

PLANTING STRATEGY For optimal establishment of indigenous plants, it's recommended that planting is undertaken during autumn (March-May) or late winter/early spring (August-September) to minimise heat stress and maximise establishment success.

- + Native seed sowing is best undertaken in autumn (April-May) when natural rainfall patterns support germination.
- + Implement a staged planting approach to focus water resources on manageable sections during the critical establishment phase.
- + New plantings require daily watering for the first 2 weeks, then every 2-3 days for 6 weeks, transitioning to weekly deep watering for 6-12 months until plants achieve self-sufficiency.
- + Apply 75mm organic mulch to reduce water requirements by 30-50% and water in early morning (6-8am) to minimise evaporation.
- + Native species typically achieve full establishment within 6 - 12 months, after which they should survive on natural rainfall with minimal supplemental irrigation during extreme dry periods. Prioritise high value planting near the development entrance and carpark during extended dry periods.
- + Maintenance and improvement of the existing EPBC Act community is key, therefore weed control and pest animal control is critical to facilitate natural recruitment.

ADVERTISED PLAN

GEWVVP regeneration areas.
Land management plan to be advised by ABZECO

Salvaged habitat logs and rocks
throughout landscape beds

GEWVVP regeneration areas.
Land management plan to be advised by ABZECO

KEY

GEWVVP regeneration areas.

Am *Acacia melanoxylon* 10-15m tall (outside of low planting zone)

Ap *Acacia paradoxa* 2-3m tall (low planting zone)

Existing Tree

Cm *Clematis microphylla* Small Leaved Clematis (climber)

Sa *Syzygium australe* 'Straight & Narrow'

Construction Buffer 10m. Matted Flax-lily and Austral Stork'sbill to be salvaged within construction buffer zone. Existing trees to be protected - take all reasonable precautions during construction.

Tree within Construction Buffer. Refer to Aborigicultural Impact Assessment prepared by TMC Report. Trees with TPZ within the buffer to be protected - take all reasonable precautions during construction.

DRAWING INDEX

001	Landscape Plan
002	Site Plan, Electrical Powerlines, Project Boundary
003	GEWVVP Distribution in relation to building footprint
004	Detail Sheet

REVISIONS

REV	DESCRIPTION	DATE	DRAWN	CHKD
A	NORTH BOUNDARY SCREENING & FEATURE PLANTING	08.07.25	SH	JS
B	Response to DEECA feedback, ABZECO GEWVVP report TMC report.	10.12.25	SH	
C	Response to DEECA feedback 15.01.2026, & ABZECO comments. Construction buffer zone, plant schedule, TPZ tree 19/43	07.02.25	SH	
D	RAINGARDEN REMOVED, PLANT LIST UPDATED	26.05.26	SH	JS
E	PLANT LIST UPDATED to reflect ABZECO's comments	03.06.26	SH	WF
F	PROPOSED COUNCIL RESERVE CANOPY TREE PLANTING, ENTRANCE UPDATE, ABZECO HABITAT ZONE UPDATE V.3.0	11.08.26	SH	WF

- GENERAL NOTES
1. DO NOT SCALE FROM DRAWINGS. FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.

2. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.

3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTIONS WITH THE DETAILS, SPECIFICATIONS AND ENGINEERING DOCUMENTS.

