

ARCADIA

SYD1 ST2
SSDA Landscape Report

Prepared for GreenSquare DC
MAY 2026



ONE ANALYSIS

Introduction

This report has been prepared on behalf of Project Garden 1 Pty Ltd as trustee for the Norwest Property Trust (the applicant) in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The SSDA seeks development consent for the construction and operation of a data centre, with a total power consumption of approximately 96MW. The proposal will form part of a state-of-the-art data centre campus operated by Green Square Data Centres (Green Square DC), equipped to cater for growing data storage needs within Australia and the emergence of artificial intelligence (AI).

This report provides detailed site-wide landscape strategy and respond to the Secretary's Environmental Assessment Requirements (SEARs) issued by DPHI on 8 April 2025 in relation to the project.



Response to SEARs

Item	Issue and Assessment Requirements	Section (Reference in this Report)
Trees and Landscaping	• Provide a detailed site-wide landscape plan, that: / identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been explored and/or informs the plan. / details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). / demonstrates how the proposed development would: – contribute to long term landscape setting in respect of the site and streetscape. – mitigate the urban heat island effect and ensure appropriate comfort levels on-site. – contribute to the objective of increased urban tree canopy cover. – maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	Section 3 - Landscape Design Section 4 - Planting Section 5 - Urban Heat Island Effect

Context

The site is known as 3 Brookhollow Avenue, Norwest (Lot 2021 DP 831173) and is in the Norwest locality, which forms part of the Hills Local Government Area (LGA). Development surrounding the site comprises of a mix of commercial, retail and residential land uses as described below:

- To the north of the site is Norwest Boulevard, commercial office buildings, an early learning centre, 'Castle Pines' retirement community and Castle Hill Country Club Golf Course;
- To the east of the site is Windsor Road, commercial office buildings, small pockets of residential development and industrial development;
- To the south of the site is Brookhollow Avenue, commercial developments, a hotel and medium density residential development; and
- To the west of the site is commercial development, including a shopping centre (Norwest Marketown), various retail offerings and the Norwest Metro Station.

The site is well serviced by public transport including bus and Metro. Norwest Metro Station provides connections to Tallawong in the northwest and Sydney CBD to the southeast. Bus stops along Norwest Boulevard provide connections through to Parramatta, Seven Hills and Rouse Hill.

As shown in the below mapping, the site is in proximity to Strangers Creek and Brookhollow Reserve, located at the site's southwestern border. Norwest Lake is located approximately 90m northwest of the site.



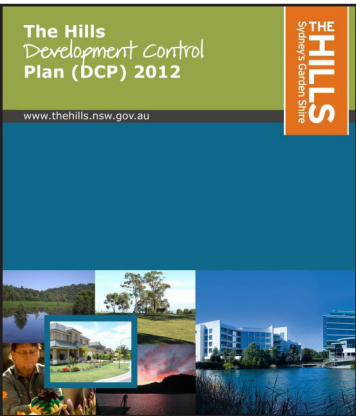
Background Documents

Government Architect, Local Government and Site Specific

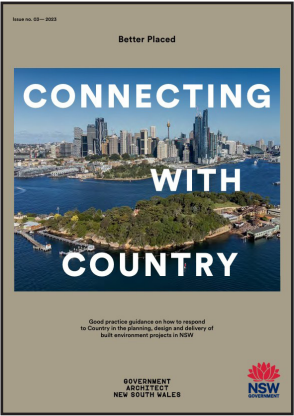
The provision of the landscape design is to be considered within the The Hills Shire’s overall planning framework.



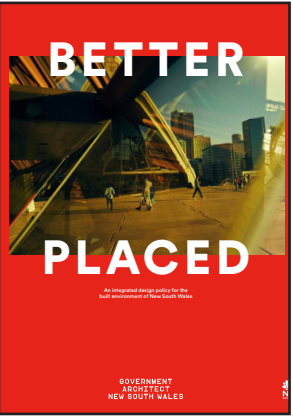
Norwest Precinct Plan (2024)



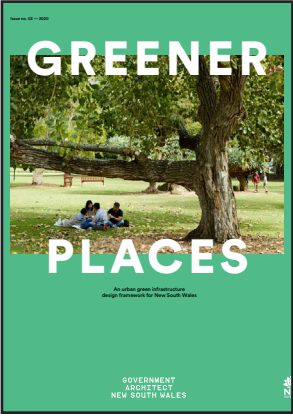
The Hills Shire DCP (2012)



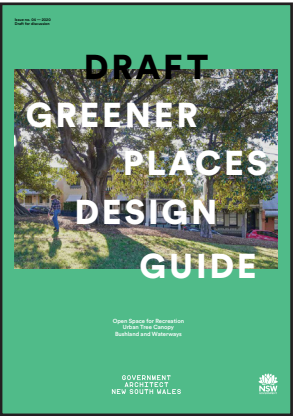
Connecting with Country (2023)



BetterPlaced (2017)



Greener Places (2020)



Draft Greener Places Design Guide (2020)



Good Urban Design (2019)



Implementing Good Design (2018)



Evaluating Good Design (2018)

History & Heritage

The Colony's 'Bread Basket'

Along the Hawkesbury River alluvial sands and gravels brought from faster waters higher upstream have been dumped along the slower flowing edges of the river, together with remains of vegetation (particularly after floods). Over time these alluvial deposits have built up pockets of good soils, some quite extensive. These attracted the early farming ventures along the River from the end of the 18th century, and created the Colony's 'bread basket'.

Hills Shire Industry

No heavy industries were developed in The Hills Shire, however the extraction of raw materials and manufacturing plants has played a part in the Shire's history and development. The plant at Darling Mills founded in 1825 as a steam powered flour mill catered for local farmers' wheat crops. The mill diversified over the years into the making of linseed oil, tanning, candle making and a tweed factory.

The primary extractive industry in the Hills area was timber. Cedar along the Hawkesbury was a valuable commodity and was used in the construction of numerous homes in the region. Today, a number of sand mines now operate in the northern parts of the Shire.



