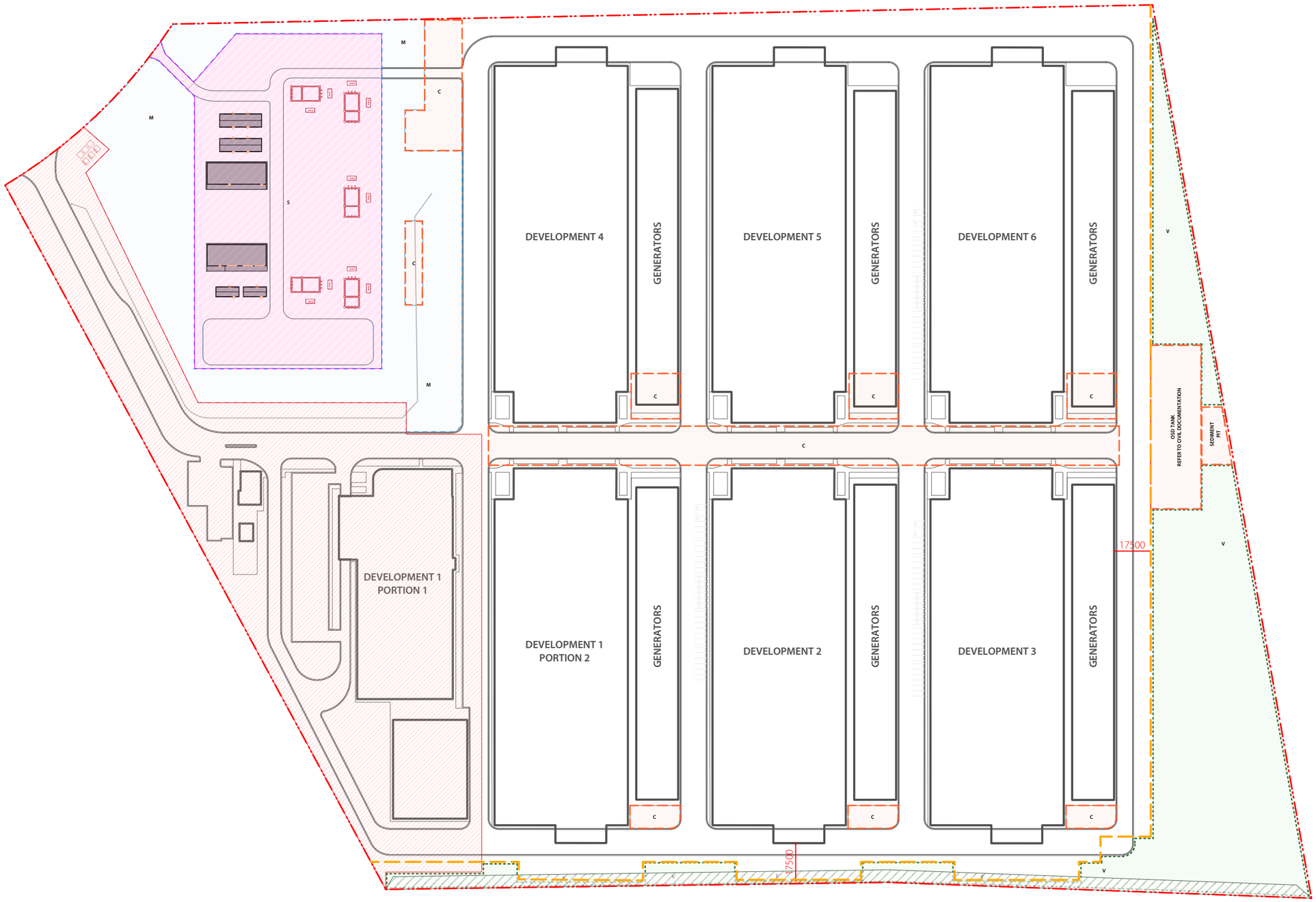
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north

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LANDSCAPE RESTRICTIONS | L113

Marsden Park Data Centre, SSDA.



SITE BOUNDARY

C — INGROUND SERVICES - TO BE CLEAR OF TREES AND DEEP ROOTING VEGETATION

V — EXISTING VEGETATION TO BE RETAINED SUBJECT TO APZ REQUIREMENTS

E — 6M ECOLOGICAL BUFFER ZONE

S — FUTURE SUBSTATION SUBJECT TO FUTURE APPLICATION

PREVIOUS DEVELOPMENT APPLICATION 5MW DATA CENTRE

M — SUBSTATION VEGETATION MANAGEMENT ZONE

ASSET PROTECTION ZONE

1 / L113 LANDSCAPE ZONES
Scale: 1:2000

north

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TREE REMOVAL DIAGRAM | L114

Marsden Park Data Centre, SSDA.



Tree Removal:

Existing site vegetation is to be pre cleared as part of an early bulk earthworks approval. Refer to doccuments by other for further information.