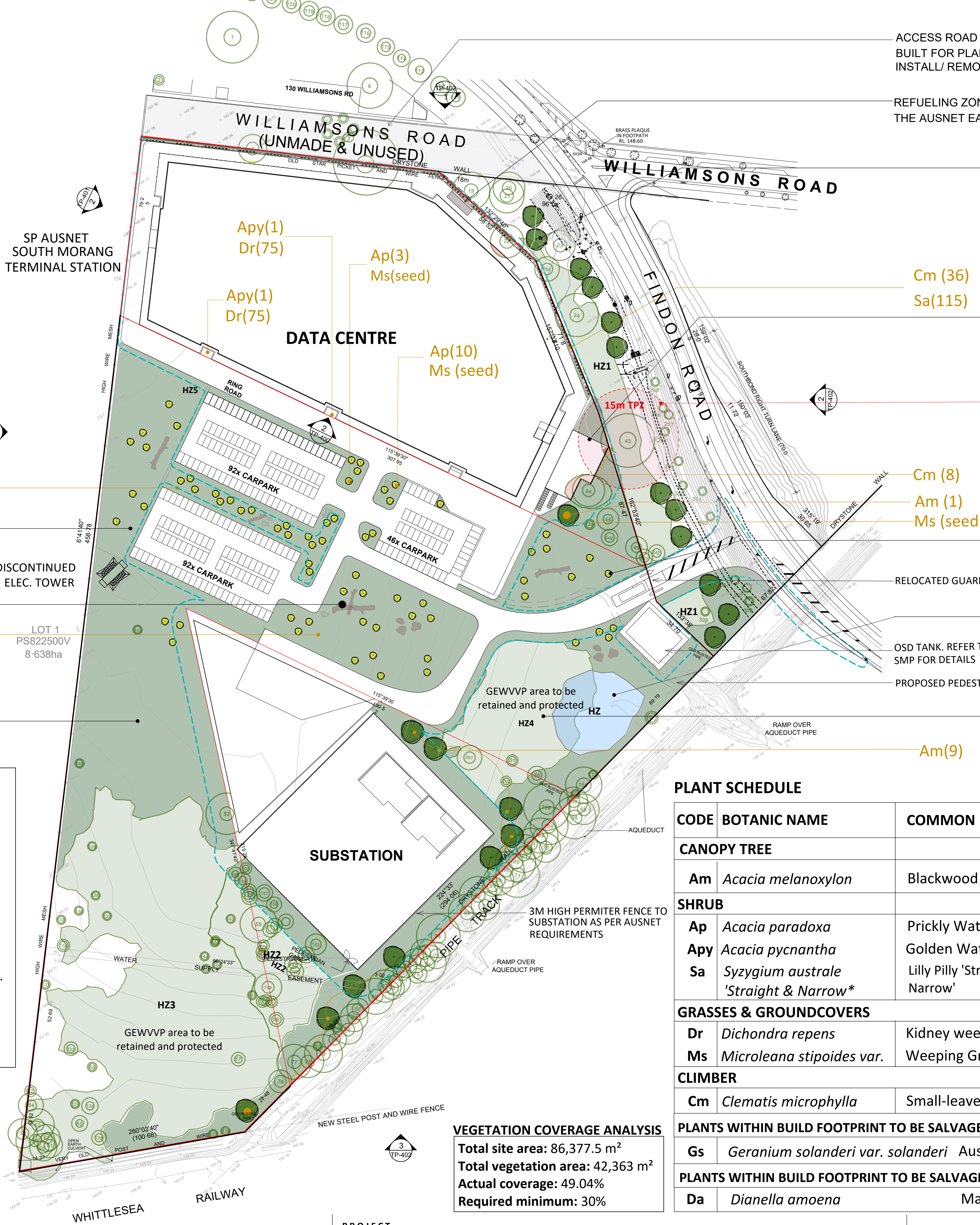
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5. THESE DRAWINGS ARE AT A PELIMINARY STAGE AND NOT A FULLY DETAILED AND CHECKED DESIGN READY FOR CONSTRUCTION.

6. THIS DRAWING HAS BEEN PREPARED WITH ALL CARE FROM BASE INFORMATION AVAILABLE AT THE TIME OF PREPARATION.

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VEGETATION COVERAGE ANALYSIS

