

NEXTDC S4 Data Centre

16 Johnston Crescent, Horsley Park

Landscape SSDA Report

S4-LAS-NXT-REP-00000



SITE IMAGE
Landscape Architects



Contents

Introduction & The Site	3
Planning Framework	4
Landscape Masterplan	5
Johnson & Burley Street Corner	6
Johnson Crescent Frontage	7
Carpark and Building Perimeter	8
Ecological Zone Interface	9
Building 1 Level 2 Amenity	10
Building 2-5 Level 3 Amenity	11
Planting Strategy	12
Existing Trees and Canopy Cover	16
Greener Places Design Response	17

Revision	Issue	Date
CP01	Preliminary	09.02.2024
CP02	Preliminary	26.02.2024
CP03	For Comment	15.03.2024
CP04	For Comment	19.03.2024
CP05	For Comment	14.06.2024



SITE IMAGE
Landscape Architects

Level 1, 3-5 Baptist Street
Redfern 2016 NSW
02 8332 5600

Introduction & The Site

This SSDA seeks approval for the NEXTDC S4 Project related landscape works including:

Development Frontages

Amenity areas

Boundary Planting

The site is located in Horsley Park within the Fairfield Council LGA. The site was formerly used for quarrying and manufacturing. As part of estate subdivision works grading and retaining has taken place as a result the central are of the site is reasonably flat with level changes to the boundaries. No trees are present on the site with the exception of some small public domain trees to the Johnson Crescent frontage.



Planning Framework

This report has been prepared to address the following plans and policies

Western Sydney Employment Area – Fairfield Development Control Plan 2016

Fairfield Citywide DCP 2013

Fairfield Citywide DCP 2013

Other relevant background reports include

The Greener Places Design Guide 2020

Other reports to be read in conjunction with the landscape report

Urban Design Report

Civil Engineers Documentation

Architectural Documentation

Bushfire Report



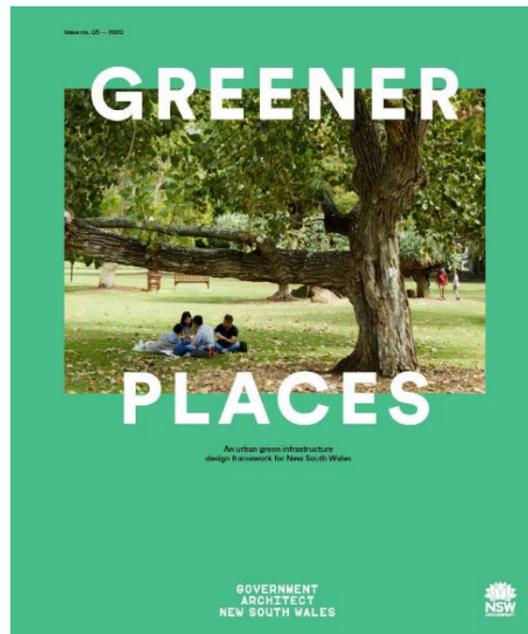
Development Control Plan



327-335 Burley Road, Horsley Park
March 2016



Peter Andrews + Associates
PTY LTD



Sears Responses

7. Trees and Landscaping

- Provide a detailed site-wide landscape plan, that:
 - o 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.
 - o 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).
 - o 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.
 - 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

Response

Refer Existing Trees and Canopy Cover P16

Refer planting strategy P12-15 and precinct summaries

Refer planting strategy P12-15 and precinct summaries

Refer planting strategy P12-15 and precinct summaries

Refer planting strategy P12-15, Existing Trees and Canopy Cover P16 and precinct summaries

Refer Greener Places Design Response

17

Landscape Masterplan

Burley Road / Southern Link Road

- A** Presentation planting to street corner
- B** Massed planting and canopy trees to top of wall and Burley Rd Frontage
- C** Presentation entry feature planting to Johnson Crescent
- D** Boundary planting
- E** Vegetated Managed ecological zone subject to bushfire, ecological and VMP requirements.
- F** Electricity Easement 4.5m wide right of access - no built form or planting

