

# 44-76 Simcock Avenue, Spotswood

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*Landscape Architecture Report (For Approval)*

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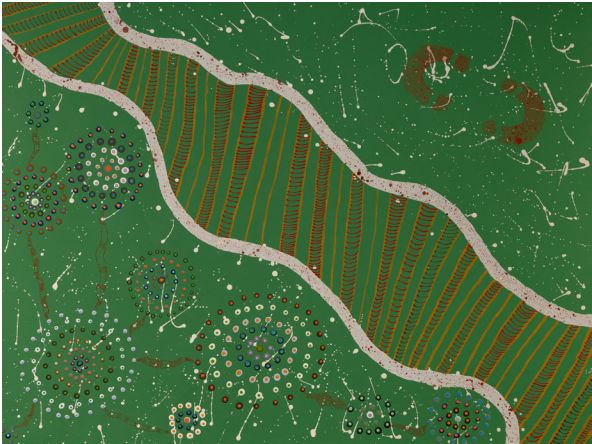
# Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

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| Revision:          |  |

# Introduction

**The development proposed for 44-76 Simcock Avenue, Spotswood will deliver a modern data centre set within a carefully designed landscape that meets safety requirements of the technical infrastructure, reflects the character of the area, responds to local environmental conditions, and aligns with Hobsons Bay City Council’s strategic vision.**

This landscape master plan combines practical functionality with an inviting design, incorporating landscape setbacks along key interfaces, purposeful planting, and a layout that promotes safety, efficiency, and a positive experience for staff, visitors, and the wider community.

The landscape design will focus on sustainability and resilience, using native and low-water species suited to the Spotswood climate. These plantings will boost biodiversity, provide seasonal interest, and strengthen local habitat networks. Additional green landscaped areas will replace sections of existing hardstand, helping to reduce excess stormwater runoff and mitigate the urban heat island effect. Species selection will also prioritise ease of maintenance and support the long-term performance of the site’s landscape.

Key interfaces and entrances along Simcock Avenue and Hall Street will be defined by large landscaped setbacks, creating a welcoming arrival point for staff and visitors. These buffers will also soften the interface between the building and surrounding public areas.

Materials and vegetation will be chosen to complement the building’s architecture, screen operational areas, and create a clear, well-organised site layout. Tree placement will be carefully planned to avoid conflicts with infrastructure and ensure healthy growth over time.

Overall, the landscape will establish a functional and visually cohesive precinct that supports environmental objectives, enhances amenity, and reinforces the site’s role within Spotswood’s growing industrial and employment hub.

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## Site Context

Located within Spotswood's established industrial precinct, 44–76 Simcock Avenue is surrounded by a mix of commercial and light industrial uses, with key transport links nearby. The streetscapes along Simcock Avenue and Hall Street have limited existing vegetation, offering scope for the proposed landscape to introduce green infrastructure that improves visual character, provides shade, and supports local biodiversity. The design will respond to the site's environmental conditions and urban setting, enhancing the frontage through native planting and well-considered landscape buffers to create a more attractive and welcoming interface with the public realm.

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# Landscape Design Principles

Creating an enduring landscape that strengthens the site’s identity, enriches the public interface, and contributes positively to Spotswood’s industrial and community character.



## 1. Enhance the Public Interface

Create a positive and welcoming frontage along Simcock Avenue and Hall Street through landscape setbacks, native planting, and well-structured buffers that soften the building’s edges and improve the visual character of the streetscape.



## 2. Support Local Biodiversity

Select plant species suited to the Spotswood climate that provide habitat value, seasonal interest, and ecological connectivity, contributing to the health and diversity of the local environment.



## 3. Prioritise Longevity and Low Maintenance

Design planting and landscape elements to be robust, resilient, and easy to maintain, ensuring the landscape remains functional and attractive over time with minimal resource input.

Look and Feel



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A layered screen of hardy native  
species will soften views of the  
Data Centre while enhancing  
the local streetscape with  
texture, colour, and seasonal  
change.

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# Landscape Plan

## Simcock Avenue

Existing street trees along Simcock Avenue are retained where possible and complemented with additional native perimeter planting within the site boundary, helping to soften the interface between the development, fencing and surrounding streetscape. Landscape setbacks and generous garden beds along Simcock Avenue create a positive and welcoming frontage that improves the visual character of the industrial precinct. The site entry incorporates structured planting and layered vegetation to establish a defined and attractive arrival experience.

## Perimeter planting

The extent of hardstand areas along the site perimeter has been minimised and replaced with landscaped garden beds to increase vegetation coverage adjacent to footpaths and site edges. Planting includes a mix of large, medium and small native shrubs complemented by diverse groundcover species selected from the preferred Hobsons Bay industrial planting palette. Species selection responds to the local Spotswood climate and has been chosen to provide habitat value, seasonal variation and ecological connectivity while maintaining safety, operational and security requirements for the development.

