

**ADVERTISED
PLAN**

BROOKLYN DATA CENTRE STOCKLAND

Landscape Design Application Report

IA335900-JAC-BDC-LA-RPT-001

REV A - Authority Lodgement & Approval - 20.05.26

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LANDSCAPE DESIGN PRINCIPLES

About this Report

This report has been prepared as part of a multidisciplinary documentation package and should be read in conjunction with the information contained within other consultant packages.

About this Package

This landscape plan has been developed for Stage 1 of the site works only.

Site Address

413 Francis Street,
Brooklyn VIC 3012

Existing Conditions

For existing site conditions, refer to the Architectural Package, Drawing A100 SITE PLAN - EXISTING.

Information relating to existing site vegetation is provided in the Arboricultural Impact Assessment prepared by Homewood Consulting, dated 12 January 2026.

Vegetation Removal

Refer to the Architectural Package, Drawing A103 SITE PLAN - DEMOLITION.

Further information on existing site vegetation and recommended retention or removal is provided in the Arboricultural Impact Assessment prepared by Homewood Consulting, dated 12 January 2026.

Staging and Implementation

For project staging and implementation, refer to the Architectural Package, Drawing A102 SITE PLAN - PROJECT SCOPE.

Masterplan

For the Masterplan, refer to the Architectural Package, Drawing A104 SITE PLAN - MASTERPLAN.

Project Description

This report has been prepared by Jacobs on behalf of Stockland Development Pty Ltd in support of the planning permit application relating to the land at 413 Francis St Brooklyn (the Site). This application seeks approval for the use and development of the land for a data centre (the Project).

The Project seeks the staged use and development of a two-storey data centre (250MVA ultimate power capacity) pursuant to the Industrial 1 & 3 Zones. To facilitate these works, the existing warehouse buildings and associated hard stand/car parking area are to be removed. Early works approval will be sought to undertake bulk earthworks across the Site, including the preparation of leveling of the Site to allow AusNet to deliver the substation (utility installation). It is noted that substation area will be subject to separate planning approvals and the use and development associated with the substation will be subject to a separate approval prepared by AusNet.

This application meets the relevant eligibility criteria to be considered under the Development Facilitation Program where the Minister for Planning will be the Responsible Authority pursuant to Clause 53.22 of the Planning Scheme.

In particular, the Project seeks permission for the staged delivery of two, two-storey data centre buildings, generally comprising the following buildings and works:

- Bulk earthworks for site preparation and leveling (early works approval sought);
- Construction of two-storey data centre buildings with a building height of 18.3 metres, with an additional 7.2 metres of building services for plant and chiller equipment (combined maximum height of circa 25.5 metres);
- The buildings comprise a total gross floor area of circa 75,000 square metres across the two storey data halls and ancillary offices, with additional associated major plant open structures (housing generators and chillers);
- Vehicle ingress and egress is proposed centrally along the Site's frontage to Francis St, with circa 110 car parking spaces provided at the frontage of the two data centre buildings;
- Removal of some vegetation to accommodate the functional parameters of the proposed data centre and substation development;
- Additional landscaping provided in the front setback of the building, scattered throughout the Site and to the office entry of each building, providing an improved landscape response; and
- Provision of required utilities, including diesel generator back up power system, associated fuel storage systems, fire pump and associated water tanks.

The proposed data centre seeks to provide much needed AI integration, data, content and cloud services to address the emerging demand for cloud computing services.

The Project's design has been shaped by technical assessments and stakeholder feedback, ensuring a balanced approach to development. The Project seeks to provide a strategic response to the existing and emerging character through provision of an improved built form and landscape response.

Landscape Narrative

The landscape design for the **Brooklyn Data Centre** establishes a robust, low-maintenance environment that supports both operational efficiency and the wellbeing of on-site users. Responding to the industrial context of Brooklyn, the design utilises hardy Australian native species suited to local climatic and soil conditions. This approach creates a resilient green framework requiring minimal ongoing intervention, ensuring long-term landscape performance while reinforcing a contextually appropriate and distinctly local character.

Security and functionality underpin the planting strategy. Perimeter planting is intentionally low and continuous, forming a defined green edge without obstructing sightlines or compromising surveillance requirements. Internal roads, service areas, and pedestrian pathways are maintained clear of vegetation through careful spatial coordination, ensuring planting does not encroach into movement corridors or interfere with operational visibility. Trees are selectively located to avoid conflicts with underground services, infrastructure, and future operational needs, supporting the long-term integrity of both the landscape and built form.