SITE BOUNDARY

EXISTING TREES TO BE REMOVED AS PART OF PRELIMINARY EARTHWORKS

EXISTING TREES TO REMAIN SUBJECT TO APZ REQUIREMENTS

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REV: D

1 L114 TREE REMOVAL DIAGRAM
Scale: 1:2000

north

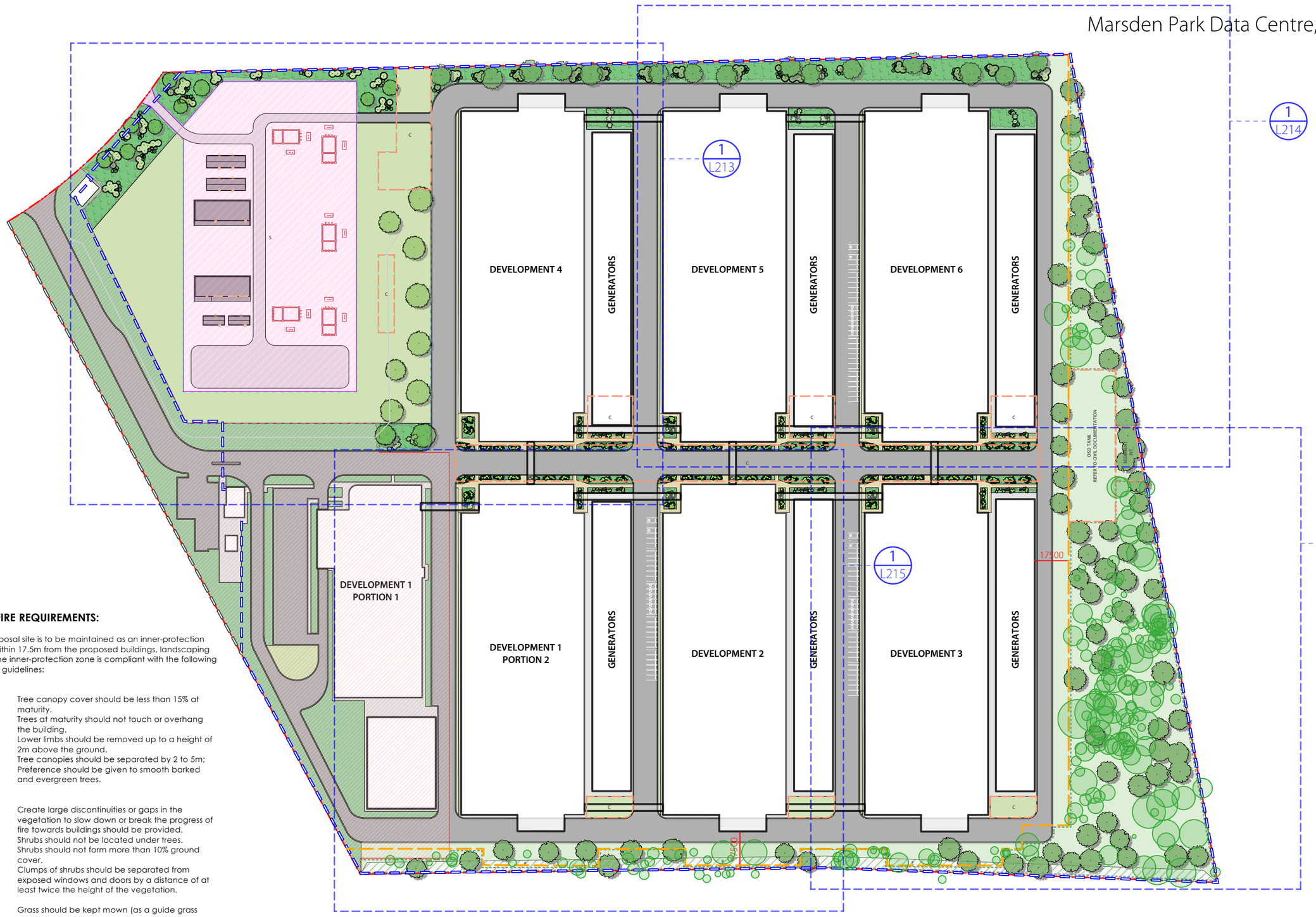
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MASTERPLAN

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LANDSCAPE MASTERPLAN | L212

Marsden Park Data Centre, SSDA.



SITE BOUNDARY

EXISTING TREES TO REMAIN SUBJECT TO APZ REQUIREMENTS

PROPOSED TREE PLANTING AS SPECIFIED

TURF AREA AS SPECIFIED

MASS PLANTING SHRUBS

MASS PLANTING GRASSES AND GROUNDCOVERS

INTERNAL ROADWAY

INTERNAL FOOTPATH TYPE A

INTERNAL FOOTPATH TYPE B

E 6M ECOLOGICAL BUFFER ZONE

S FUTURE SUBSTATION SUBJECT TO FUTURE APPLICATION

PREVIOUS DEVELOPMENT APPLICATION 5MW DATA CENTRE

ASSET PROTECTION ZONE

C INGROUND SERVICES - TO BE CLEAR OF TREES AND DEEP ROOTING VEGETATION

BUSHFIRE REQUIREMENTS:

The proposal site is to be maintained as an inner-protection zone, within 17.5m from the proposed buildings, landscaping within the inner-protection zone is compliant with the following bushfire guidelines:

Trees

- Tree canopy cover should be less than 15% at maturity.
- Trees at maturity should not touch or overhang the building.
- Lower limbs should be removed up to a height of 2m above the ground.
- Tree canopies should be separated by 2 to 5m;
- Preference should be given to smooth barked and evergreen trees.