## Car park areas

Internal car park areas incorporate generous garden beds and canopy tree planting to provide shade, improve visual amenity and reduce the extent of hard surface treatment across the site. Tree planting within parking areas contributes to increased canopy cover and provides a landscaped buffer to surrounding streets and internal site areas, supporting a greener and more comfortable environment for staff and visitors.

## Pedestrian access

Pedestrian pathways are designed to provide safe and practical movement for staff and visitors while integrating with the broader landscape character of the development. Concrete pedestrian paving has been minimised across the site and is generally limited to high-traffic and key access areas to reduce non-permeable surfaces.

## Maintenance access

Compacted gravel maintenance paths are proposed around the perimeter of the site to provide functional access while increasing permeable surface coverage. Landscape and planting elements have been selected to be durable, resilient and low maintenance, supporting the long-term performance and appearance of the landscape with minimal resource input.

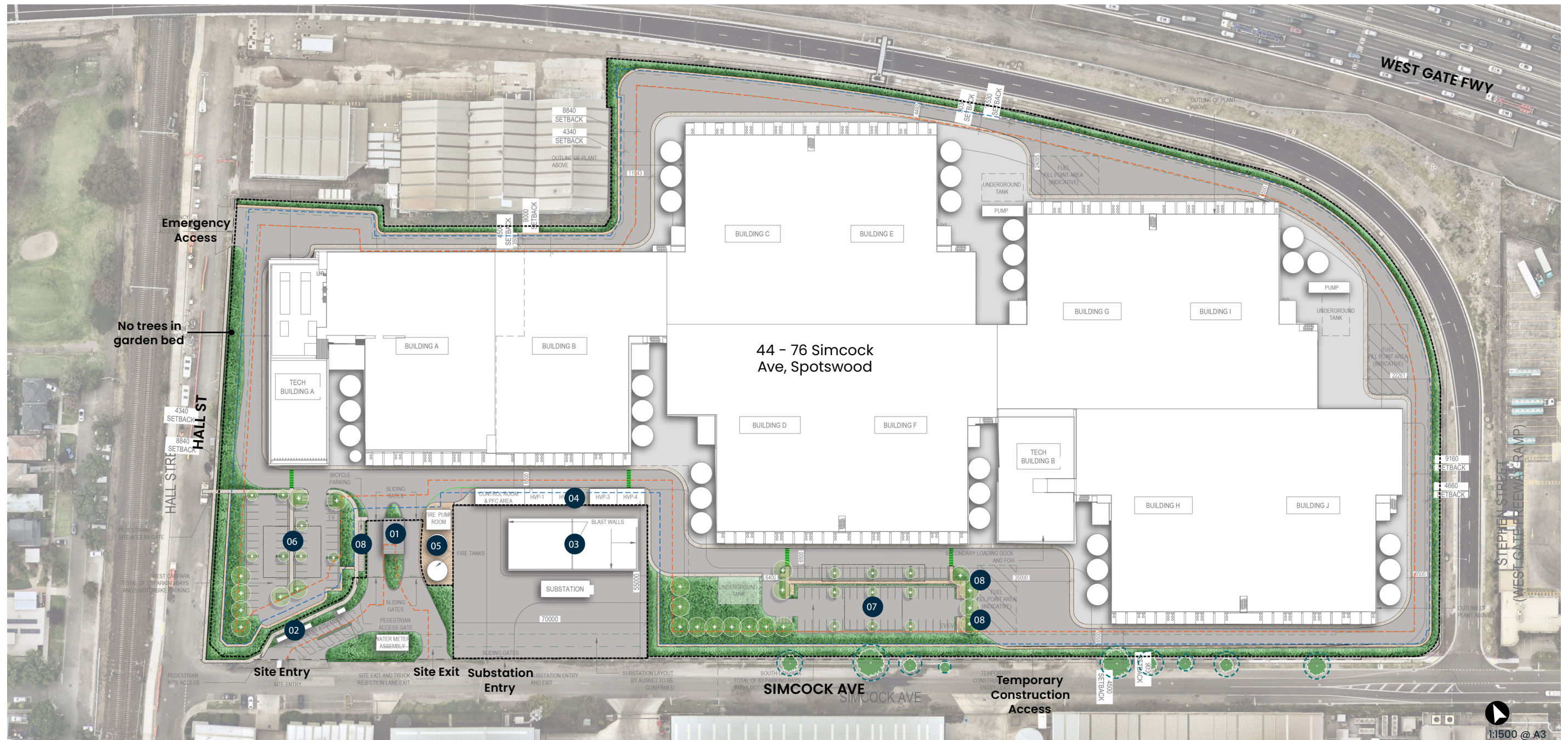
## Overall design

The overall landscape design responds to the operational requirements of the data centre while enhancing the visual appeal of the surrounding industrial area. The landscape strategy increases canopy cover, biodiversity and site permeability through the use of native planting, reduced hardstand areas and permeable surfaces. The design aims to create a robust and functional landscape outcome that improves amenity for employees and the surrounding neighbourhood while contributing positively to the local streetscape and environment.