The landscape framework comprises densely planted native groundcovers and shrubs in structured layers to create a cohesive and ecologically responsive setting. Turf is limited to the entry landscapes.

Existing trees along Francis Street are proposed to be retained to maintain an established visual buffer to the public realm and to preserve existing ecological services, including shade provision, habitat value, and microclimate moderation.

While acknowledging the technical and operational nature of the facility, the landscape design includes intentional opportunities for rest and respite. Planting along the building perimeter softens the scale of the built form, and trees and taller shrub planting are used, where feasible, to partially screen views of the development from the surrounding streetscape. The main entry landscape adopts a more domestic and welcoming character, incorporating timber bench seating, exposed aggregate paving, and small trees. This space provides a calm and legible arrival experience, offering areas for staff and visitors to gather.

Landscape Design Principles

Low-Maintenance, Resilient Planting Systems

The landscape is founded on hardy Australian native cultivars selected for their proven performance in local climatic and soil conditions. Planting layouts prioritise resilience, low water demand, and minimal ongoing intervention, ensuring the landscape functions reliably with limited maintenance input.

Security Through Landscape Visibility

Planting along site boundaries and key operational zones is intentionally kept low and visually open. Continuous vegetation at ≤0.5 m mature height maintains clear sightlines, supports passive surveillance, and establishes a defined yet unobtrusive green edge. This approach strengthens site security without adding operational burden.

Operational Clarity and Infrastructure Protection

Landscape elements are positioned to protect critical infrastructure and support efficient site operations. Planting is kept clear of internal roads, pedestrian routes, and surveillance zones to avoid obstructing movement or visibility. Trees are located only in service-free areas to prevent future conflicts with underground utilities or infrastructure upgrades, safeguarding long-term functionality.

Limited Usage of Turf

Turf is confined to the main entry landscape and evacuation assembly point. Outside these limited zones, softscape areas are fully planted with dense native groundcovers and shrubs.

Visual Softening and Architectural Integration

Planting around the building perimeter reduces the perceived scale of the data centre and softens the interface between the built form and internal circulation routes. Where practicable, taller vegetation and trees are used along street-facing edges to lessen visual impact and create a more refined urban frontage, while maintaining operational visibility requirements.