Existing keystone retaining wall
Existing street trees

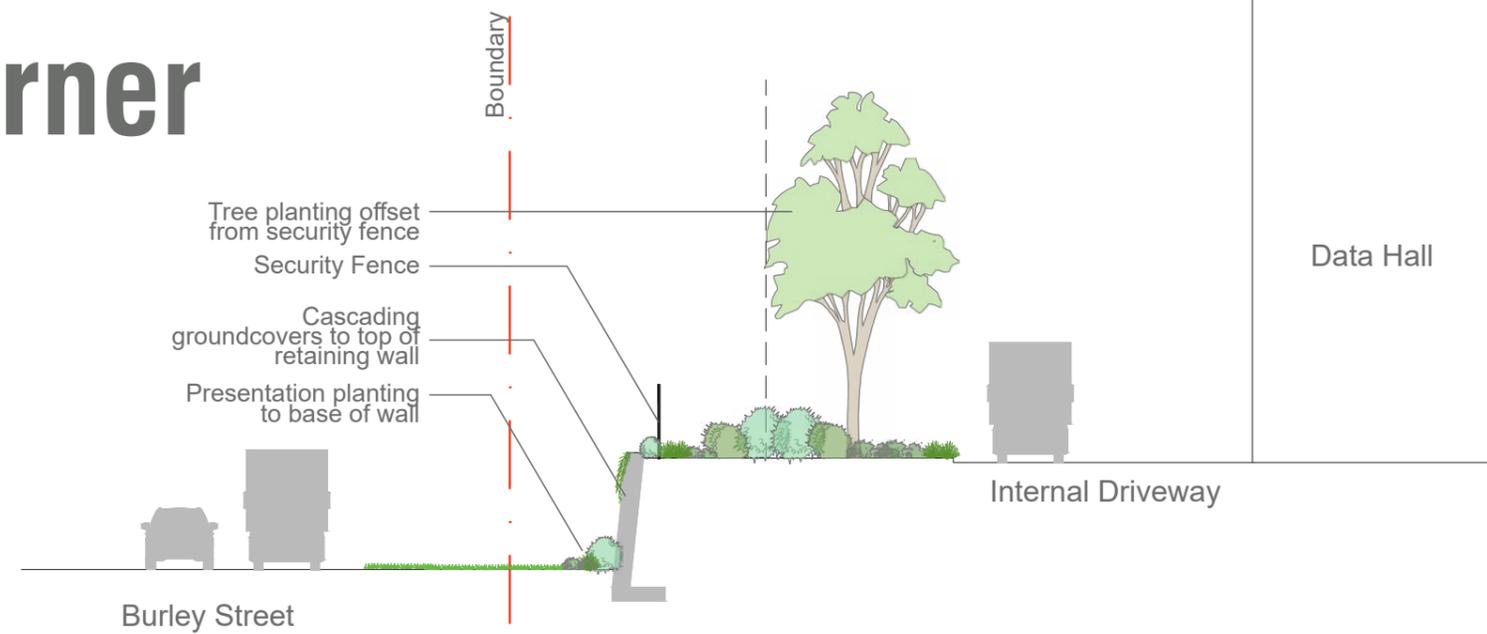
Johnson Crescent



Johnson & Burley Street Corner

The Johnson & Burley Street corner serves as a prominent arrival point to the site. Significant level changes are captured through existing retaining walls constructed as part of estate works previously undertaken.

The landscape proposal of native canopy trees and massed understory planting for this location will soften the scale of the retaining wall while adding texture and variety as an entry gateway.