Pre 1788

The Darug tribe of which consisted a number of family groups (including the Burramattagal and the Toongagal/Tuga) occupied most of Western Sydney (present for at least 40,000 years). The families of the Cumberland Plain usually camped within 100m of permanent water sources. Evidence of their settlements can be found in places such as West Pennant Hills (dating c. 12,000 years).

1788

European Arrival. Aboriginal
custodianship of the Cumberland
Plain by the Darug people.

1799

Seven Hills was sub-divided by the Crown into a series of grants to free settlers including 500 acres was transferred to James Robertson.

Convict uprising at Castle Hill and Battle for Vinegar Hill in 1804.

1860s

From the 1860s large areas of land from Parramatta to Dural grew fruit. Bella Vista Farm, for example, quintupled its landholding to grow significant wool and citrus crops and was considered one of the major producers in the late 19th century.

1949

North Sydney Brick and Tile Company Limited (Norbrik). Norbrik purchased a total of a thousand acres of land with part being used for their brick and tile manufacturing plant which operated on part of the site from 1956 to 2002.

1992 - 1993

First Stage of Norwest Business Park. The first large-scale business park in Australia of some 377ha was brought to the market. In 1993 Cathay Pacific purchased the subject site and constructed the Data Centre which still stands on the site today, which opened in 1995.

Today

The site and surrounds continue to grow and develop as new adjacent developments around the Norwest Station (Marketown, Essentia, Haven etc). This coinciding with predicted growth in population (within Baulkham Hills area - Sourced from .id Consulting Pty Ltd) by about 13%.

Site Analysis

Wind and Solar Analysis

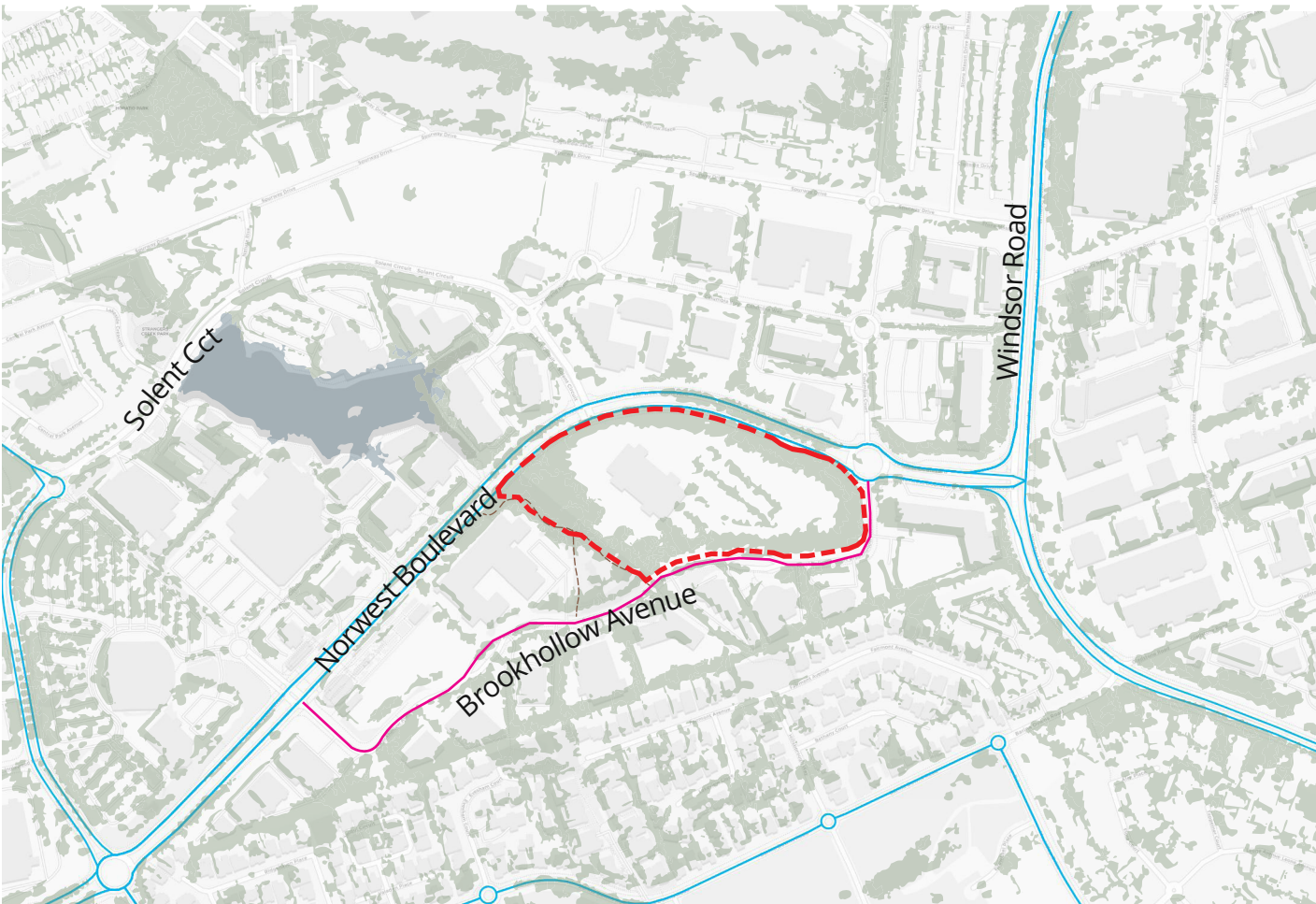
Consistent with broader mid-southern NSW conditions, the site experiences approximately 15 hours of daylight in summer and around 9.5 hours in winter. Wind conditions are generally mild, with the prevailing and strongest winds originating from the south-west. A dense planting buffer along the perimeter of the site will act as an effective windbreak.