Human-Centred Respite and Arrival Experience

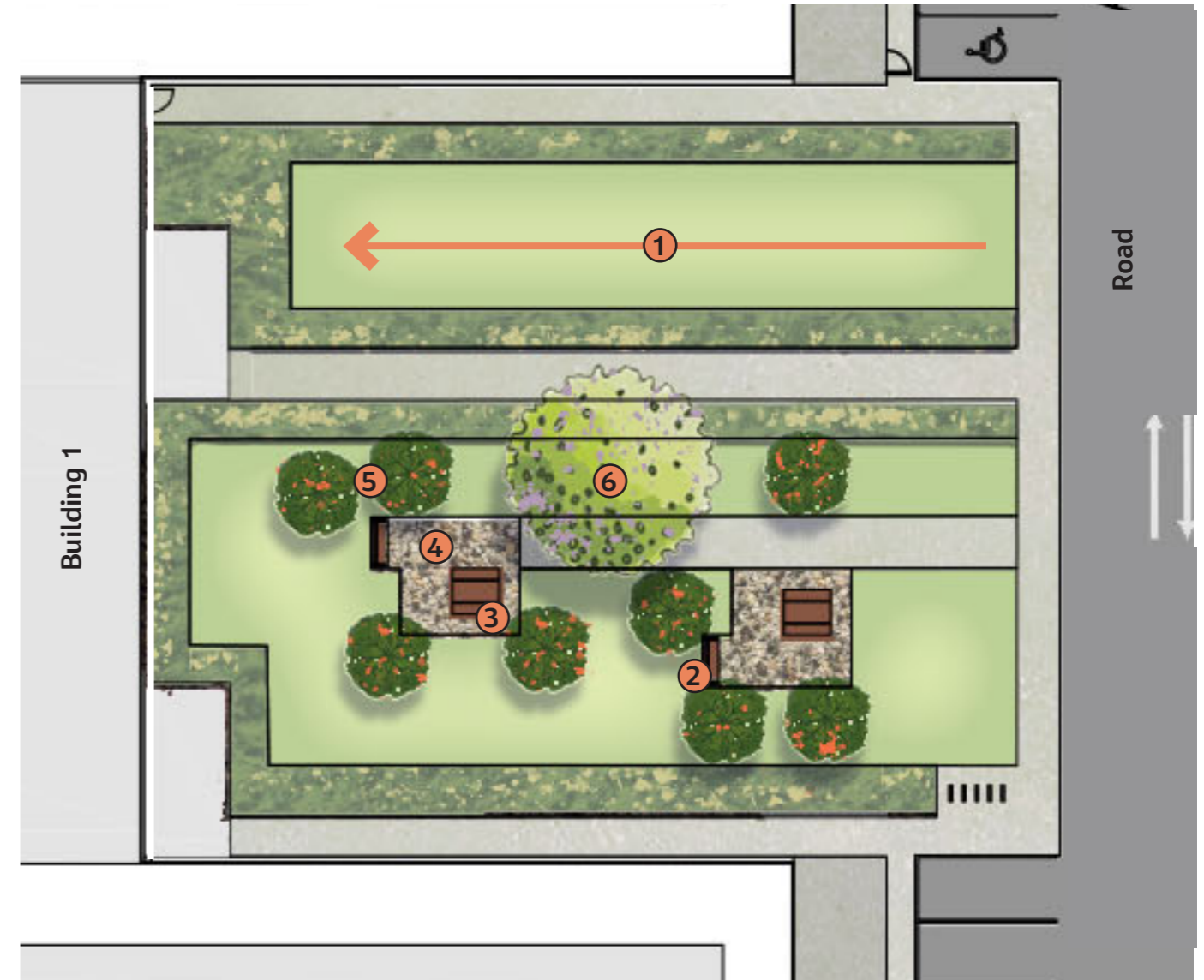
Although the facility is operationally driven, the design incorporates simple, effective moments of comfort for staff and visitors. Timber seating, exposed aggregate paving, and small-scale tree planting at the entry create a calm, legible arrival experience. These elements support informal use and brief respite.

LANDSCAPE DETAILED PLANS OF BUILDING ENTRIES

BUILDING 2 ENTRY

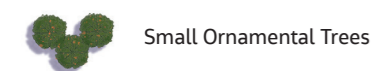
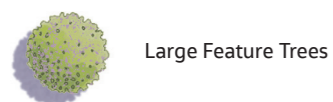


BUILDING 1 ENTRY

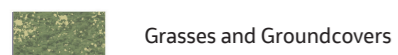


Landscape Legend

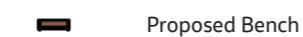
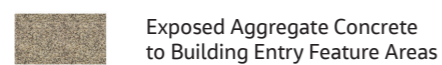
PROPOSED TREES