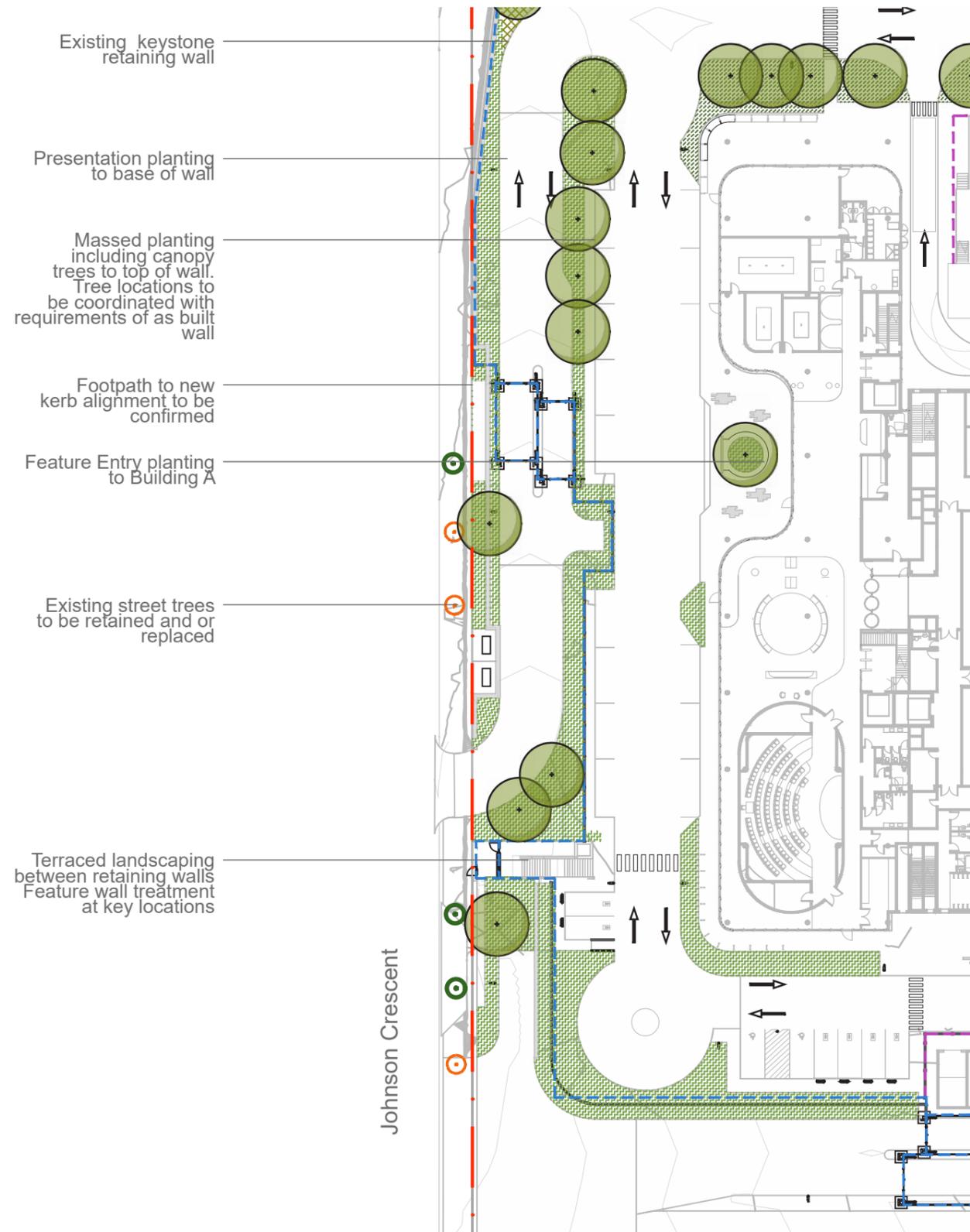


Section A



Johnson Crescent Frontage

The Johnson Crescent Frontage provides vehicular and pedestrian entry points to the site. Landscaping in this location will be integrated with proposed architectural finishes to assist with wayfinding. Massed tree and shrub planting will soften proposed and existing retaining walls.



Carpark and Building Perimeter

Landscape to the perimeter of buildings will provide visual softening and opportunities for tree planting adjacent car parking and circulation pathways.

