Proposed Data Centre
MEL1

July 2026

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GreenSquare (GreenSquareDC Pty Ltd) proposes to develop and operate a new data centre at 44–76 Simcock Avenue, Spotswood.

The proposed GreenSquare facility will provide the digital infrastructure needed to support Melbourne's growing economy and the essential digital services people and businesses rely on every day.

This newsletter provides an overview of the proposed data centre, including how to provide feedback and find out more information.

What is being proposed?

This proposal involves the staged development of a data centre and construction of Stage 1. Future stages will be delivered progressively.

Stage 1: includes the construction of a 3-storey data hall building housing the network equipment and infrastructure required for data storage, along with a separate 3-storey office building and associated car parking to be delivered by late 2027, subject to approvals and stakeholder engagement.

Stages 2 – 10 (Future stages): will be delivered progressively from the west to the east of the site. The 'end state' will include 10 data halls and an additional office building interfacing Simcock Avenue.

What is a Data Centre?

A data centre is a secure, purpose-built facility that houses computer servers and networking equipment.

These facilities support many of the digital services we rely on every day, including critical online banking, healthcare systems, education platforms, telecommunications, cloud services and business applications.

Australia's use of digital services continues to grow. Businesses, governments, schools, hospitals and households are using more cloud computing, online storage, cybersecurity services and digital applications than ever before.

As demand for these services increases, so does the need for secure, reliable and efficient digital infrastructure.

We are seeking community feedback on:

- Community partnerships and local opportunities
- Construction impacts and communication
- Traffic and transport
- Landscaping and visual presentation
- Any other matters important to residents and businesses

Why Spotswood?

The site is situated in an established industrial precinct with access to existing transport and digital infrastructure, which helps minimise impacts on surrounding communities. Additionally, the site is in close proximity to the connectivity hubs in Port Melbourne.

Urban design features

GreenSquare's proposed facility has been designed to fit well within its industrial setting, with thoughtful setbacks, high-quality materials and a consistent look that improves the appearance of a long-vacant site. A strong focus has been placed on landscaping, with new trees, planting and green buffers, especially along surrounding streets to soften the buildings and create a more welcoming edge for the community.

The plan also includes shared paths around the site, better water management, road upgrades and design features to support sustainability such as all-electric operations, energy-efficient systems and spaces for bikes and electric vehicles.

Energy efficiency and infrastructure investment

GreenSquare is designing the facility to operate efficiently and support renewable energy procurement as part of its long-term operating model and sustainability commitments. GreenSquare will fully fund the electricity infrastructure required to connect the facility to the network.

Employment and economic contribution

The proposed development will contribute to the local economy through job creation and significant investment. During construction, the project would support more than 400 direct full-time jobs, along with 600 indirect jobs through the wider supply chain.

Once the facility is operational, it's projected to support circa 100 ongoing direct full-time jobs including data centre technicians, engineers, IT specialists and facilities managers, along with support roles in safety, security, administration and procurement. These ongoing roles are expected to generate a further circa 70 indirect jobs each year through broader economic flow-on effects.

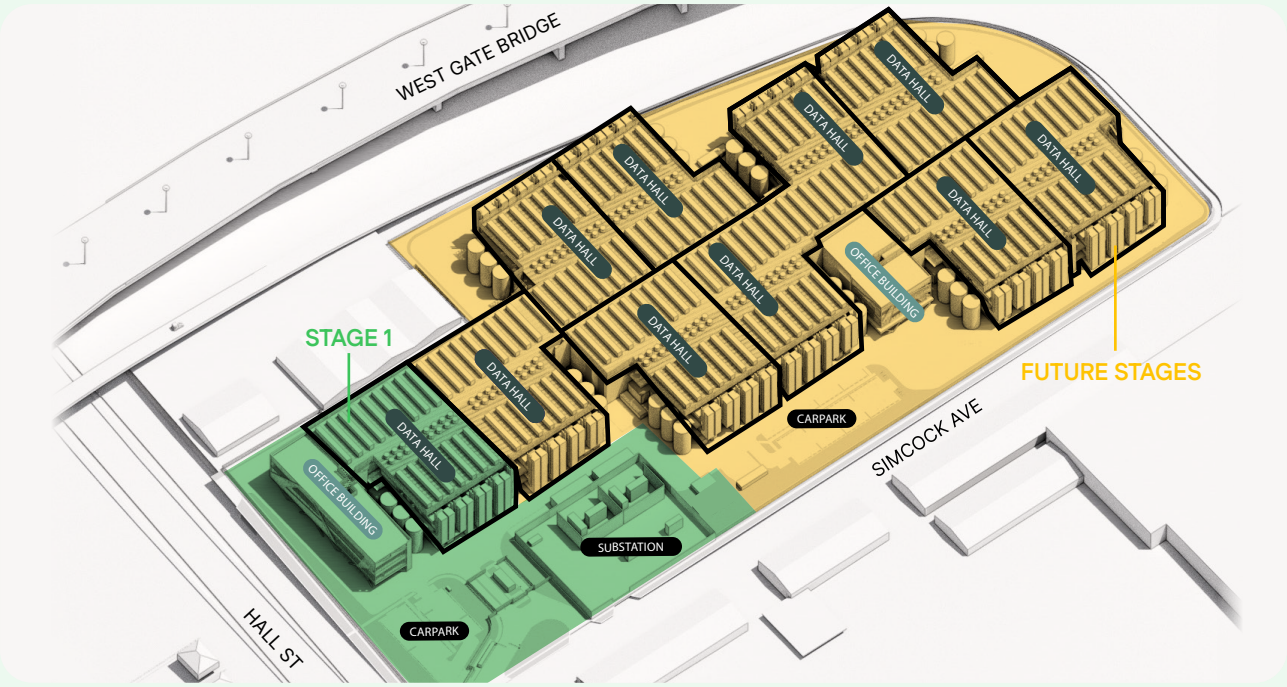
GreenSquare will seek opportunities to work with local contractors, suppliers and apprentices where appropriate throughout construction and operation.