PLANTING TO BUILDING ENTRIES



HARDSCAPE FINISHES



1 Landscape to be raked/graded up to the building to reduce perceived scale and improve human-scale interface.

2 Bench seating with back and arm rests, incorporating timber elements, to provide comfortable seating options.

3 Picnic benches to provide opportunities for outdoor respite.

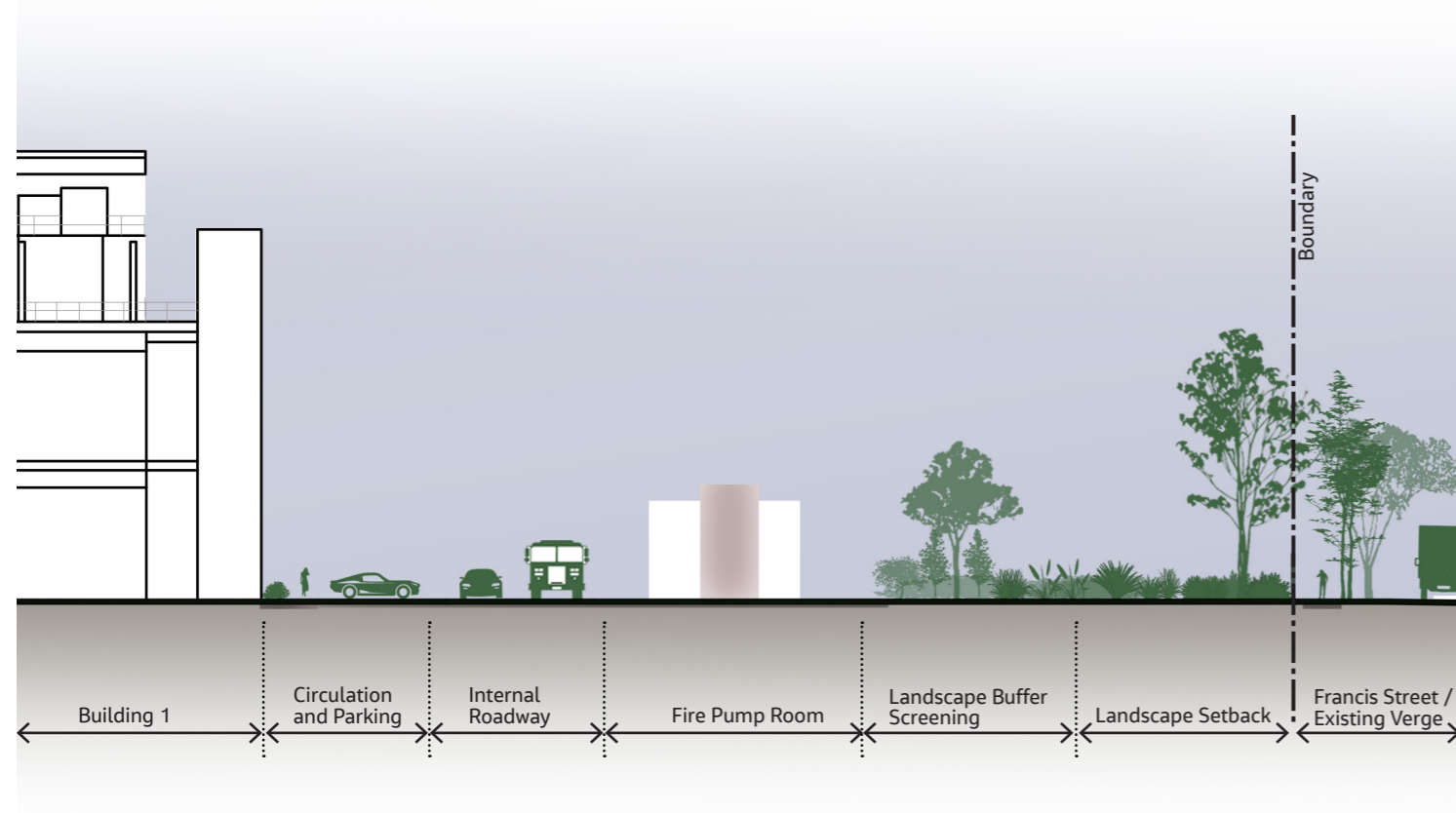
4 Feature paving to define breakout and respite spaces.