Understory planting will typically be low to maintain sightlines for vehicle movement and surveillance with clear trunk canopy trees providing shading to hardstand.



Ecological Zone Interface

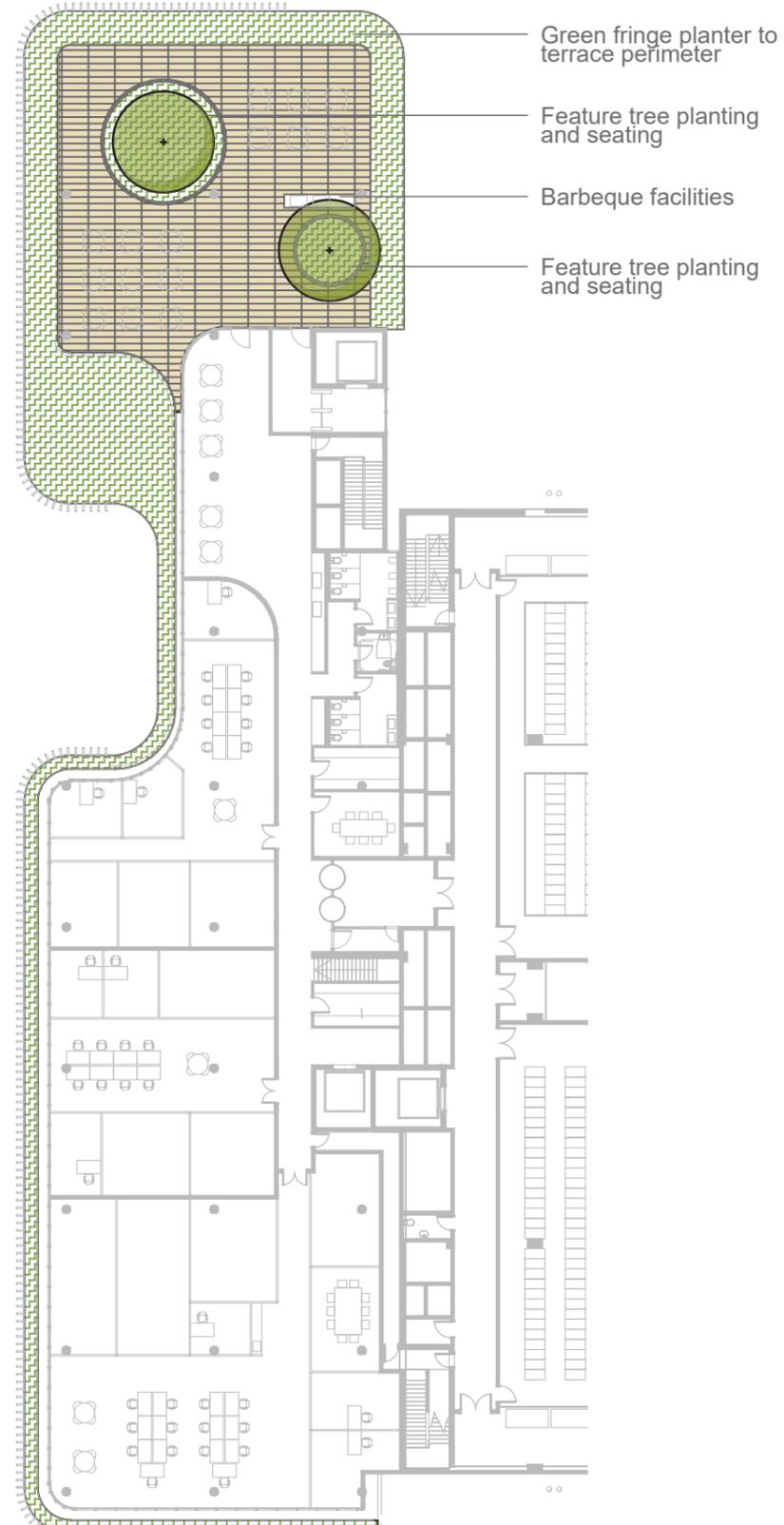
The south east boundary interfaces with Lot 205 E2 environmental corridor. Planting within the setback will be sympathetic to species within the environmental corridor and in accordance with Asset Protection Zone requirements as outlined in the VMP (Travers 2016) and Bushfire Report (ABPP 2024).