Total site area: 86,377.5 m²

Total vegetation area: 42,363 m²

Actual coverage: 49.04%

Required minimum: 30%

PROJECT

PVAC DATA CENTRE

165 Williamsons Road, South Morang

LANDSCAPE DESIGN

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Scale: 1:1000 @ A1

0m 10,000m 50,000m 90,000m 180,000m

job no: 09010
dwg no: 030626 DC2 LP

drawn: SH
checked:

issued: for planning
date: june 26

revision: F
date: august 26

ACCESS ROAD TO BE
BUILT FOR PLANT
INSTALL/ REMOVAL

REFUELING ZONE IS >50M AWAY FROM
THE AUSNET EASEMENT

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Council verge. Proposed canopy tree planting: 12 x *Acacia melanoxylon* (Blackwood), an indigenous species that grows up to 20m tall by 10m wide. River Red Gum recruits along the Findon Road interface to be retained for use as screening. Canopy trees to be positioned so as to be clear of existing and proposed infrastructure (eg. culverts and shared trail) with adequate setbacks for long term establishment. Additional screening of the building is provided within the development footprint, with planting of *Syzygium australe* 'Straight and Narrow' (8m tall by 1.5m wide) and *Clematis microphylla* (indigenous climber).

Vertical screening features *Clematis microphylla* trained on trellis systems, utilising either ArchBar Climber Trellis Mesh (CTM) from archbar.com.au or custom architectural panels that complement the building's façade design.

Aborist to advise on construction methods for the Fire Tank structure to minimise damage to tree roots

Cm (36)

Sa(115)

Acacia Paradoxa (Prickly Wattle) planted within the <3m Powerline Clearance Zone to provide habitat for small birds in place of blackberry thickets being removed as part of the regeneration process.

Seasonal herbaceous wetland (freshwater) of the Temperate Lowland Plains (EPBC listed).

Retain and protect GEWVVP area. Route underground services to avoid this area where possible.

PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	INSTALL SIZE	MATURE SIZE H x W	QTY
CANOPY TREE						
Am	<i>Acacia melanoxylon</i>	Blackwood	As shown	45L	20 x 10m	10
SHRUB						
Ap	<i>Acacia paradoxa</i>	Prickly Wattle	As shown	25cm	3 x 4m	65
Apy	<i>Acacia pycnantha</i>	Golden Wattle	As shown	25cm	4 x 6m	2
Sa	<i>Syzygium australe</i> 'Straight & Narrow'	Lilly Pilly 'Straight & Narrow'	1 plant per sqm	40cm	5-8 x 1.5m	115
GRASSES & GROUNDCOVERS						
Dr	<i>Dichondra repens</i>	Kidney weed	9 p/sqm	tube	.02 x .5m	150
Ms	<i>Microleana stipoides</i> var.	Weeping Grass	10-15 kg per ha	Seed	0.30 x 0.15	5.5-6kg
CLIMBER						
Cm	<i>Clematis microphylla</i>	Small-leaved Clem.	1 p/3 Lm	tube	5 x 2m	44
PLANTS WITHIN BUILD FOOTPRINT TO BE SALVAGED & INCORPORATED INTO LANDSCAPE PLANTING						
Gs	<i>Geranium solanderi</i> var. <i>solanderi</i>	Austral Crane's- Bill				
PLANTS WITHIN BUILD FOOTPRINT TO BE SALVAGED & TRANSLOCATED TO RECIPIENT SITE						
Da	<i>Dianella amoena</i>	Matted Flax-lily				