5 Strategic small tree planting to provide privacy.

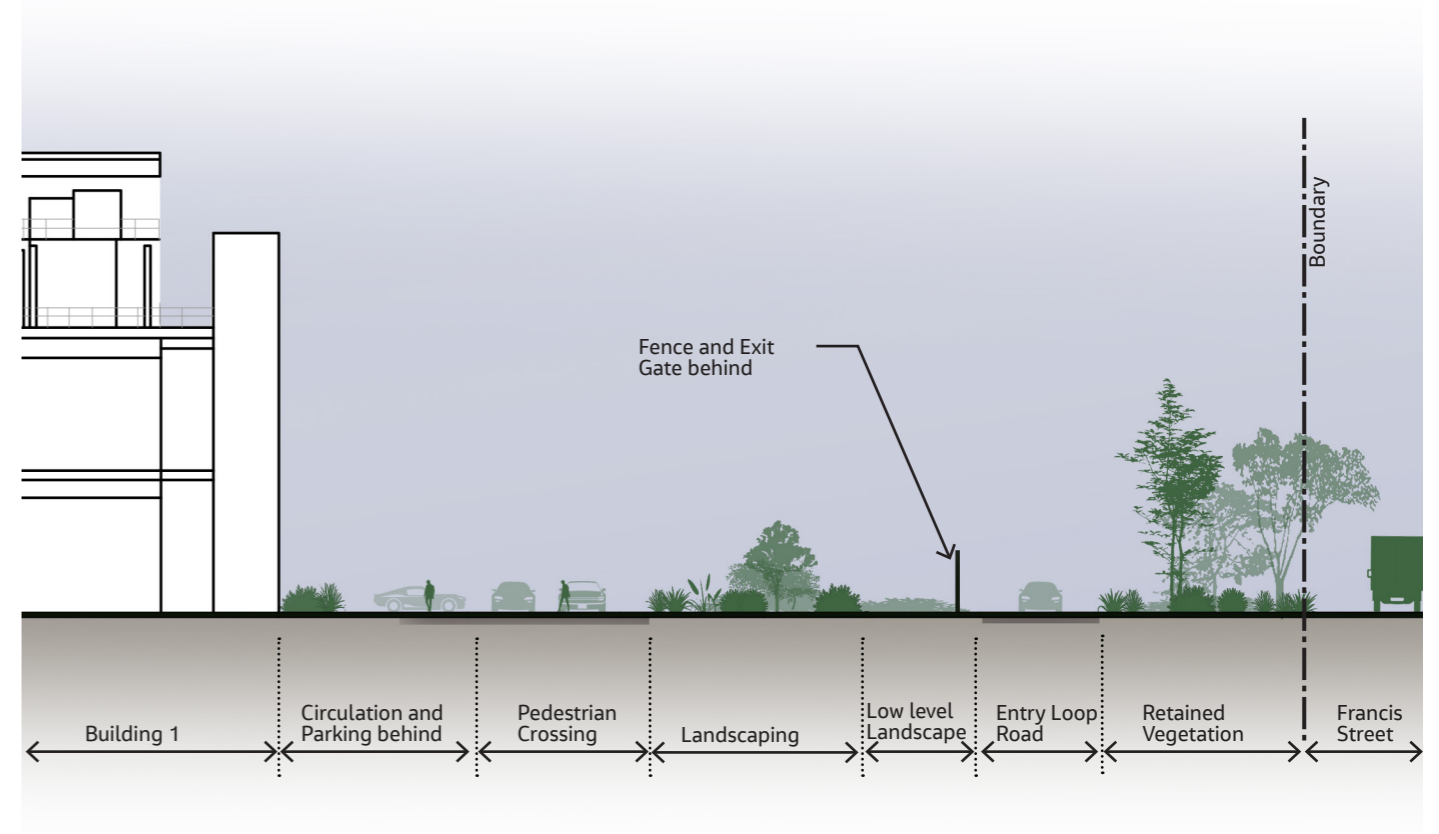
6 Large tree planting is proposed within a continuous tree trench, enclosed by a root-barrier system to protect adjacent services, support healthy root development, and create a strong focal point that enhances site legibility.