Building 1 Level 2 Amenity

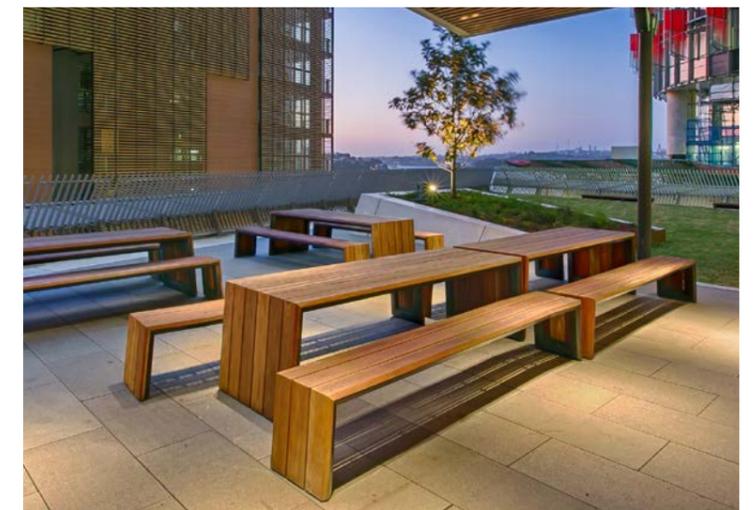
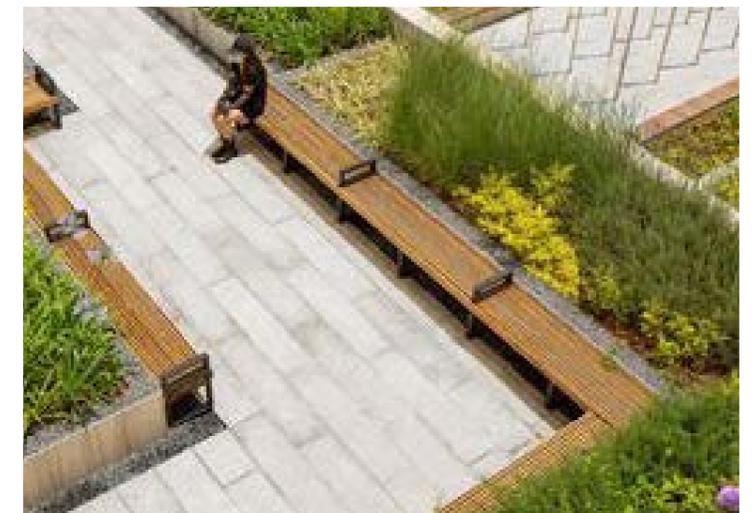
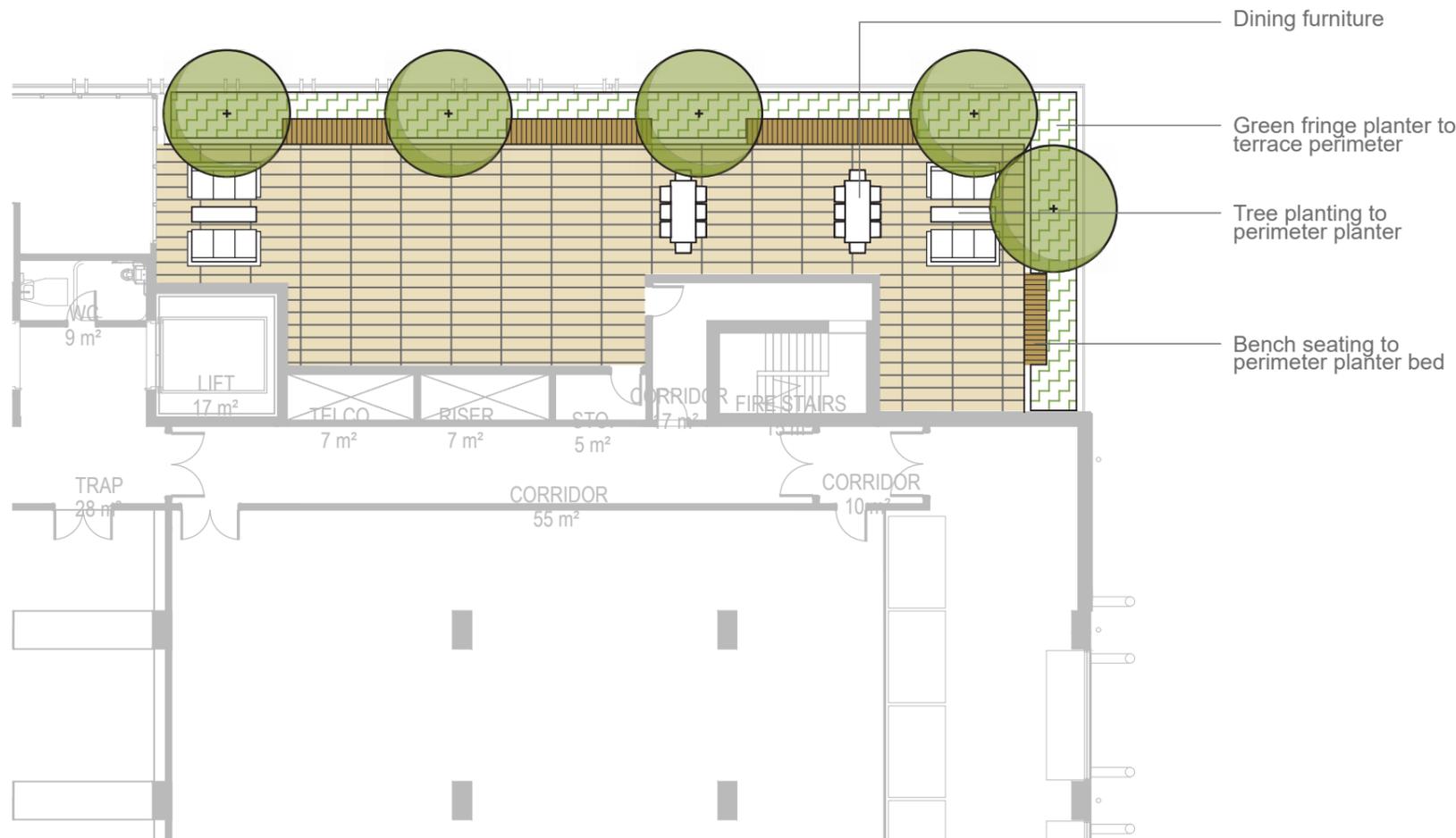
Building 1 amenity area provide a space for gatherings, meetings and breaks.