Community partnerships

GreenSquare is committed to building positive, long-term relationships with the communities where we operate. We recognise the most meaningful partnerships are those shaped by local priorities and ongoing engagement.

We are exploring opportunities to work with local organisations, education providers and community groups, including initiatives that support skills development, apprenticeships and other opportunities that benefit the community over time.

We welcome ideas from the community about partnerships or initiatives that could make a positive contribution to Spotswood over the long term.



Managing potential impacts

GreenSquare understands that local residents may have questions about how the proposed development could affect the surrounding area. Technical studies have been undertaken to assess potential impacts and identify measures to avoid, minimise and manage them.

The planning application will be assessed by the Department of Transport and Planning against relevant planning policies and technical requirements, including traffic, noise, air quality and environmental considerations. Community feedback will also form an important part of the planning process.

GreenSquare is committed to responsibly managing the environmental and community considerations associated with the construction and operation of the proposed data centre.

The following sections summarise the key considerations and the measures proposed to manage potential impacts.

Water use

The proposed facility has been designed with a low-water cooling approach to reduce water consumption compared with many traditional cooling systems. It does not use traditional cooling towers. Instead, it uses a closed-loop hybrid cooling system that recirculates water and operates water-free for most of the year. Water is only introduced during periods of very hot weather to improve cooling efficiency and reduce overall energy demand.

The facility is designed to accommodate recycled or non-potable water supplies in cooling, and GreenSquare intends to transition to these sources when they become available. To reduce our potable water demand, the facility has also been designed to harvest rainwater from its roof to supplement the water as part of its low-water cooling approach.

Air quality

The facility's day-to-day operation would produce virtually no local air emissions. The site is also being designed around lower-emission backup generation technology. Backup generators are only operated during testing or emergency situations. Because they are used irregularly, their contribution to local air emissions is generally very low.

The facility has been designed to use Hydrotreated Vegetable Oil (HVO) for its backup generators, which can reduce emissions compared with conventional diesel when sustainably sourced.

Noise

The facility is being designed with acoustic treatments, equipment selection and operational controls to minimise noise impacts. Greensquare has worked with the planning authorities and the EPA to ensure the community isn't exposed to increased noise. When operational, GreenSquare will publish expected noise levels and undertake independent verification after commissioning.

Visual impact

A comprehensive landscaping plan has been prepared for the site which includes a greening strategy proposed within the front setback to improve the site's interface with the public realm.

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

Traffic, transport and construction

A traffic assessment has been prepared as part of the planning application to understand potential impacts on local traffic and identify measures to minimise them.

Construction activity will generate temporary traffic associated with workers, deliveries and equipment. GreenSquare will implement a Construction Traffic Management Plan that sets out approved routes, operating hours, and mitigation measures, and will coordinate activities with other major projects in the area where possible.

Once operational, the facility will generate minimal day-to-day traffic compared with many other industrial and commercial developments.

We recognise the Spotswood community has experienced significant construction activity in recent years and understand this can be disruptive. GreenSquare is committed to managing construction responsibly by minimising impacts where practicable, keeping the community informed and providing advance notice of activities where appropriate

For further information, you can view FAQs on our website at greensquaredc.com/MEL1

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Planning and approval pathway

GreenSquare is seeking approval for the proposed data centre facility through the Department of Transport and Planning's (DTP's) Development Facilitation Program (DFP).

EARLY 2026
Preparation of a series of detailed designs and technical assessments to accompany the planning application. These outline potential impacts and recommend ways to manage or mitigate them.

WE ARE HERE
GreenSquare has submitted a planning application with the DTP. The community will be formally invited to provide feedback to DTP as part of the public notice period. GreenSquare is also seeking feedback on the proposal through a range of community engagement activities.

MID TO LATE 2026
Early site preparation works will commence to prepare the site for future use.

LATE 2026:
GreenSquare is expecting a determination within six to nine months of lodging the application with DTP.

Subject to obtaining the necessary approvals, GreenSquare would commence construction for Stage 1.

This includes preparing all relevant construction management plans.

Share your feedback

Community drop-in sessions

We invite the community to learn more about the proposal and provide feedback at one of our community drop-in sessions. There will be no formal presentation, these are an informal opportunity to meet the project team, ask questions, and share what matters to you.

Registration is essential; you can register for a timeslot below using the QR code.

- **Wednesday 29 July, 4pm, 5pm and 6pm,** Spotswood Football Club, 1 Creek St, Spotswood
- **Saturday, 1 August, 10am, 11am and 12pm,** Spotswood Kingsville RSL, 59 The Avenue, Spotswood

Contact us

GreenSquare is committed to ongoing engagement throughout planning, construction and operation of the facility. GreenSquare has engaged Mitchell & Co to collect your feedback and provide further information about the data centre proposal.

If you would like to learn more about the GreenSquare facility, we encourage you to contact us at:

1800 227 210

greensquaredc.com/MEL1

About GreenSquare

GreenSquare is an Australian data centre company developing and operating the digital infrastructure that supports Australia's digital future.

Our facilities enable the secure and reliable delivery of the services that communities, businesses and governments rely on every day.

We believe infrastructure should be developed with intention and responsibility. By embedding sustainability, resource efficiency and adaptability into how we design, build and operate our campuses, we aim to create lasting value for customers, communities and the environment.