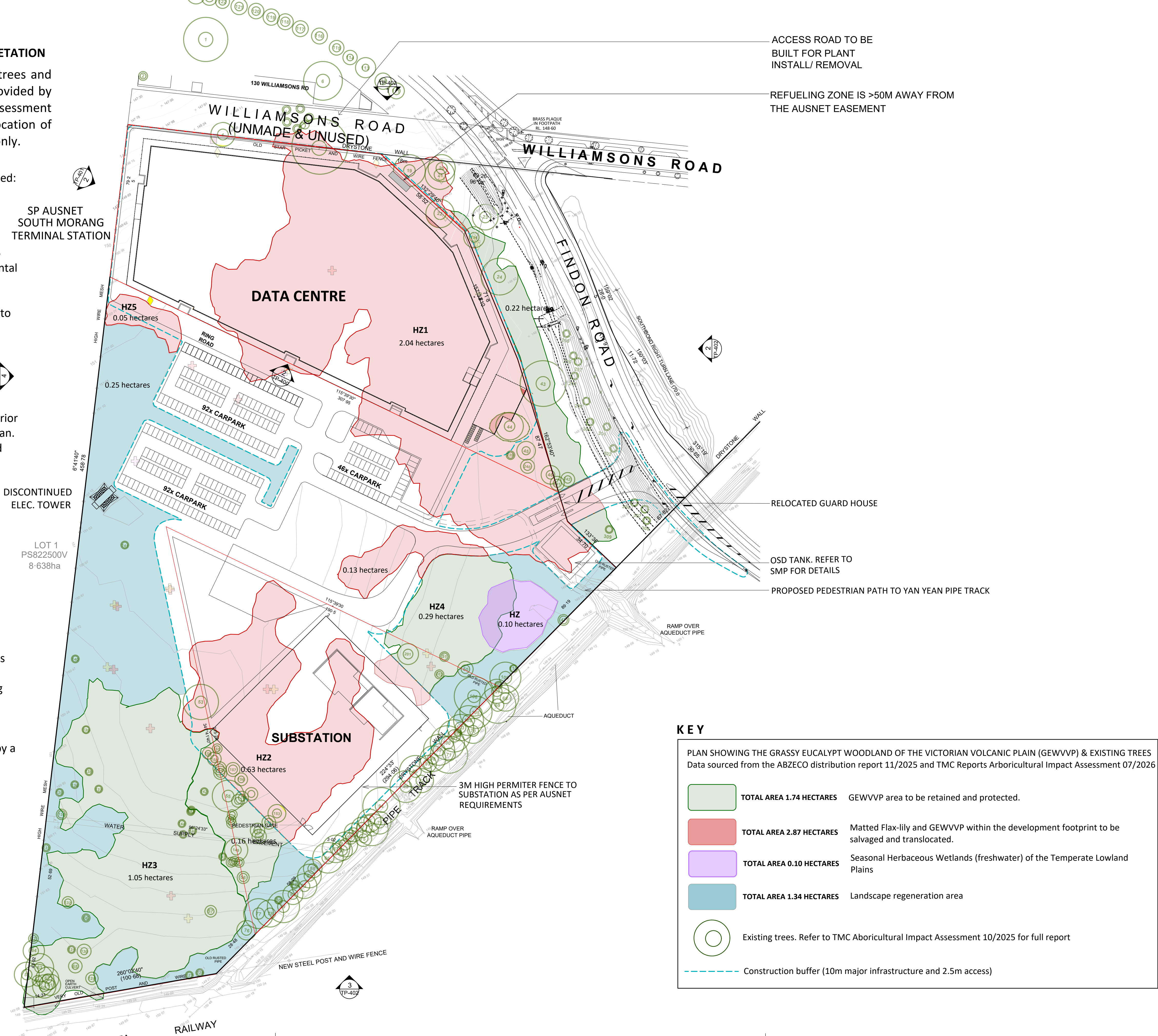
DISCUSSION AND PROPOSED PROTECTIVE MEASURES OF EXISTING VEGETATION

All care has been taken to accurately map the location of existing trees and EVC55 Plains Grassy Woodland on this plan from the documents provided by Legacy Project Management - TMC Reports Arboricultural Impact Assessment July 28th 2026; ABZECO Report 20065, Version 3.0 August 2026. Location of property boundaries, watercourse, roads and topography indicative only.