Planting to the perimeter will provide a green fringe around the building with feature trees providing a point of interest and potential seasonality though the use of deciduous species.



Building 2-5 Level 3 Amenity

Building 2-5 amenity areas provide breakout spaces from adjacent offices. These areas will include a variety of seating spaces for dining, informal meetings and gathering. Planting to the perimeter will provide a green outlook and shading.



Planting Strategy

Boundary and Frontage



Fairfield City Council	Symbol	Botanic Name	Common Name	Mature Size (Height x Width)	Pot size
		BOUNDARY PLANTING AND MASSED FRONTAGE PLANTING			
		<i>Angophora subvelutina</i>	Kangaroo Grass	1.5 x 1	100L
		<i>Allocasuarina littoralis</i>	Broadleaved Apple	15 x 8	100L
		<i>Acacia decurrens</i>	Black Wattle	10 x 4	100L
		<i>Acacia implexa</i>	Hickory Wattle	10 x 6	100L
		<i>Corymbia citriodora</i>	Lemon Scented Gum	30 x 8	100L
		<i>Eucalyptus tereticornis</i>	Forest Red Gum	35 x 12	100L
		ACCENT PLANTS			
		<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1	200mm
		<i>Acmena smithii</i> 'Sublime'	Lilly Pilly	5 x 2	200mm
		SHRUBS			
		<i>Acmena</i> 'Allyn Magic'	Lilly Pilly	0.6 x 0.5	150mm
		<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	1m	150mm
		<i>Dodonaea triquetra</i>	Hop Bush	3 x 2	150mm
		<i>Grevillea</i> 'Robyn Gordon'	Grevillea	1 x 0.5	150mm
		<i>Leptospermum liversidgei</i> 'Mozzie Blocker'	Tea Tree	0.1 x 1	150mm
		<i>Pittosporum</i> 'Miss Muffet'		1 x 1	150mm
		<i>Lomandra multiflora</i>	Sweet Viburnum	3 x 2.5	150mm
		<i>Westringia</i> 'Blue Gem'	Native Rosemary	1.5 x 1.3	150mm
		<i>Poa labillardieri</i>	Coastal Rosemary	1 x 1	150mm
		<i>Carex appressa</i>	Tall Sedge	1 x 1	150mm
		<i>Syzygium Tiny Trev</i>	Dwarf Lilly Pilly	0.6 x 0.6	150mm
		<i>Acmena smithii</i> 'Sublime'	Coastal Rosemary	0.6 x spreading	150mm
		<i>Dianella caerulea</i>	Brush Box	20 x 8	150mm
		<i>Acacia cultriformis</i> 'Cascade'	Knife Blade Wattle	0.3 x 4	150mm
		<i>Acacia pravissima</i> 'Bushwalk Baby'	Wattle	0.3 x 1	150mm
		<i>Arthropodium cirratum</i>	Renga Renga Lily	0.4 x 0.4	150mm
		<i>Conostylis candicans</i>	Cotton Heads	0.3 x 0.3	150mm
		<i>Dianella longifolia</i>	Pale Flax-lily	1.2 x 0.7	150mm
		<i>Dianella tasmanica</i> 'Tasred'	Tasred Blue Flax Lily	0.4 x 0.4	150mm
		<i>Dichondra</i> 'Silver Falls'		0.1 x 1	150mm
		<i>Grevillea lavandulacea</i> x <i>G. chrysophaea</i>	Jelly Baby	0.4 x 1	150mm
		<i>Juncus usitatus</i>	Common Rush	0.4 x 1	150mm
		<i>Neomarica gracilis</i>	Walking Iris	0.4 x 0.4	150mm
		<i>Pennisetum alpecuroides</i> 'Nayfray'	Swamp Foxtail Grass	0.6 x 0.5	150mm
		<i>Poa labillardieri</i>	Tussock Grass	0.5 x 0.4	150mm
		<i>Senecio mandraliscae</i>	Blue Chalksticks	0.3 x 0.5	150mm
		<i>Themeda australis</i>	Kangaroo Grass	1.5 x 1	150mm
		<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.6	150mm
		<i>Viola hederacea</i>	Native Violet	0.1 x 3	150mm
		<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 0.1	150mm
		<i>Juncus usitatus</i>	Common Rush	0.4 x 1	150mm
		<i>Lomandra longifolia</i>	Spiny head mat rush	0.7 x 1m	150mm
		<i>Lomandra multiflora</i>	Lomandra multiflora	0.4 x 0.4	150mm
		<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 1.5	150mm
		<i>Poa labillardieri</i>	Tussock Grass	0.5 x 0.4	150mm
		<i>Themeda australis</i>	Kangaroo Grass	1.5 x 1	150mm
		<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.6	150mm
		<i>Viola hederacea</i>	Native Violet	0.1 x 3	150mm



Planting Strategy Presentation



Fairfield City Council	Symbol	Botanic Name	Common Name	Mature Size (Height x Width)	Pot size
		PRESENTATION PLANTING			
		<i>Angophora subvelutina</i>	Hickory Wattle	10 x 6	100L
		<i>Allocasuarina littoralis</i>	Grey Myrtle	6 x 3	100L
		<i>Brachychiton acerifolium</i>	Illawarra flame tree	30 x 12	100L
		<i>Brachychiton populneus</i>	Kurrajong	20 x 10	100L
		<i>Glochidion ferdinandi</i>	Cheese Tree	30 x 8	100L
		<i>Eucalyptus tereticornis</i>	Forest Red Gum	35 x 12	100L
		<i>Acmena 'Allyn Magic'</i>	Lilly Pilly	0.6 x 0.5	200mm
		<i>Acmena smithii 'Sublime'</i>	Lilly Pilly	5 x 2	200mm
		<i>Doryanthes excelsa</i>	Gynea Lily	4 x 1.5	200mm
		<i>Grevillea 'Robyn Gordon'</i>	Grevillea	1 x 0.5	200mm
		<i>Indigofera australis</i>	Australian Indigo	1.5 x 1.5	150mm
		<i>Leptospermum petersonii 'Little Lemon Scents'</i>	Tea Tree	1.5 x 1.5	150mm
		<i>Melaleuca linariifolia 'Claret Tops'</i>	Honey Myrtle	1 x 1	150mm
		<i>Melaleuca thymifolia</i>	Thyme honey-myrtle	1 x 1	150mm
		<i>Ozothamnus diosmifolius 'Petite'</i>	Rice Flower	1 x 1	150mm
		<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1	150mm
		<i>Lomandra multiflora</i>	Native Sarsparilla	0.2 x 3	150mm
		<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2	150mm
		<i>Poa labillardieri</i>	Lavender	0.6 x 0.6	150mm
		<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1	150mm
		<i>Acacia baileyana 'Prostrate'</i>	Cootamundra Wattle	0.5 x 2	150mm
		<i>Doryanthes excelsa</i>	Tall Sedge	0.75 x 0.75	150mm
		<i>Dianella caerulea</i>	Brush Box	20 x 8	150mm
		<i>Cymbopogon refractus</i>	Barbed wire grass	1 x 0.5	150mm
		<i>Dianella caerulea</i>	Blue Flax Lilly	0.4 x 0.4	150mm
		<i>Dianella longifolia</i>	Pale Flax-lily	1.2 x 0.7	150mm
		<i>Goodenia hederacea</i>	Ivy Goodenia	0.8 x 0.8	150mm
		<i>Hardenbergia violacea</i>	Native Sarsparilla	0.2 x 3	150mm
		<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2	150mm
		<i>Juncus usitatus</i>	Common Rush	0.4 x 1	150mm
		<i>Lomandra multiflora</i>	Lomandra multiflora	0.4 x 0.4	150mm
		<i>Microleana stipoides</i>	Weeping Grass	0.7 x 0.5	150mm