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## LEGEND

- Site Boundary
- Proposed Fence Line
- Security Path Offset (4.5m from Simcock Ave and Hall St & 3.5m remaining boundary)
- 9m Tree Offset (Security Clearance)
- Proposed Mulched Garden Bed (See planting palette for species and densities)

## LEGEND

- Proposed Compacted Gravel Maintenance Pedestrian Path (Permeable Paving)
- Proposed Pedestrian Footpath (Non-Permeable Paving ie concrete)
- Proposed Trees (see planting palette for additional species information)

## LEGEND

- Existing Trees and TPZs (exact location to be confirmed by survey)
- 01 Guard Kiosk
- 02 Fire Booster Assembly
- 03 Substation

## LEGEND

- 04 Switch Gear Rooms
- 05 Fire Pump and Water Tanks
- 06 Car Park 01 - 46 Standard Bays, 2 Acc. Bays, 2 EV Bays & 5 Motorbike Parking.
- 07 Car Park 02 - 61 Standard Bays, 2 EV Bays & 5 Motorbike Parking
- 08 Bike Racks (Standard Hoops)

Planting Palette

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Table 1     Planting Palette

| Botanical name                              | Common name             | Installation Size | Mature Size (H x W) | Density (per sqm) | Quantity |
|---------------------------------------------|-------------------------|-------------------|---------------------|-------------------|----------|
| TREES                                       |                         |                   |                     |                   |          |
| <i>Acacia implexa</i>                       | Lightwood               | 45L               | 10 x 8              | As Shown          | 23       |
| <i>Eucalyptus leucoxylon ‘Eukie Dwarf’</i>  | Dwarf Yellow Gum        | 45L               | 10 x 4              | As Shown          | 16       |
| LARGE SHRUBS                                |                         |                   |                     |                   |          |
| <i>Callistemon viminalis ‘Captain Cook’</i> | Weeping Bottlebrush     | 140mm             | 2 x 2               | 2                 |          |
| <i>Callistemon citrinus ‘Endeavour’</i>     | Endeavour Bottlebrush   | 140mm             | 3 x 3               | 1                 |          |
| SMALL TO MEDIUM SHRUBS                      |                         |                   |                     |                   |          |
| <i>Correa alba</i>                          | Coastal Correa          | Tubestock         | 1.5 x 2             | 2                 |          |
| <i>Correa glabra</i>                        | Rock Correa             | Tubestock         | 1.8 x 2             | 3                 |          |
| <i>Grevillea ‘Robin Gordon’</i>             | Red Flowering Grevillea | Tubestock         | 1.5 x 1.5           | 3                 |          |
| <i>Westringia fruticosa</i>                 | Native Rosemary         | Tubestock         | 2 x 3               | 2                 |          |
| GROUNDCOVERS & LOW GROWING                  |                         |                   |                     |                   |          |
| <i>Correa ‘Dusky Bells’</i>                 | Correa Dusky Bells      | Tubestock         | 1 x 4               | 4                 |          |
| <i>Dianella species</i>                     | Flax Lily               | Tubestock         | 0.5 x 0.5           | 6                 |          |
| <i>Lomandra longifolia</i>                  | Matt Rush               | Tubestock         | 0.8 x 0.7           | 6                 |          |
| <i>Phormium cultivars</i>                   | New Zealand Flax        | Tubestock         | 1.5 x 2.5           | 4                 |          |

⁰⁰ All plants selected from ‘Preferred Plants for the Hobsons Bay Area – Commercial and Industrial Premises’

## Trees



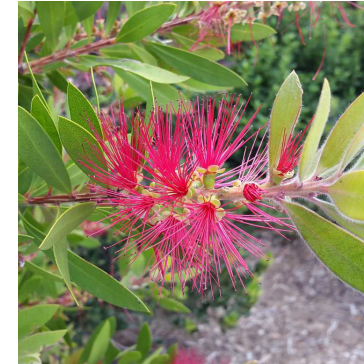
***Acacia implexa***  
Lightwood



***Eucalyptus leucoxylon***  
**'Eukie Dwarf'**  
Dwarf Yellow Gum



***Callistemon viminalis***  
**'Captain Cook'**  
Weeping Bottlebrush



***Callistemon citrinus***  
**'Endeavour'**  
Endeavour Bottlebrush

## Small to Medium Shrubs



***Correa alba***  
Coastal Correa



***Correa glabra***  
Rock Correa



***Grevillea 'Robin Gordon'***  
Red Flowering Grevillea



***Westringia fruticosa***  
Native Rosemary

## Groundcovers and Low Growing



***Correa 'Dusky Bells'***  
Correa Dusky Bells



***Dianella species***  
Flax Lily



***Lomandra longifolia***  
Matt Rush



***Phormium cultivars***  
New Zealand Flax

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