LANDSCAPE SECTIONS

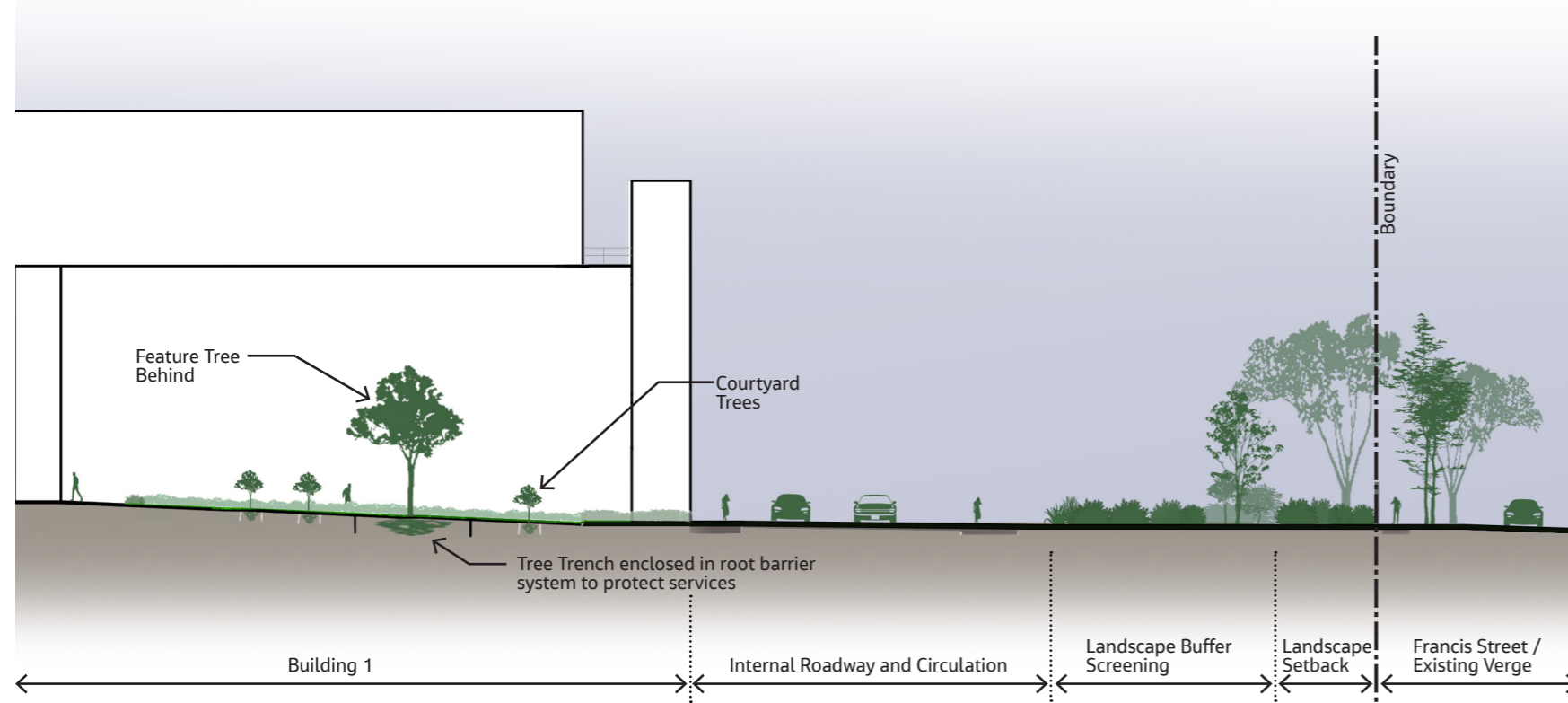
SECTION 1 - Building 1 / Fire Pump / Francis Street



SECTION 2 - Building 1 / Precinct Entry / Francis Street



SECTION 3 - Building 1 / Entry Courtyard / Francis Street



PLANTING PALETTE AND SCHEDULE

PLANTING PALETTE



Agonis flexuosa 'Burgundy'



Corymbia ficifolia 'Baby Orange'



Elaeocarpus reticulatus 'Prima Donna'



Tristaniopsis laurina 'Luscious'



Melia azedarach



Breyntia cernua 'Ironstone Range'



G. pteridifolia x G. banksii 'Bush'



Acacia howittii 'Honey Bun'



Philotheca myoporoides 'Profusion'



Correa alba 'Coastal Pink'



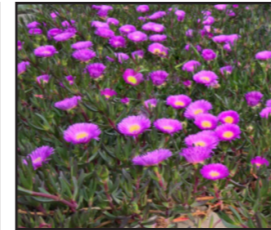
Hakea 'Burrendong Beauty'



Leptospermum 'Riot'



B. spinulosa 'Coastal Cushion'



C. glaucescens 'Aussie Rambler'



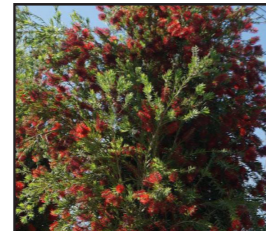
L. longifolia 'Lady Tanika'



Goodenia ovata 'Gold Cover'



Banksia integrifolia 'Sentinel'



Callistemon viminalis 'Slim'



Dodonaea viscosa purpurea



Hardenbergia violacea 'Meema'



Cenchrus purpurascens 'Nafray'



Banksia integrifolia 'Sentinel'



Callistemon viminalis 'Slim'