Planting Strategy

Managed Vegetation Zone

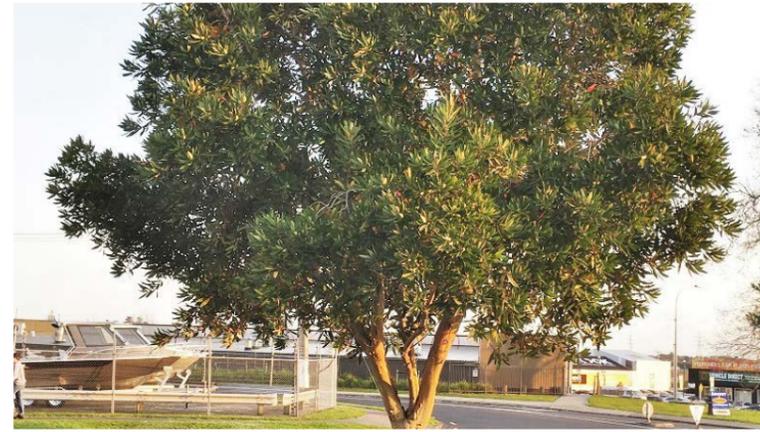


Fairfield City Council	Symbol	Botanic Name	Common Name	Mature Size (Height x Width)	Pot size
		MANAGED VEGETATION ZONE			
		<i>Angophora subvelutina</i>	Broadleaved Apple	15 x 8	45L
		<i>Allocasuarina littoralis</i>	Black She-oak	10 x 6	45L
		<i>Melaleuca decora</i>	Paperbark	10 x 5	45L
		<i>Backhousia myrtifolia</i>	Grey Myrtle	6 x 3	45L
		<i>Eucalyptus crebra</i>	Narrow Leaf Red Ironbark	35 x 10	45L
		<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 0.1	45L
		SHRUBS			
		<i>Grevillea 'Bronze Rambler'</i>	Bronze Rambler Grevillea	1 x 1	Tube
		<i>Dodonaea triquetra</i>	Hop Bush	3 x 2	Tube
		<i>Leptospermum liversidgei 'Mozzie Blocker'</i>	Tea Tree	0.1 x 1	Tube
		<i>Leptospermum petersonii 'Little Lemon Scents'</i>	Tea Tree	1.5 x 1.5	Tube
		<i>Loropetalum 'Plum Gorgeous'</i>	Fringe Flower	0.3 x 1.5	Tube
		<i>Micromyrtus ciliata 'Prostrate form'</i>	Fringed Myrtle	0.5 x 0.5	Tube
		<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2.5	Tube
		<i>Lomandra multiflora</i>	Lomandra multiflora	0.4 x 0.4	Tube
		<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 1.5	Tube
		<i>Poa labillardieri</i>	Tussock Grass	0.5 x 0.4	Tube