- KEY
- WIND
 - SOLAR
 - SITE

Access & Circulation

Access to the site is via Brookhollow Avenue to the south, which is a local two lane road. This connects to Norwest Boulevard which is located to the north of the site and is an arterial road with four lanes. Bus stops are situated along Norwest Boulevard to the northeast. A number of secondary roads are located in the surrounds, however, do not provide access to the site.

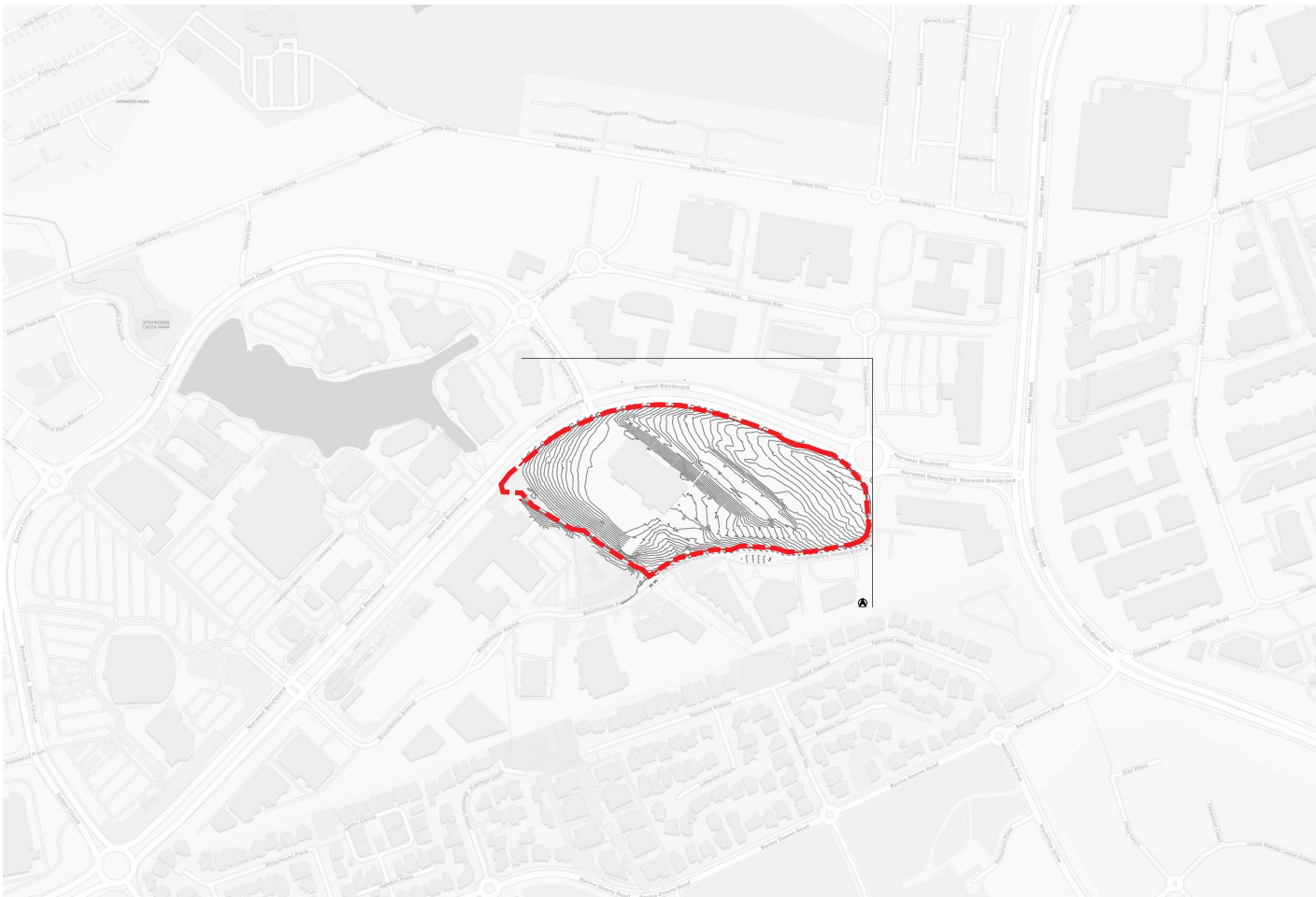


- KEY
- HIGHWAYS
 - SECONDARY ROAD
 - PEDESTRIAN LINKS
 - SITE

Site Analysis

Topography

The broader region is characterised by softly rolling hills and gentle slopes. Topography is gently undulating and slopes from the east of the site to the southwest, descending approximately 20m. A vegetated embankment is evident along the edge of Norwest Boulevard into the site. Based on a review of topographical mapping, the site appears to fall from east to west from a maximum height of RL104 in the northeastern corner of the site to RL82m along the western portion of the site.



KEY

- CONTOURS
- SITE

Vegetation

The frontage along Norwest Boulevard and Brookhollow Avenue is defined by a continuous green band of moderate to dense vegetation, with large canopy trees including Eucalyptus punctata, Casuarina cunninghamiana and Eucalyptus saligna. More than 400 established trees frame the site, particularly adjacent to the existing carpark, providing shade, habitat, and strong landscape character. Historically part of the Cumberland Plain Woodland, the area has been carefully retained within an urbanised setting, offering a rare and enduring ecological asset that anchors the site within its natural context.



KEY

- INDICATIVE EXTENT OF EXISTING VEGETATION
- NORWEST LAKE
- SITE

Existing Site Conditions





TWO VISION

Landscape Vision

Our vision for the site is to celebrate and enhance the existing ecological character that makes it unique. Anchored by a 20-metre-wide green belt and more than 400 mature trees, the landscape already provides shade, habitat, and a living connection to the Cumberland Plain Woodland. By maintaining and strengthening this canopy, underplanting with native species, and integrating a sympathetic planting palette, the design builds on these natural assets rather than replacing them.

This approach creates a resilient, functional, and people-focused setting that balances operational needs with environmental performance. The landscape will soften the built form, protect biodiversity, and deliver cohesive outdoor spaces that support wellbeing, cultural connection, and long-term care for Country.