Shrubs

- Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided.
- Shrubs should not be located under trees.
- Shrubs should not form more than 10% ground cover.
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height).
- Leaves and vegetation debris should be removed.

1 L212 SITE MASTERPLAN
Scale: 1:2000

north

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DETAIL AREA 1 | L213

Marsden Park Data Centre, SSDA.

EUCALYPTUS SP. BOUNDARY PLANTING TO SUPPLEMENT AND REPLACE EXISTING VEGETATION TO PROVIDE SCREENING.

BOUNDARY PLANTING LIMITED TO MEDIUM SHRUBS AND SHALLOW ROOTED SMALL TREES AROUND SUBSTATION AS PER ENDEAVOUR ENERGY VEGETATION REQUIREMENTS. SPECIES SELECTED FROM LOCAL VEGETATION MAPPING. SEE PLANTING PALETTE.

VEGETATION SUBJECT TO CHANGE ACCORDING TO UNDERGROUND ELECTRICAL LAYOUT.

ENDEAVOUR ENERGY TRANSFORMER

LANDSCAPING AS PART OF 5MW PROPOSAL.

MEDIUM SIZE TREE PLANTING TO GROW NO TALLER THAN DISTANCE FROM SUBSTATION. TREES SELECTED FROM LOCAL VEGETATION MAPPING. SEE PLANTING PALETTE.

SUBSTATION VEGETATION REQUIREMENTS:

Endeavour Energy requires the following is to be avoided:

-Planting of trees which exceed 3m in mature height under powelines.

-Planting of trees closer than their mature hight to the closest conductor.

-Planting of trees within 5m of a power pole.

-No plants with signficant root systems that grow greater than 400mm below ground level to be planted near underground cables.

TURF

TURF

MEDIUM SIZE TREE IN TURF PLANTING TO GROW NO TALLER THAN DISTANCE FROM SUBSTATION. TREES SELECTED FROM LOCAL VEGETATION MAPPING. SEE PLANTING PALETTE.

DEVELOPMENT 4

TURF STRIP.

GENERATORS

CONCRETE PAD FOR FUTURE GENORATORS.

HIGH QUALITY FEATURE PLANTING AROUND BUILDING ENTRANCE.

HIGH QUALITY FEATURE PLANTING AROUND BUILDING ENTRANCE.

PART OF PREVIOUS 5MW APPLICATION

S

C

M

E

- SITE BOUNDARY
- EXISTING TREES TO REMAIN SUBJECT TO APZ REQUIREMENTS
- PROPOSED TREE PLANTING AS SPECIFIED
- TURF AREA AS SPECIFIED
- MASS PLANTING SHRUBS
- MASS PLANTING GRASSES AND GROUNDCOVERS
- INTERNAL ROADWAY
- INTERNAL FOOTPATH TYPE A
- INTERNAL FOOTPATH TYPE B
- E 6M ECOLOGICAL BUFFER ZONE
- S FUTURE SUBSTATION SUBJECT TO FUTURE APPLICATION
- PREVIOUS DEVELOPMENT APPLICATION 5MW DATA CENTRE
- ASSET PROTECTION ZONE
- C INGROUND SERVICES - TO BE CLEAR OF TREES AND DEEP ROOTING VEGETATION

1 L213 DETAIL AREA 1
Scale: 1:1000

north

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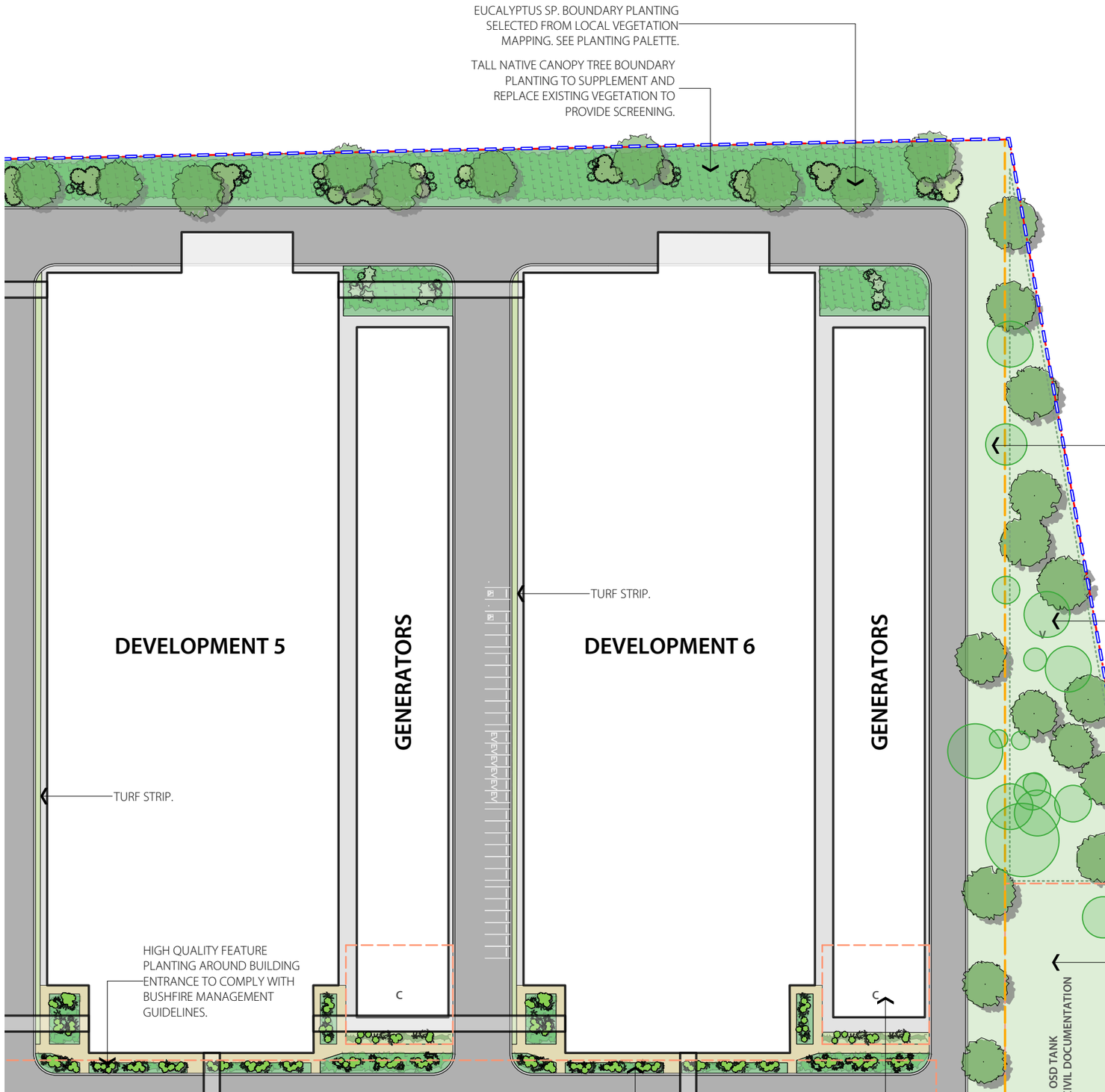
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DETAIL AREA 2 | L214