Before works commence, the following protective measures are recommended:

- + Trees and vegetation should be mapped and protected on site prior to commencement of works.
- + Temporary fencing and exclusion zones to be installed around trees, EVC55 Plains Grassy Woodland and Matted Flax-lily (MLF) habitat to prevent accidental damage during construction.
- + A final pre-construction survey to be conducted immediately before works to confirm vegetation locations.
- + All site personnel to receive induction on the location and significance of protected areas, with a nominated ecological supervisor overseeing compliance throughout construction.
- + Austral Crane-bill plants within the development footprint to be salvaged prior to commencement of works and translocated to areas shown BLUE on the plan. Matted Flax-lily moved off-site to an approved recipient site (see Salvage and Translocation Plan).
- + Plant salvage must occur before ground disturbance, with plants prepared according to protocols detailed by a qualified botanist or ecologist (eg. ABZECO).
- + Works should avoid critical growth and flowering periods for rare species where practical.
- + A specialist contractor to be engage to implement a site or construction environmental management plan that deals with stockiling, mud, noise, washdown areas, erosion, no-go-zones, contractor obligations etc.
- + Water management plans implemented to ensure that stormwater runoff is diverted away from EVC55 Plains Grassy Woodland and Matted Flax-lily habitat during and after construction
- + Should unexpected rare plants or fauna (e.g Victorian Grasslands Earless Dragon) be discovered during construction, contingency measures outlined by a qualified botanist or ecologist must be implemented immediately.
- + Maintenance and improvement of the existing EPBC Act community is key. Weed control and pest animal control (eg. rabbits) is critical to facilitating natural recruitment.

Refer to TMC Arboricultural Report and ABZECO report for details of the projects impact to native vegetation, salvage protocols of native flora, and contingency measures if flora or fauna is discovered during construction.



REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHKD
C	Response to DEECA feedback 15.01.2026, & ABZECO comments. Construction buffer zone added.	07.02.25	SH	
D	Raingarden removed	26.05.26	SH	JS
E	Entrance update and relocation of guard house	11.08.26	SH	JS

GENERAL NOTES	
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PROJECT

PVAC DATA CENTRE

165 Williamsons Road, South Morang

GEWVVP DISTRIBUTION IN RELATION TO BUILDING FOOTPRINT

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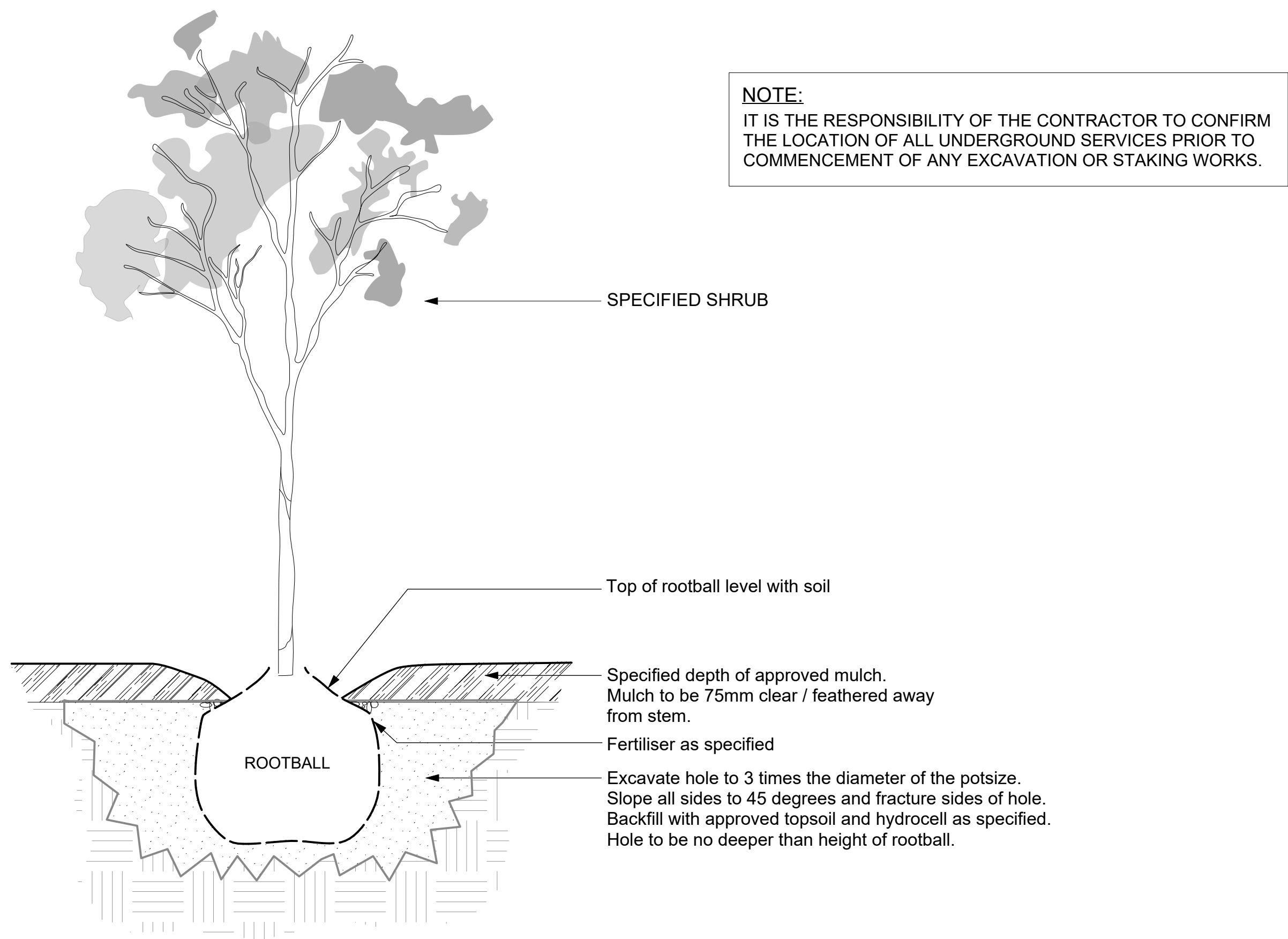
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issued: for planning