Landscape Principles



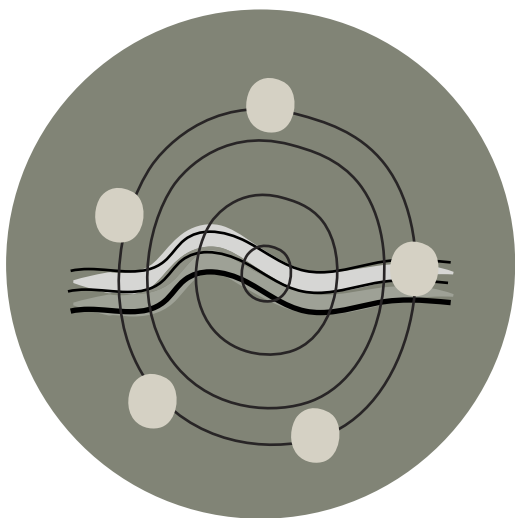
Green Belt

Maintain the existing 20m green belt around the site and provide supplementary planting to maximise the screening effect and reinforce the character of the surrounding vegetation.



Low-maintenance functionality

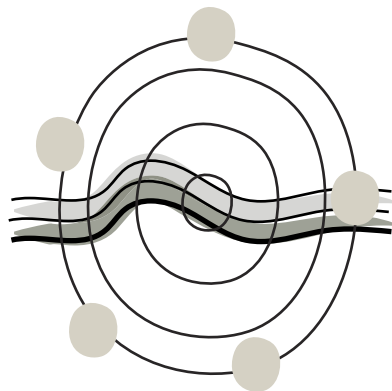
Design landscapes with local and endemic planting that requires minimal maintenance while remaining resilient to varied operational and environmental conditions.



Grounded in Country

The landscape functions as a living system that supports habitat and security through planting. Interpretive art provides learning opportunities to share cultural stories and knowledge. Reclaimed materials celebrate the site and provide habitat and a sustainable environment.

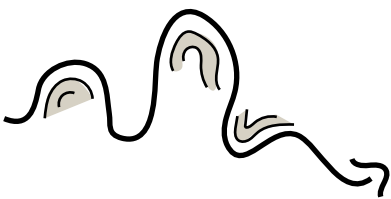
Connection to Country



Native planting is used as both a visual and experiential link to Country, expressing seasonal change, supporting biodiversity, and restoring endemic plant communities that reflect the existing landscape character. Through this selection, the planting palette fosters a sense of belonging, continuity, and respect for the living systems that sustain community and place.



Shared Green Belt



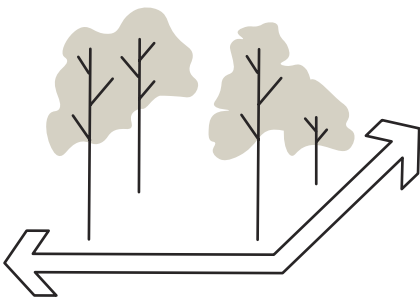
The site is currently distinguished by a 20-metre-wide green belt and more than 400 established trees, a living buffer that softens the built form and anchors the project within its natural setting. This existing canopy provides shade, habitat, and biodiversity value, forming the foundation of the landscape vision.

Building on this strength, the green edge will be enriched with layered native underplanting, pathways, and places to pause, creating a continuous landscape experience that strengthens the site's relationship with Norwest Business Park and the broader ecology of the Cumberland Plain. Recycled sandstone elements and seating can encourage rest and reflection, while interpretation of cultural and heritage stories, potentially through works by local Indigenous artists, will reinforce connection to Country.

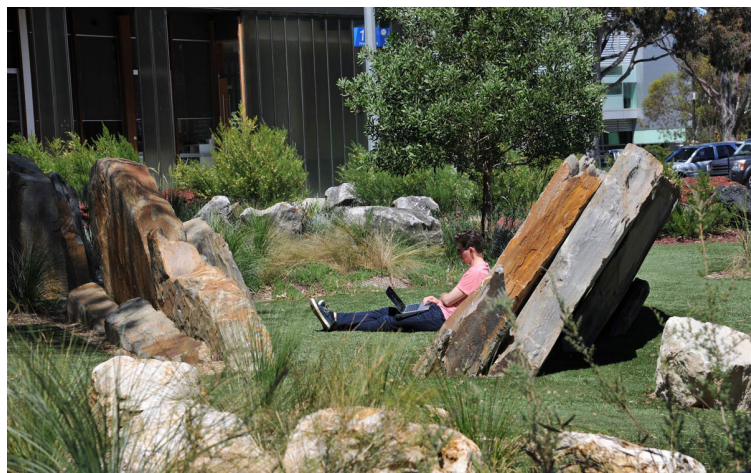
Together, these edges will protect and enhance the habitat that already exists, while transforming the site into a place that not only supports critical infrastructure but also gives back to community, ecology, and culture through connection and shared experience.



Recycle, Sustainable and Functional



Designed with principles of simplicity and longevity, using planting and materials that thrive with minimal intervention and allow the place to mature gracefully over time. Spaces are designed to be functional yet inviting, supporting everyday use while maintaining a sense of character and beauty. Grounded in Country, the design draws on landform, recycled materials that are locally sourced and habitat creation to root the site in its natural and cultural setting, creating a landscape that feels enduring, meaningful and connected.





THREE
**LANDSCAPE
DESIGN**

Landscape Masterplan

- KEY
- 1 Vehicle Entry / Exit
 - 2 Native Planting to edge to soften built form
 - 3 Trails through existing vegetation. Opportunities for collaboration with local artists.
 - 4 Proposed Fence
 - 5 Proposed Substation
 - 6 Existing Vegetation retained and supplemented with additional planting
 - 7 Pedestrian entry
 - 8 Workers Amenity

- Fence
- Site boundary
- Setback



Workers Amenity Concept Development

The concept for the amenity area is derived from the geometry and colours of the Bogong Moth, reflecting the idea of shared responsibility and caring for Country (Everick Heritage 2025). The pointed, triangular wing shape informs the arrangement of paths and seating edges.