Marsden Park Data Centre, SSDA.



SITE BOUNDARY
EXISTING TREES TO REMAIN SUBJECT TO APZ REQUIREMENTS
PROPOSED TREE PLANTING AS SPECIFIED
TURF AREA AS SPECIFIED
MASS PLANTING SHRUBS
MASS PLANTING GRASSES AND GROUNDCOVERS
INTERNAL ROADWAY
INTERNAL FOOTPATH TYPE A
INTERNAL FOOTPATH TYPE B
E 6M ECOLOGICAL BUFFER ZONE
S FUTURE SUBSTATION SUBJECT TO FUTURE APPLICATION
PREVIOUS DEVELOPMENT APPLICATION 5MW DATA CENTRE
ASSET PROTECTION ZONE
C INGROUND SERVICES - TO BE CLEAR OF TREES AND DEEP ROOTING VEGETATION

1 L214 DETAIL AREA 2
Scale: 1:1000

north

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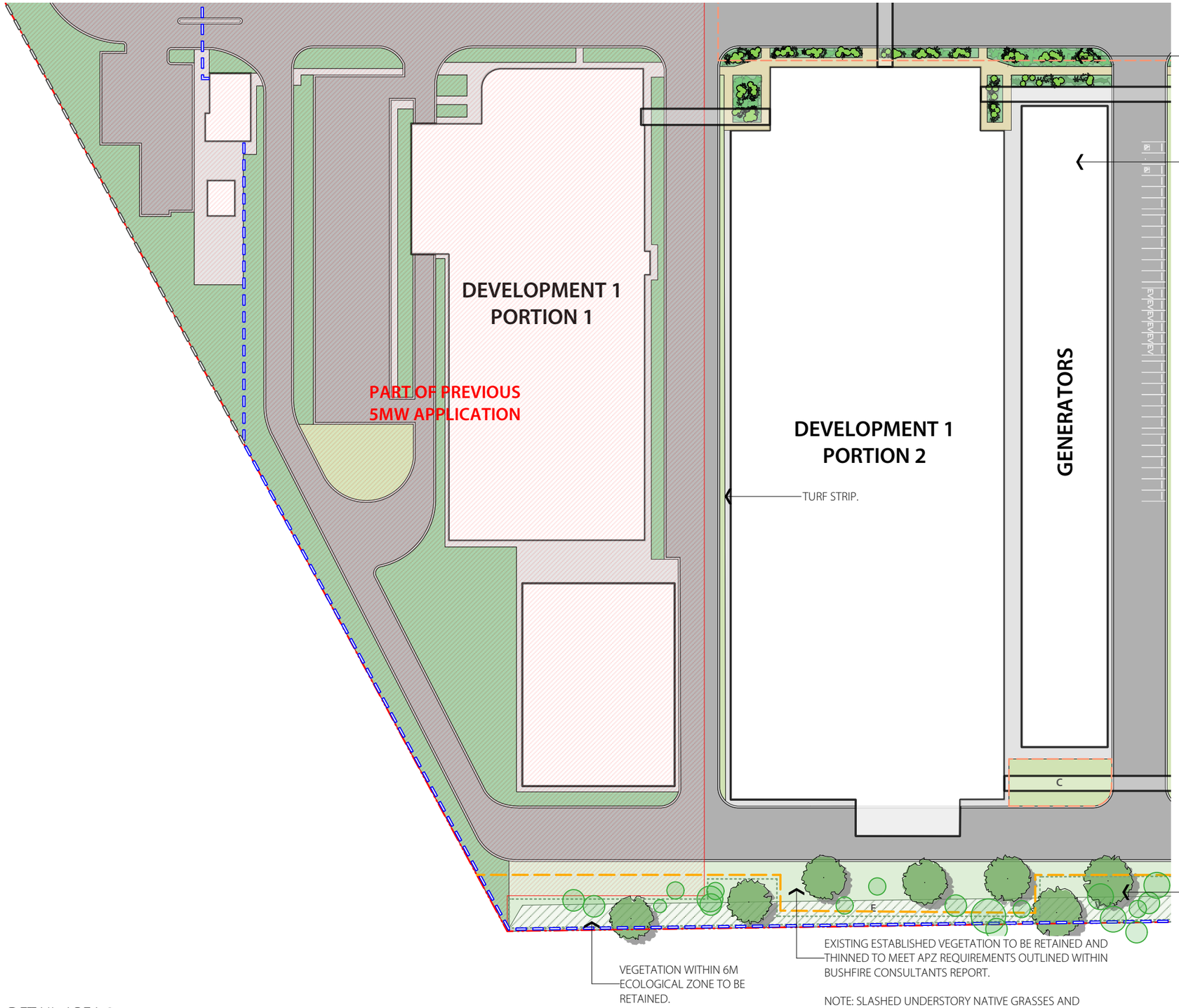
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DETAIL AREA 3 | L215