date: february 26

revision: D

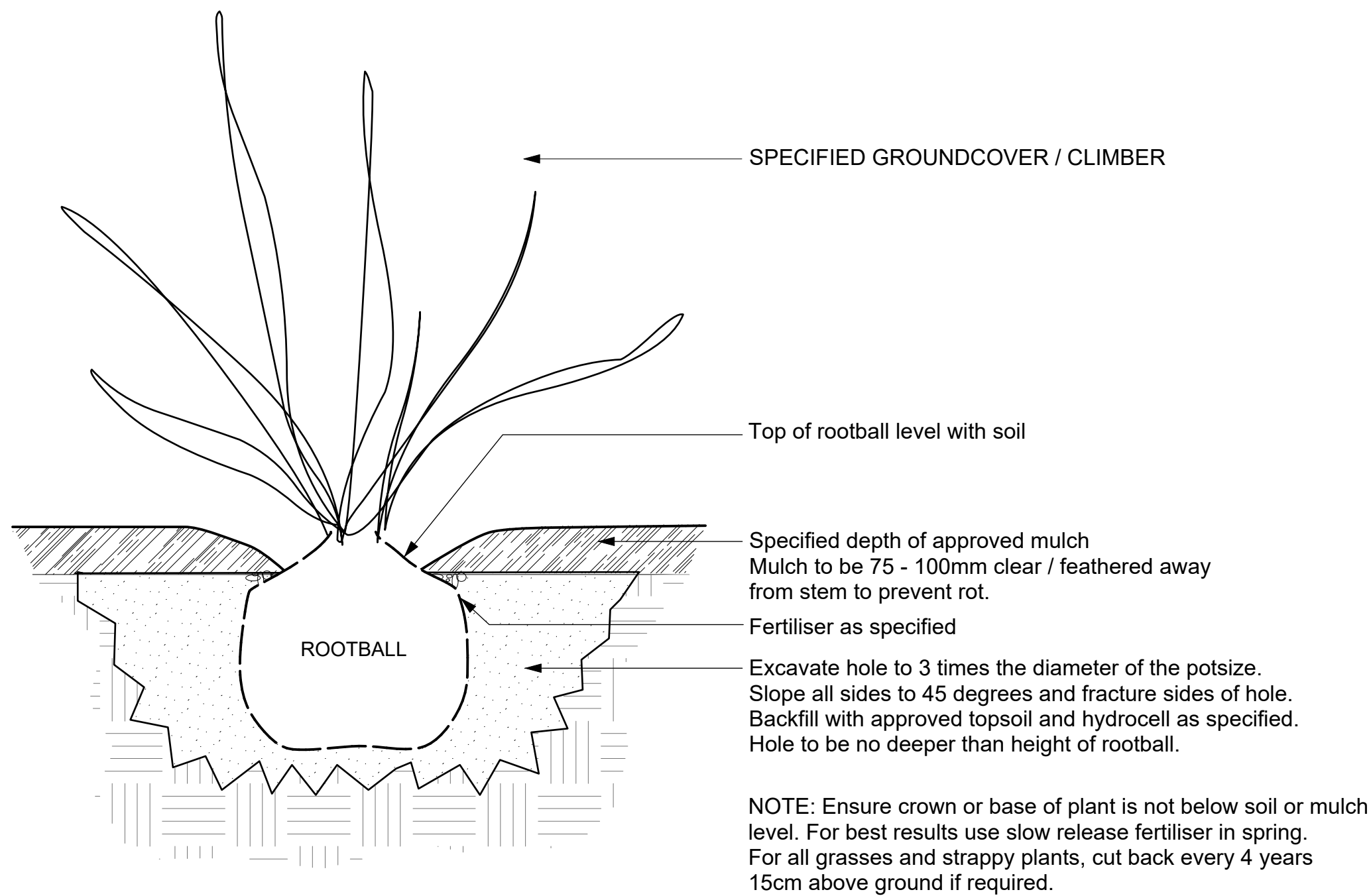
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NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF ANY EXCAVATION OR STAKING WORKS.