The colour palette is drawn directly from the body and wings, using warm browns and muted earthy tones to establish a cohesive and natural character. Together, these elements form a unified design approach that is grounded in place.



Workers Amenity Concept Development

The geometry is applied directly to the layout, with the curved wing shapes used to define seating zones.

The central path reflects the moth's body line, guiding movement through the space.

The earthy tones are introduced through surface finishes, creating a cohesive look that links back to the moth's natural colouring.



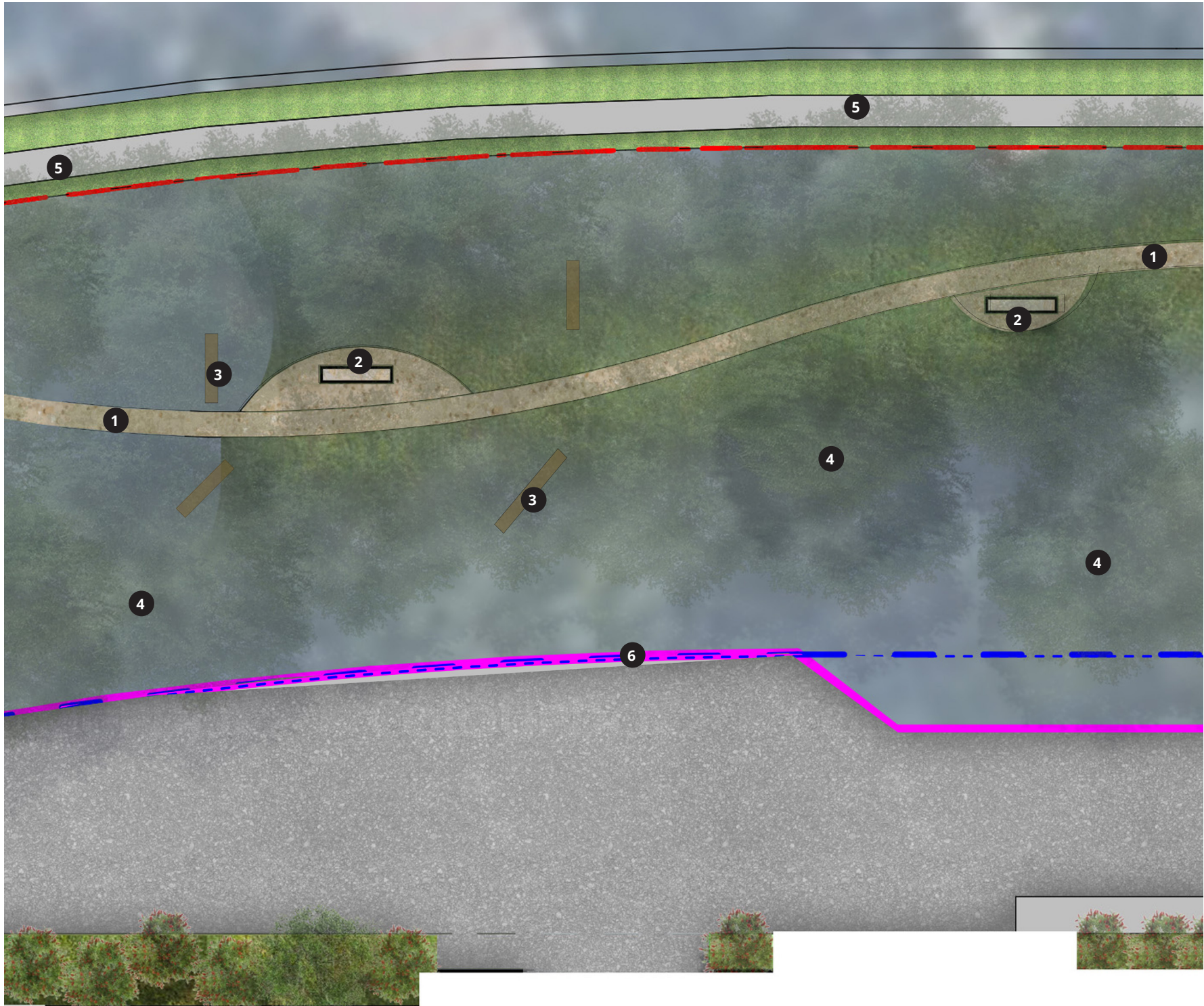
Workers Amenity



- KEY
- 1 Entry to Workers Amenity
 - 2 Walkway
 - 3 Crushed Sandstone Paving
 - 4 Recycled Sandstone seating
 - 5 Low Security Planting
 - 6 Pedestrian Access through Stage 1
 - 7 Existing Vegetation retained



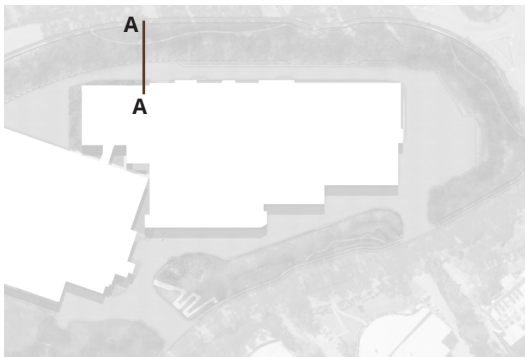
Trails through the 20m Green Belt



- KEY
- 1 Trail through existing 20m green belt
 - 2 Seating with interpretation
 - 3 Logs with Hollow
 - 4 Existing vegetation to be retained
 - 5 Existing footpath along Norwest Boulevard
 - 6 Proposed fence
 - 7 Proposed Stage Building



Sections



Norwest Boulevard Road Reserve | Existing vegetation retained. Bird boxes, hollows and logs made from trees that require removal. | Proposed Internal Road | Proposed Data Centre

SECTION AA - TYPICAL SECTION THROUGH TRAIL THROUGH 20M GREEN BELT

CwC Design Principles

The proposal has been shaped by the themes identified in the walk on country, undertaken with Dharug custodians in September, 2025. The importance of habitat creation, materiality and water were presented as key ideas and themes that should be considered in the landscape design.