Marsden Park Data Centre, SSDA.



SITE BOUNDARY
EXISTING TREES TO REMAIN SUBJECT TO APZ REQUIREMENTS
PROPOSED TREE PLANTING AS SPECIFIED
TURF AREA AS SPECIFIED
MASS PLANTING SHRUBS
MASS PLANTING GRASSES AND GROUNDCOVERS
INTERNAL ROADWAY
INTERNAL FOOTPATH TYPE A
INTERNAL FOOTPATH TYPE B
E — 6M ECOLOGICAL BUFFER ZONE
S — FUTURE SUBSTATION SUBJECT TO FUTURE APPLICATION
PREVIOUS DEVELOPMENT APPLICATION 5MW DATA CENTRE
ASSET PROTECTION ZONE
C — INGROUND SERVICES - TO BE CLEAR OF TREES AND DEEP ROOTING VEGETATION

1 L215 DETAIL AREA 3
Scale: 1:1000

north

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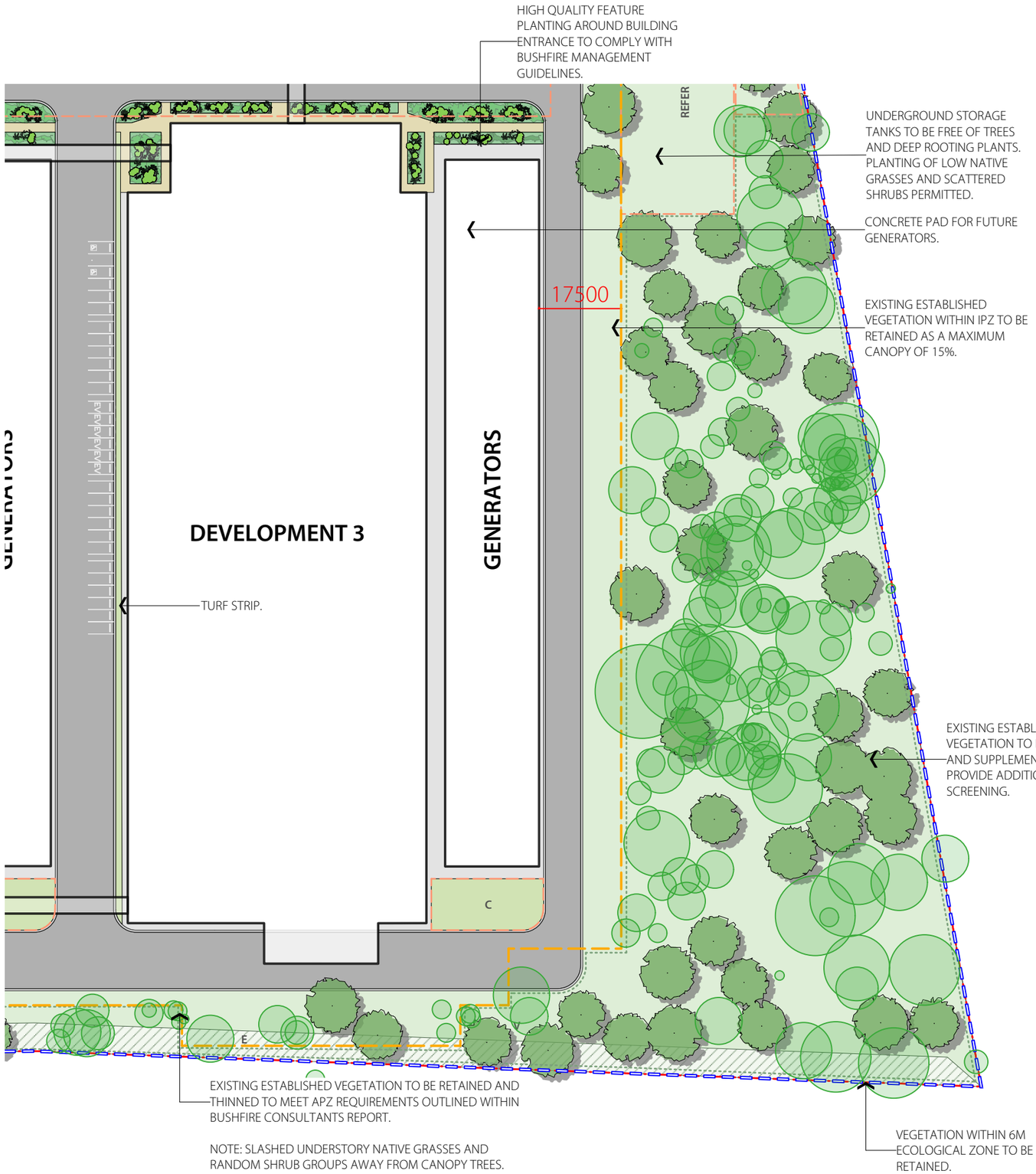
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DETAIL AREA 4 | L216