Planting Strategy

Level 02 and Level 03 Amenity



Fairfield City Council	Symbol	Botanic Name	Common Name	Mature Size (Height x Width)	Pot size
LEVEL 2 & 3 AMENITY PLANTING					
		<i>Angophora subvelutina</i>			100L
		<i>Allocasuarina littoralis</i>	Broadleaved Apple	15 x 8	100L
		<i>Acacia decurrens</i>	Black Wattle	10 x 4	100L
		<i>Acacia implexa</i>	Hickory Wattle	10 x 6	100L
		<i>Corymbia citriodora</i>	Lemon Scented Gum	30 x 8	100L
		ACCENT PLANTS			
		<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1	200mm
		SHRUBS			
		<i>Acmena</i> 'Allyn Magic'	Lilly Pilly	0.6 x 0.5	200mm
		<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	1m	200mm
		<i>Dodonaea triquetra</i>	Hop Bush	3 x 2	200mm
		<i>Grevillea</i> 'Robyn Gordon'	Grevillea	1 x 0.5	200mm
		<i>Leptospermum liversidgei</i> 'Mozzie Blocker'	Tea Tree	0.1 x 1	200mm
		<i>Pittosporum</i> 'Miss Muffet'		1 x 1	200mm
		<i>Lomandra multiflora</i>	Creeping boobialla	0.2 x 1.5	200mm
		<i>Pandorea pandorana</i>	Wonga Wonga Vine	2 x 1	200mm
		<i>Poa labillardieri</i>		1 x 1	200mm
		<i>Russelia equisetiformis</i>		1 x 1	200mm
		<i>Syzygium Tiny Trev</i>	Dwarf Lilly Pilly	0.6 x 0.6	200mm
		<i>Westringia</i> 'White Rambler'	Coastal Rosemary	0.6 x spreading	200mm
		SHRUBS			
		<i>Dianella caerulea</i>	Mexican lily	.6 x .6	150mm
		<i>Acacia pravissima</i> 'Bushwalk Baby'	Wattle	0.3 x 1	150mm
		<i>Arthropodium cirratum</i>	Renga Renga Lily	0.4 x 0.4	150mm
		<i>Conostylis candicans</i>	Cotton Heads	0.3 x 0.3	150mm
		<i>Dianella longifolia</i>	Pale Flax-lily	1.2 x 0.7	150mm
		<i>Dianella tasmanica</i> 'Tasred'	Tasred Blue Flax Lily	0.4 x 0.4	150mm
		<i>Dichondra</i> 'Silver Falls'		0.1 x 1	150mm
		<i>Goodenia hederacea</i>	Ivy Goodenia	0.8 x 0.8	150mm
		<i>Hardenbergia violacea</i>	Native Sarsparilla	0.2 x 3	150mm
		<i>Lomandra multiflora</i>	Lomandra multiflora	0.4 x 0.4	150mm
		<i>Pennisetum alpecuroides</i> 'Nayfray'	Swamp Foxtail Grass	0.6 x 0.5	150mm
		<i>Philotheca myoporoides</i> 'Ruby Cascade'	Wax Flower	0.5 x 0.6	150mm
		<i>Senecio mandraliscae</i>	Blue Chalksticks	0.3 x 0.5	150mm
		<i>Themeda australis</i>	Kangaroo Grass	1.5 x 1	150mm
		<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 0.6	150mm
		<i>Viola hederacea</i>	Native Violet	0.1 x 3	150mm
		<i>Dichondra</i> 'Silver Falls'		.1 x 1	150mm
		<i>Viola hederacea</i>	Native Violet	0.1 x 3	150mm



Existing Trees & Canopy Cover

Tree canopy coverage will contribute to shade cover over hardstand areas reducing heat island affect.

Tree canopy shall contribute to the function of the ecological corridors of the green grid described earlier in this report.

Tree canopy targets are derived from the Greener Places Design Guide.



Site Area: 82,092sqm



On Lot Tree Canopy
3943 sqm | 4.99%



Existing Street Tree to be Removed



Existing Street Tree to be Retained

Greener Places Design Response

Designing to the Greener Places and Better Placed Design Framework for Green Infrastructure: Following the ethos of the 'Greener Places' design framework, this project focuses on providing a development harmonious with the existing setting. Incorporating the Greener Places and Better Places principles through the landscape design philosophy.

1. Integration & Better for community

Combine green infrastructure with urban development and grey infrastructure

Green infrastructure is provided throughout the proposed works.

Canopy tree planting, supported through deep soil landscape areas provides shading to hardstand areas.

Landscaped areas include diverse multi layers planting that contribute to biodiversity and habitat.

2. Connectivity

Create an interconnected network of open space

Key spaces have been allocated within the design have been design to foster for human social connections and interactions with nature.

Rooftop gardens provide spaces for workers and visitors opportunities to meet, work and relax outdoors. With rooftop terraces providing vantage points and views across the site and local area.

Pedestrian connection across the site is catered for within circulation network, where possible this is sheltered through architectural structure and/or adjacent tree planting.

3. Multi functionality & Better Fit

Deliver multiple ecosystem services simultaneously

The landscape plan delivers ecosystem services through biodiversity within planting and climate regulation through proposed tree canopy and softscape areas.

4. Participation & Better Value

Involve stakeholders in development and implementation

On going relationships and with stakeholders will occur throughout the design development, implementation and ongoing use and operation of the site.

These principles are supported by three key strategies of

Open space for recreation

A variety of spaces have been provided for users across the site. The landscape spaces cater for formal and informal gatherings throughout the seasons and time of day.

Urban tree canopy

The landscape design proposes canopy cover across the extent of the ground plane resulting in a net increase in canopy cover this is to be supported by an understory of locally native species complementing local ecologies of the area.

Connecting bushland and waterways

The addition tree planning across the site will complement existing surrounding tree canopy. New plantings will provide connectivity particularly along property boundaries to the E2 area and adjacent sites.

The key benefits of adopting the Greener Places and Better Places framework as a basis for this design include

- Locally harmonious landscape character
- Consideration of micro climates within the site