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

- Opportunity to incorporate art and interpretation through native planting, reference to the historical waterways and locally significant materials.
- Retention of existing native vegetation in perimeter of site and further supplementary planting for habitat creation and biodiversity outcomes.
- Bird boxes, hollows and logs made from trees that require removal.
- Seed collection from removed trees to retain local species and propagate for supplementary planting.
- Use of locally significant materials and colours and textures that reflect the natural features of the site.
- Nature trail with seating areas through the green perimeter, located between trees to avoid removal where possible, provides amenity for workers and community.



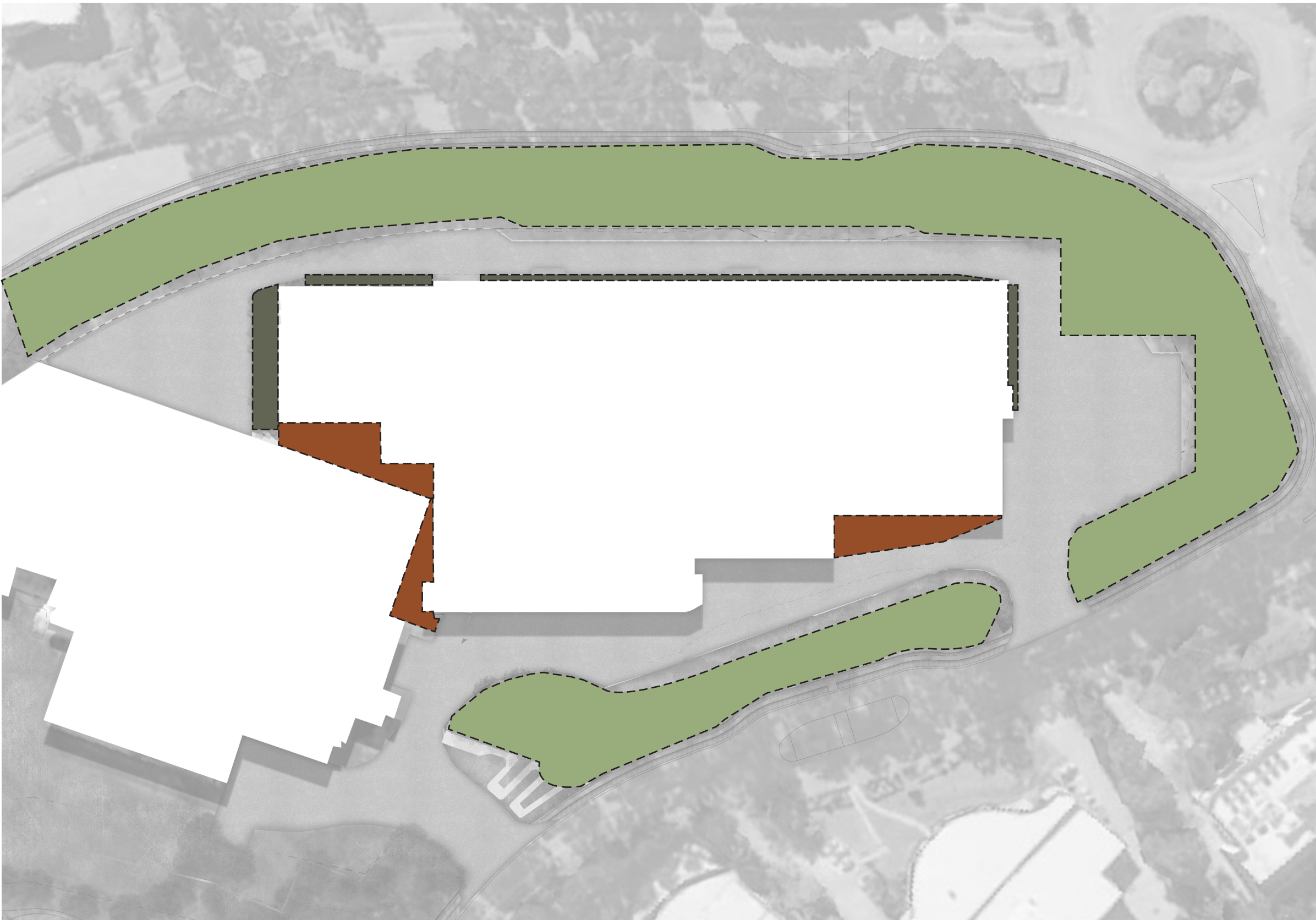
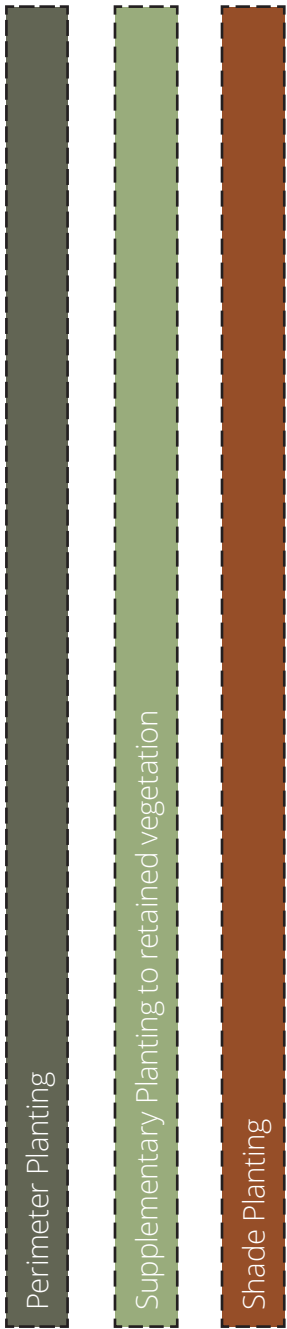
Deep Soil