Marsden Park Data Centre, SSDA.



SITE BOUNDARY
EXISTING TREES TO REMAIN SUBJECT TO APZ REQUIREMENTS
PROPOSED TREE PLANTING AS SPECIFIED
TURF AREA AS SPECIFIED
MASS PLANTING SHRUBS
MASS PLANTING GRASSES AND GROUNDCOVERS
INTERNAL ROADWAY
INTERNAL FOOTPATH TYPE A
INTERNAL FOOTPATH TYPE B
E — 6M ECOLOGICAL BUFFER ZONE
S — FUTURE SUBSTATION SUBJECT TO FUTURE APPLICATION
PREVIOUS DEVELOPMENT APPLICATION 5MW DATA CENTRE
ASSET PROTECTION ZONE
C — INGROUND SERVICES - TO BE CLEAR OF TREES AND DEEP ROOTING VEGETATION

1 L216 DETAIL AREA 4
Scale: 1:1000

north

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STRATEGIES

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CANOPY COVERAGE | L312

Marsden Park Data Centre, SSDA.



SITE BOUNDARY

PROPOSED CANOPY COVERAGE

EXISTING CANOPY COVERAGE

Zone	Area (m2)	New Canopy (m2)	Existing Canopy (m2)	Canopy Coverage (m2)	Canopy Coverage (%)
Asset Protection Zone*	161718	4560	880	5440	3.4%
Vegetation Retenion Zone	19119	5413	6745	12158	63.6%
Total	180837	9973	7625	17598	9.7%

* SUBJECT TO CLEARING/THINNING BASED ON BUSH FIRE REPORT

1 L312 SITE CANOPY COVERAGE
Scale: 1:2000

north

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DEEP SOIL | L313

Marsden Park Data Centre, SSDA.



SITE BOUNDARY

DEEP SOIL ZONES
46481m2

Zone	Site Area (m2)	Deep Soil (m2)	Deep Soil (%)
Deep Soil Zone	180847	42989	23.8%

1 L313 DEEP SOIL ZONES
Scale: 1:2000

north

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IRRIGATION | L314

Marsden Park Data Centre, SSDA.