Dodonaea viscosa purpurea

PLANTING SCHEDULE

Botanical Name	Common Name	Height (m) Approx.	Width (m) Approx.	Pot Size	Native	Low Water Use	Drought Tolerant
Large Trees							
Melia azedarach	White Cedar	10.0	8.0	45 lt	✓	✓	✓
Waterhousea floribunda 'Sweeper'	Sweeper Waterhousea	10.0	8.0	45 lt	✓	✓	✓
Trees							
Agonis flexuosa 'Burgundy'	Burgundy Willow Myrtle	6.0	3.0	45 lt	✓	✓	✓
Brachychiton populneus x acerifolius 'Jerilderie Red'	Red Flame tree	8.0	6.0	45 lt	✓	✓	✓
Corymbia ficifolia 'Baby Orange'	Orange Flowering Gum	4.0	4.0	45 lt	✓	✓	✓
Elaeocarpus reticulatus 'Prima Donna'	Blueberry ash	7.0	3.0	45 lt	✓	✓	✓
Tristaniopsis laurina 'Luscious'	Luscious Kanooka / Water Gum	7.0	4.0	45 lt	✓	✓	✓
Screening Shrubs							
Banksia integrifolia 'Sentinel'	Banksia Sentinel	2.0	1.0	200 mm	✓	✓	✓
Breyntia cernua 'Ironstone Range'	Purple Native Coffee Bush	2.0	1.5	200 mm	✓	✓	✓
Callistemon viminalis 'Slim'	Callistemon Slim	3.0	1.3	200 mm	✓	✓	✓
Dodonaea viscosa purpurea	Purple Hop Bush	3.0	2.0	200 mm	✓	✓	✓
Grevillea pteridifolia x Grevillea banksii 'Bush Lemons'	Bush Lemons Grevillea	3.0	3.0	200 mm	✓	✓	✓
Melaleuca armillaris 'Space Saver'	Melaleuca Space Saver	4.0	1.5	200 mm	✓	✓	✓
Syzygium australe 'Pinnacle'	Syzygium Pinnacle	4.0	1.5	200 mm	✓	✓	✓
Shrubs							
Acacia howittii 'Honey Bun'	'Honey Bun' Wattle	1.0	1.0	200 mm	✓	✓	✓
Banksia spinulosa x ericifolia 'Bird Song'	Banksia Bird Song	1.5	1.5	200 mm	✓	✓	✓
Callistemon viminalis 'Better John'	Callistemon Better John	1.0	0.8	200 mm	✓	✓	✓
Correa alba 'Coastal Pink'	Coastal Pink Correa	2.0	2.0	200 mm	✓	✓	✓
Grevillea banksii x G. bipinnatifida 'Peaches and Cream'	Grevillea 'Peaches and Cream'	1.2	1.5	200 mm	✓	✓	✓
Grevillea rosemarinifolia 'Crimson Villea'	Grevillea Crimson Villea	0.8	0.8	200 mm	✓	✓	✓
Hakea 'Burrendong Beauty'	Hakea Burrendong Beauty	1.5	2.0	200 mm	✓	✓	✓
Leptospermum 'Riot'	'Riot' Tea Tree	1.5	1.5	200 mm	✓	✓	✓
Leptospermum rotundifolium 'Lavender Queen'	'Lavender Queen' Tea Tree	1.5	1.0	200 mm	✓	✓	✓
Philotheca myoporoides 'Profusion'	Wax Flower	0.8	1.0	200 mm	✓	✓	✓
Prostanthera incisa	Cut Leaf Mint	2.0	2.0	200 mm	✓	✓	✓
Grasses and Groundcovers							
Alyogyne huegelii 'Blue Heeler'	Alyogyne 'Blue Heeler'	0.5	1.0	140 mm	✓	✓	✓
Anigozanthos hybrid 'Amber Velvet'	Amber Velvet Kangaroo Paw	0.5	1.0	140 mm	✓	✓	✓
Anigozanthos hybrid 'Gold Velvet'	Yellow Velvet Kangaroo Paw	0.5	1.0	140 mm	✓	✓	✓
Anigozanthos hybrid 'Regal Velvet'	Regal Velvet Kangaroo Paw	0.5	1.0	140 mm	✓	✓	✓
Banksia spinulosa 'Coastal Cushion'	Banksia	0.5	1.0	140 mm	✓	✓	✓
Carpobrotus glaucescens 'Aussie Rambler'	Aussie Rambler Pigface	0.2	2.0	140 mm	✓	✓	✓
Cenchrus purpurascens 'Nafray'	Pennisetum Nafray	0.6	0.6	140 mm	✓	✓	✓
Correa pulchella 'Fire Bells'	Fire Bells Correa	0.25	0.8	140 mm	✓	✓	✓
Dianella caerulea 'Baby Breeze'	Baby Breeze Dianella	0.3	1.0	140 mm	✓	✓	✓
Grevillea rhyolitica x juniperina 'Cherry Cluster'	Cherry Cluster Grevillea	0.5	0.8	140 mm	✓	✓	✓
Goodenia ovata 'Gold Cover'	Gold Cover	0.3	1.0	140 mm	✓	✓	✓
Hardenbergia violacea 'Meema'	Hardenbergia Meema	0.5	2.0	140 mm	✓	✓	✓
Lomandra longifolia 'Lady Tanika'	Lomandra Lady Tanika	0.5	0.75	140 mm	✓	✓	✓
Rhagodia spinescens 'Aussie Flat Bush'	Aussie Flat Bush	0.5	1.0	140 mm	✓	✓	✓
Scaevola humilis 'Pink Fusion'	Scaevola Pink Fusion	0.3	1.0	140 mm	✓	✓	✓
Westringia fruticosa 'Grey Box'	Westringia Grey Box	0.5	0.5	140 mm	✓	✓	✓
Westringia fruticosa 'Mundi'	Westringia Mundi	0.5	1.0	140 mm	✓	✓	✓