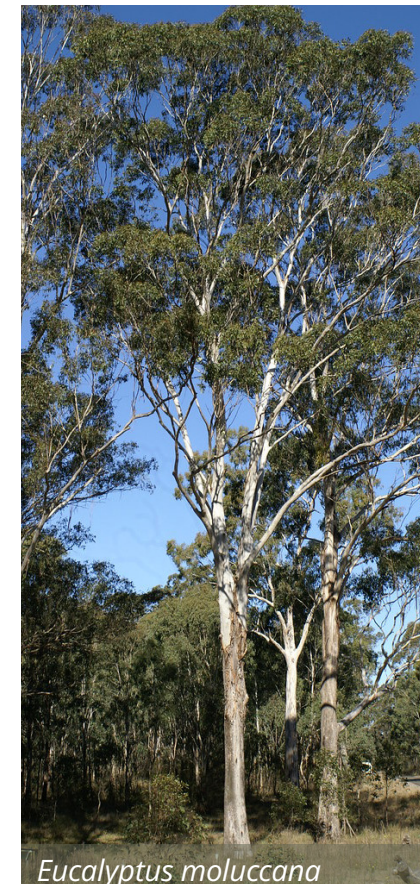
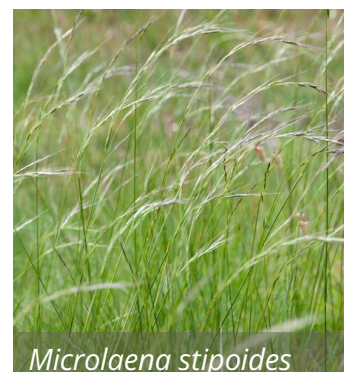
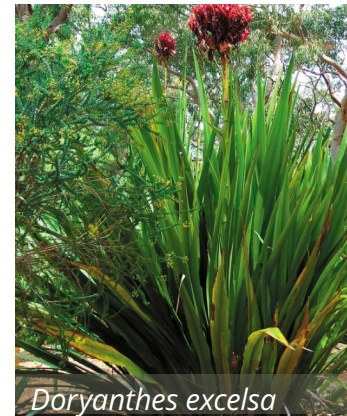


FOUR PLANTING

Planting Strategy - Masterplan



Planting Palette



Perimeter Planting

Supplementary Planting to retained vegetation

Shade Planting

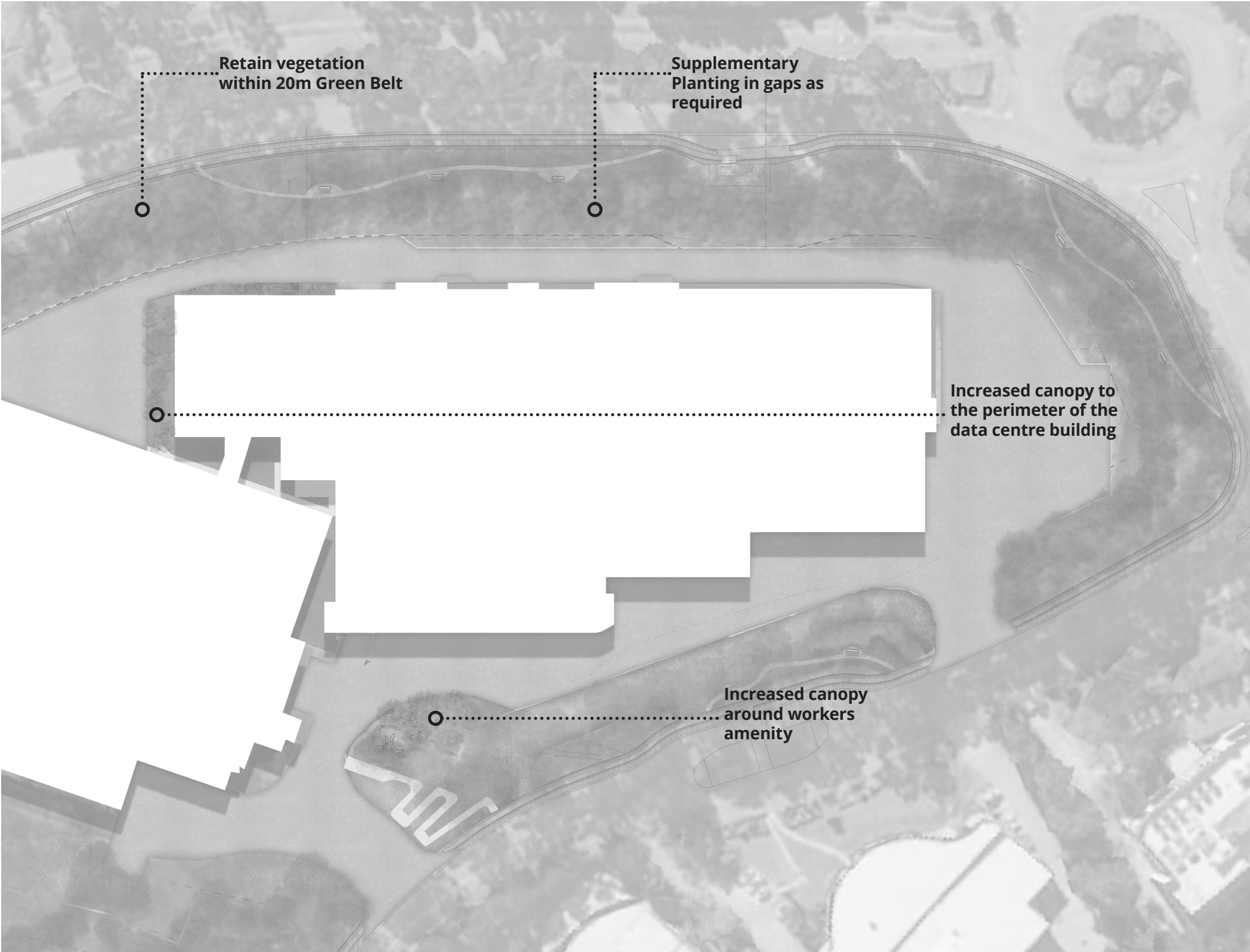


FIVE URBAN HEAT ISLAND EFFECT

Urban Heat Island Effect

The landscape design aims to mitigate the urban heat island effect and ensure appropriate comfort levels on site. Strategies include:

- Existing vegetation within the 20m green belt retained.
- Supplementary planting within the 20m green belt as required in gaps to compensate for the tree being removed during consruction.
- Increased canopy coverage through additional planting along the perimeter of the data centre building and workers amenity area.