1 TREE & SHRUB PLANTING

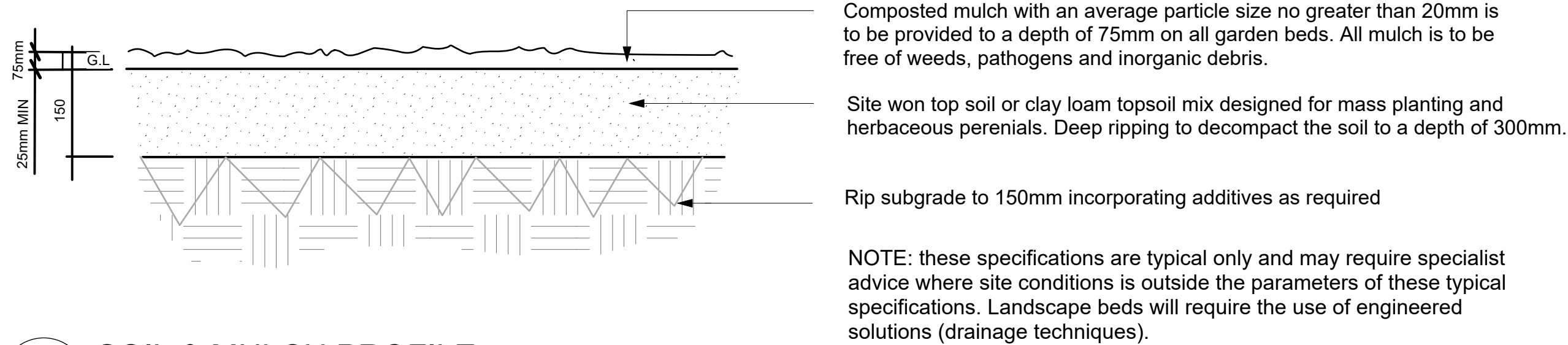
TYPICAL SECTION



NOTE: Ensure crown or base of plant is not below soil or mulch level. For best results use slow release fertiliser in spring. For all grasses and strappy plants, cut back every 4 years 15cm above ground if required.