SITE BOUNDARY

AREA OF IRRIGATION
HIGH QUALITY LANDSCAPE ZONES / 6430m2

Zone	Site Area (m2)	Irrigation Area (m2)
Irrigation	180847	6430

1 L314 SITE IRRIGATION
Scale: 1:2000

north

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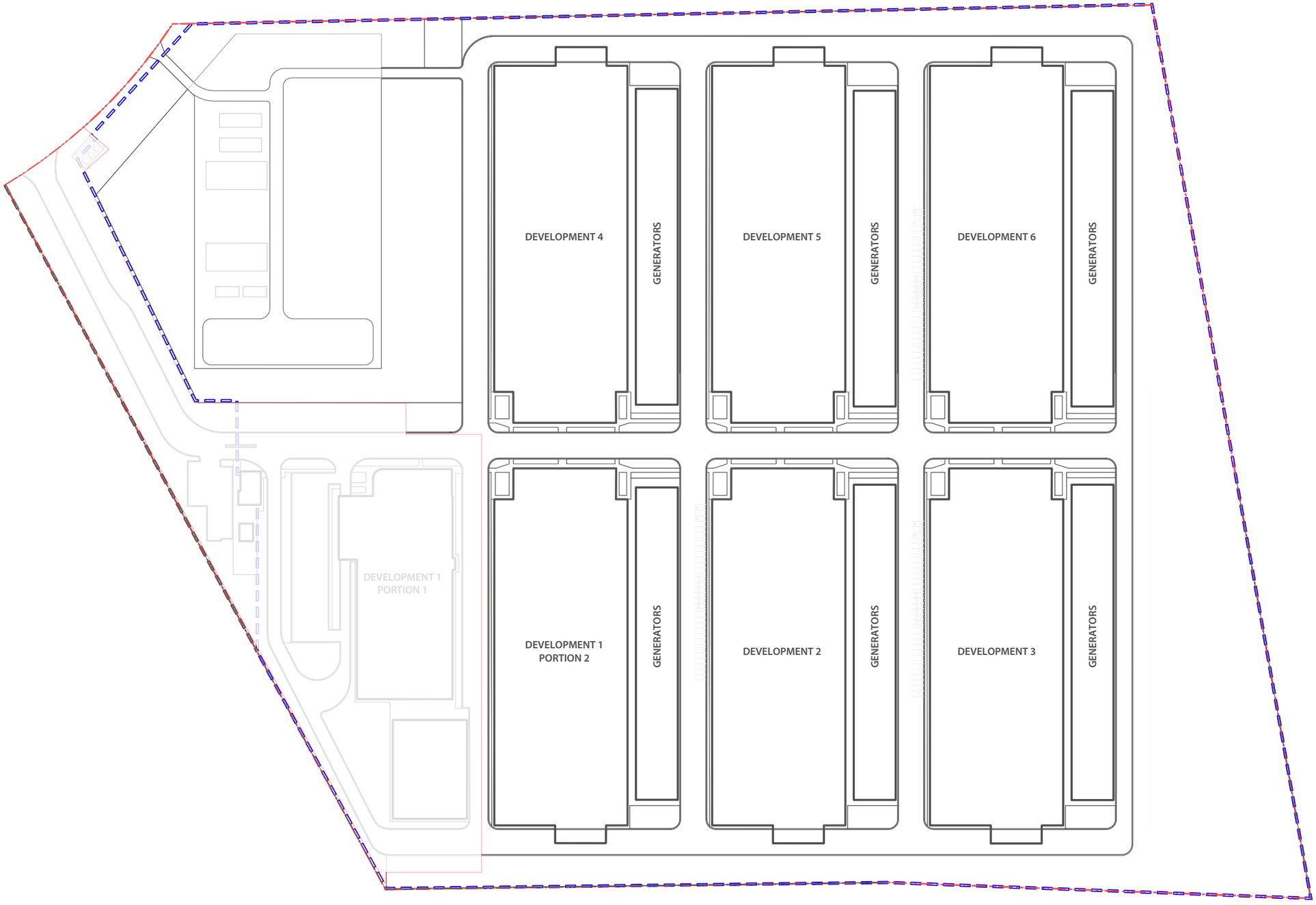
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FENCING | L315

Marsden Park Data Centre, SSDA.



SITE BOUNDARY

3M PALISADE SECURITY FENCING

EXISTING BOUNDARY FENCE

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PHASE: DA

DWG No: L315

REV: D

1 / L315 FENCING TYPES

Scale: 1:2000

north

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PLANTING SCHEDULE AND ORGANISATIONAL PLAN | L316

Marsden Park Data Centre, SSDA.



PLANT SCHEDULE - PROPOSED TREES

ID	Botanical Name	Common Name	Pot Size	Density	Potential Height	Potential Width
EuMo	Eucalyptus moluccana	Grey Box	25L	as shown	20m	10m
EuVi	Eucalyptus viminalis	Mana Gum	25L	as shown	30m	6m
LoCo	Lophostemon confertus	Brush Box	200L	as shown	25m	10m
TrLa	Tristaniopsis laurina	Water Gum	200L	as shown	10m	6m
WaFl	Waterhousia floribunda	Weeping Lilly Pilly	25L	as shown	10m	6m

PLANT SCHEDULE - PROPOSED SHRUBS

ID	Botanical Name	Common Name	Pot Size	Density	Potential Height	Potential Width
AlCa	Alpinia caerulea	Native Ginger	200mm	spot or hedge	1.5m	1.2m
CvBJo	Callistemon viminalis 'Better John'	Dwarf Bottlebrush 'Beter John'	200mm	1pm²	1.5m	1.2m
CvS	Callistemon viminalis 'Slim'	Fastigiate Bottlebrush 'Slim'	200mm	spot or hedge	3m	1.2m
PaRu	Pennisetum advena 'Rubrum'	Purple Fountain Grass 'Rubrum'	150mm	4pm²	0.75m	0.6m
Slxwc	Syzygium luehmannii-x-wilsonii	Lilly Pilly 'Cascade'	200mm	spot or hedge	4m	2m
TXa	Thaumatophyllum 'Xanadu'	'Xanadu'	200mm	1pm²	0.7m	0.7m
TlBB	Tristaniopsis laurina 'Burgundy Blush'	Dwarf Watergum 'Burgundy Blush'	200mm	1pm²	1.5m	1.5m
WeFr	Westringia fruticosa	Coastal Rosemary	200mm	1pm²	1.5m	1.2m
Zf	Zamia furfuracea	Cardboard Plant	300mm	spot / feature	1.2m	2m

PLANT SCHEDULE - PROPOSED GRAMMINOIDS

ID	Botanical Name	Common Name	Pot Size	Density	Potential Height	Potential Width
DiGS	Dietes grandiflora 'Di1'	African Iris 'Grand Star'	200mm	4pm²	0.9m	0.9m
De	Doryanthes excelsa	Gymea lily	200mm	spot / feature	3.0m	2.0m
ImCy	Imperata cylindrica	Blady Grass	150mm	4pm²	0.9m	0.6m spreading
LfS	Lomandra fluviatilis 'Shara'	River Lomandra 'Shara'	150mm	4pm²	0.6m	0.6m
LlT	Lomandra longifolia 'Tanika'	Mat Rush 'Tanika'	150mm	4pm²	0.6m	0.9m
LlK	Lomandra longifolia 'Katrinus'	Spiny-headed Mat-Rush 'Katrinus'	150mm	3pm²	0.9m	1.2m
PpK	Poa poiformis 'Kingsdale'	coastal poa 'Kingsdale'	150mm	5pm²	0.9m	0.6m