Canopy Coverage



Tree Removal and Retention Plan

A total of 607 individual trees surveyed are proposed for retention. The full schedule of tree to be retained and removed is available in the Arborists report. For mitigation measures refer to Arborists report.

Stage 2

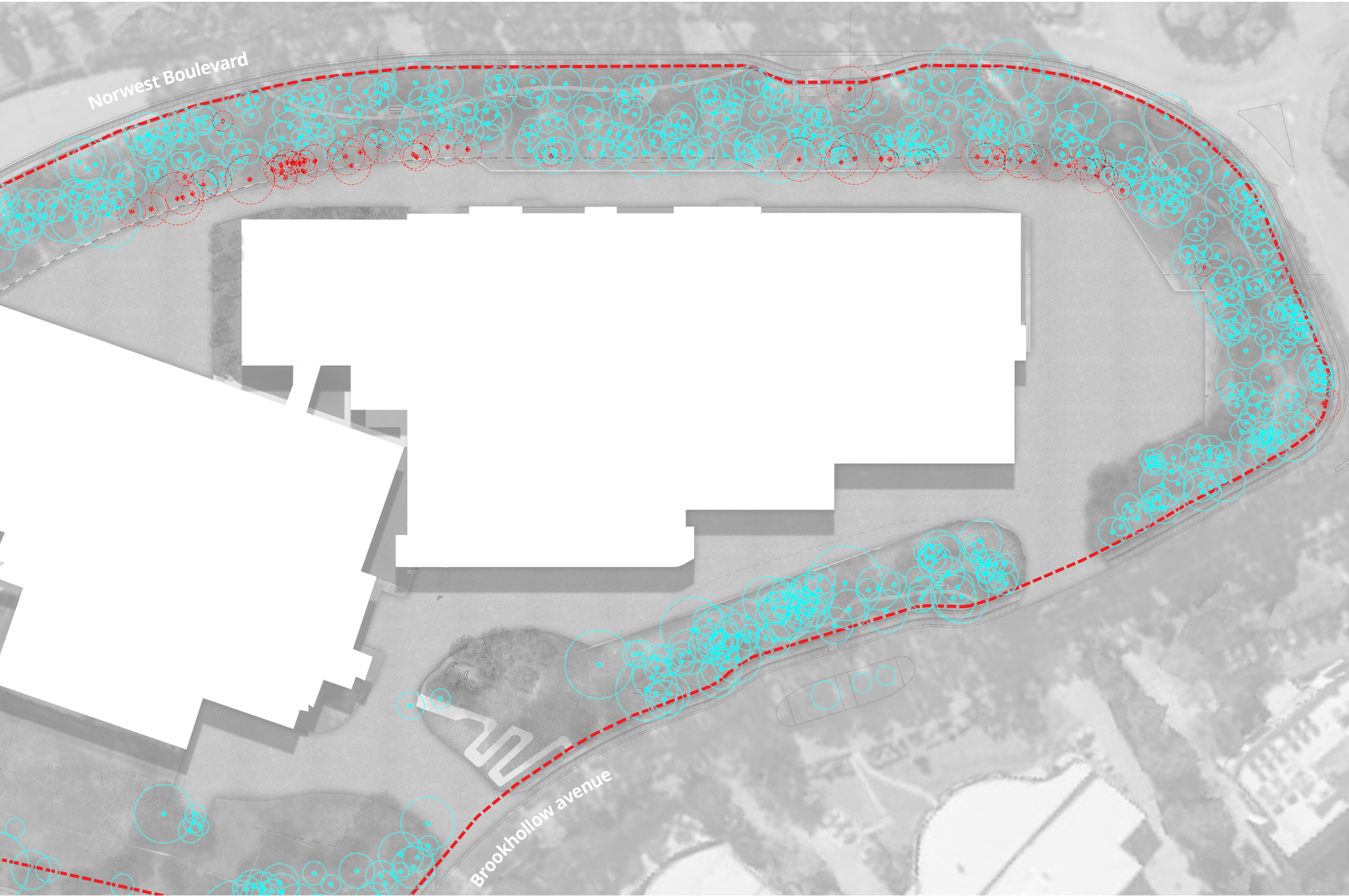
A total of 60 trees have been recommended to be removed which consists of 7 Low retention value trees and 53 moderate retention value trees. The trees have been proposed to be removed due to the following:

- / 54 trees are located within the footprint of the development and must be removed for the development to proceed. This consists of 2 low retention value trees and 52 moderate retention value trees.
- / 1 tree have a major encroachment from the proposed development of over 10%. These trees have been recommended for removal to accommodate the proposed development due to the major TPZ encroachment and root loss. This consists of 1 low retention value trees.
- / 5 trees are required to be removed due to the poor health and structural condition. This includes 5 low retention value trees.

Stage 1, early earthwork/substation, Stage 2

A total of 321 trees has been recommended to be removed which consists of 44 Low retention value trees and 277 moderate retention value trees. The trees have been proposed to be removed due to the following:

- / 232 trees are located within the footprint of the development and must be removed for the development to proceed.
- / 15 trees have either major encroachment or moderate encroachment with structural root zone encroachment by the proposed development.
- / 74 trees are showing no or minor encroachment from the proposed development, they are proposed to be removed because of their health or structural condition, and the direct conflict with the security fence and camera clearance area.



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