2 CLIMBERS & GROUNDCOVER PLANTING

TYPICAL SECTION



3 SOIL & MULCH PROFILE

TYPICAL SECTION

LANDSCAPE DESIGN DISCUSSION

The landscape design for the proposed Data Centre at 165 Williamsons Road, South Morang has been informed by the principles, themes and recommendations outlined in the City of Whittlesea Landscape Guidelines for Industrial Developments, the City of Whittlesea Integrated Water Management Guidelines, Abzeco Pty Ltd recommendations, EPCB Act listed community and Native Seeds Pty Ltd recommendations. Please refer to these documents for detailed information.

- The landscape design principals consider the following:
- + Consideration of existing trees and other significant vegetation on the subject site. Refer to arborists report for tree protection measures and City of Whittlesea tree protection zone guidelines.
 - + Mass planting of a few selected plant species for a bold visual effect.
 - + A landscape that requires minimal water
 - + Use of salvaged logs and rocks for habitat
 - + Access for maintenance vehicles
 - + Electrical powerline clearances. All landscaping elements within the easement are limited to a height allowance of 3 metres.

The aim of this plan is to achieve a high quality landscape that improves the amenity of the development and local streetscape, with a focus on how visitors and tenants interact with the space. Additional key landscape principals include passive surveillance and planting along the boundary to provide a visual buffer between the street, neighbouring houses and the development, and habitat for local wildlife. The selected plants from EVC 55 Plains Grassy Woodland are tough, drought tolerant, self sustaining and low maintenance and have a proven record in commercial environments. Screens and climbing plants are specified to soften the appearance of the development and canopy trees are carefully located to provide screening from neighbouring residential developments.

LANDSCAPING NOTES

SOIL PREPARATION

Where practical, the sites of future garden beds are to be preserved from unnecessary compaction and soil damage during the construction process.

Soil preparation is to include the following:

- Establishment of site levels and removal of rocks, building rubble and other materials posing an impediment to plant growth.
- Refer to specialist contractor (e.g Abzeco) for information pertaining to the removal of existing weeds
- Where seeding native grass minimal soil disturbance is recommended. Protect seeded areas from competition from annual weeds during establishment phase. Good establishment can be achieved from spring or autumn sowing

PLANTING PREPERATION

All plants to be well grown and disease free, sourced from local nursery stock and true to species type. Plants shall be well-established and equal to best nursery quality and size for each nominated species and container size. No species to be substituted without approval from the landscape designer. Trees shall have developed straight stem and trunk caliper, shrubs shall have a single leading shoot that is well furnished with buds and leaves, groundcovers shall have a strong primary shoot with developing secondary shoots. All planted areas should be immediately soaked with water. Garden bed preparation is not to occur during or immediately following heavy rain events due to risk of compaction. Once garden bed preparation has occurred soil is to be protected from compaction by machinery and foot traffic.

PLANTING PROCEEDURE

Planting is to take place in accordance with the following:

- Planting is not to take place during extreme weather events (e.g hot weather, heavy rain)
- The planting hole, except for semi advanced trees is to be a minimum of 75mm larger than the plant in all directions.
- Planting holes are to be prepared so that the sides are not glazed and so backfill and surrounding site soil blends without layering. Planting holes for semi-advanced trees are to be as per the tree planting detail provided.
- If soil is very dry then the planting hole is to be filled with water and allowed to drain completely prior to planting. Any plants with dry potting media are to be rewet through immersion in water prior to planting.
- Planting holes are to be backfilled using surrounding topsoil free of mulch, sticks, gravel and other items that may impede plant growth. Backfill is not to be modified.
- A shallow berm is to be provided around plants to aid irrigation.
- Plants are to be mulched in accordance with the above description, with mulch kept to a minimum of 100mm from the stem of all plants to prevent rot.
- All plants to be thoroughly watered in followed planting.

MAINTENANCE NOTES

Mulch shall be replenished as necessary to maintain a minimum depth of 75mm. Garden beds should be fertilised with a suitable and complete organic native fertiliser as per the manufacturers instructions. Trees should be maintained to keep their natural integrity but pruned to remove dead or damaged branches or limbs. Refer to Abzeco for GEWVVP management.

REVISIONS

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