LANDSCAPE MATERIALS PALETTE AND SCHEDULES

LANDSCAPE FURNITURE PALETTE



Street and Garden Furniture
'Lakes' Backless Benches and Table



Street and Garden Furniture
'Lakes' Backed Bench

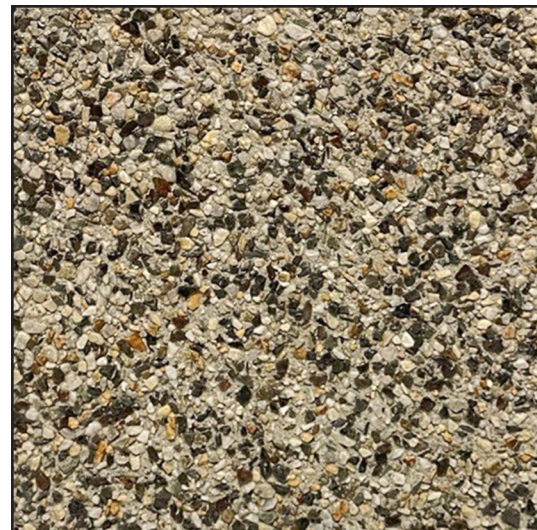


Street and Garden Furniture
'Sit' Bike Rack

LANDSCAPE FURNITURE SCHEDULE

Item	Details	Colour	Supplier
Table	Brand: Street and Garden Suite: Lakes Slats: Oiled Hardwood Timber Frame: Aluminium Fixing: Surface Mount	Slats: Spotted Gum Frame: Black Powder Coat	Street and Garden https://streetandgarden.com/ ADDRESS 23 Balaclava Street Woolloongabba, Brisbane QLD 4102, Australia PHONE: +61 7 3844 1951 EMAIL: sales@streetandgarden.com
Backless Bench	Brand: Street and Garden Suite: Lakes Slats: Oiled Hardwood Timber Frame: Aluminium Fixing: Surface Mount	Slats: Spotted Gum Frame: Black Powder Coat	
Backed Bench	Brand: Street and Garden Suite: Lakes Slats: Oiled Hardwood Timber Frame: Aluminium Fixing: Surface Mount	Slats: Spotted Gum Frame: Black Powder Coat	
Bike Rack	Brand: Street and Garden Suite: Sit Frame: Aluminium Fixing: Surface Mount	Frame: Black Powder Coat	

LANDSCAPE FINISHES PALETTE



Boral - Beachside - Exposé Exposed Aggregate Concrete



Plain Broom Finished Concrete



Watersaver Mulch



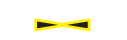
LANDSCAPE FINISHES SCHEDULE

Item	Details	Finish / Colour	Supplier
Pavement - General Areas	Plain Broom Finish Concrete	Finish: Broom Concrete Colour: Plain	
Pavement - Feature Areas	Exposé Exposed Aggregate Concrete in Plain Concrete	Finish: Exposed Aggregate Concrete Colour: Plain Aggregate Colour: Beachside	Boral https://www.boral.com.au/
Mulch	Watersaver Mulch	Colour: Natural	Daisys Garden Supplies https://daisysgarden.com.au/

FENCING PLAN



Legend

-  2.4m High Palisade security fence
-  2.4m High Substation security fence
-  Access Gate



2.4m High Palisade security fence



2.4m High Substation security fence



Jacobs

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Reinventing tomorrow.