PLANT SCHEDULE - PROPOSED GROUNDCOVERS

ID	Botanical Name	Common Name	Pot Size	Density	Potential Height	Potential Width
Cg	Carpobrotus glaucescens	Pigface	200mm	3pm²	0.3m	2.0m Spreading
Ca	Chrysocephalum apiculatum	Yellow Buttons	200mm	4pm²	0.3m	0.6m
Hs	Hibbertia scandens	Golden Guinea Flower	200mm	1pm²	0.4m Can climb	4.0m Spreading
MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	200mm	3pm²	0.2m	1.2m
Rs	Rhagodia spinescens	Creeping Saltbush	200mm	1pm²	1.5m	2.0m
ZZG	Zoysia spp 'Zen Grass'	'Zen Grass'	200mm	5pm²	0.4m Variable	Spreading

REV	DATE	COMMENTS
D	26/8/24	REVISED ISSUE TO CLIENT
C	20/8/24	REVISED ISSUE TO CLIENT
B	20/8/24	ISSUE TO CLIENT FOR APPROVAL
A	2/7/24	DRAFT ISSUE TO CLIENT

PROJECT:
Marsden Park Data Centre, SSDA.

SITE:
Marsden Park, Sydney, NSW.

CLIENT:
CDC Data Centres

15175.5 Marsden Park Data Centre SSDA+.vwx 27/8/24

DRAWN: JA / SR
DATE: 7/5/24
SCALE: @A3

JOB NUMBER: **15175.5**
PHASE: **DA**
DWG No: **L316**
REV: **D**

1 L316 SITE PLANTING ORGANISATIONAL PLAN
Scale: 1:2500

north

terras landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926

PLANTING PALETTE | L317

Marsden Park Data Centre, SSDA.

TREES



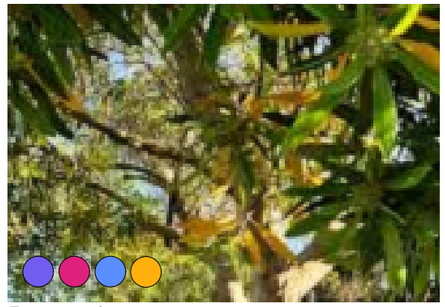
Eucalyptus moluccana



Eucalyptus viminalis



Lophostemon confertus



Tristaniopsis laurina



Waterhousia floribunda

SHRUBS



Alpinia caerule



Callistemon 'Better John'



Callistemon 'Slim'



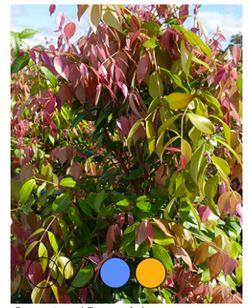
Westringia fruticosa



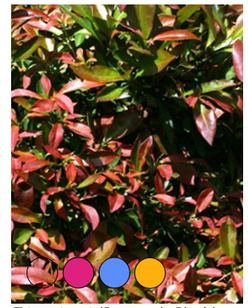
Pennisetum 'Rubrum'



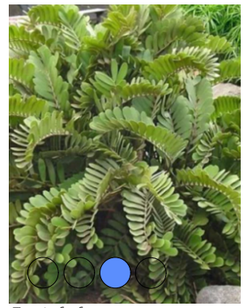
Philodendron Xanadu



Syzygium 'Cascade'



Tristaniopsis 'Burgundy Blush'



Zamia furfuracea

GRASSES



Dietes grandiflora



Doryanthes excelsa



Imperata cylindrica



Lomandra 'Katrinus'



Lomandra 'Tanika'

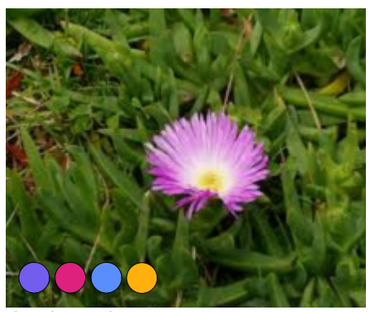


Lomandra 'Shara'



Poa 'Kingsdale'

GROUNDCOVERS



Carpobrotus glaucescens



Chrysocephalum apiculatum



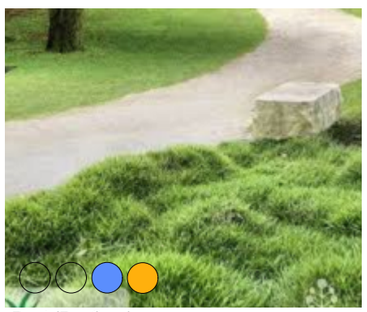
Hibbertia scandens



Myoporum parvifolium



Rhagodia spinescens



Zoysia 'Zen Grass'

PLANTING AREA LEGEND

SEE SHEET L303

- REVEGETATION
- CAR PARK
- ORNAMENTAL
- GENERAL INTERIOR

north

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