



COMMUNITY INFORMATION SHEET

Land use, siting & visual amenity

Where data centres belong, and how they look from outside

What's the concern?

Data centres are typically large, windowless, security-fenced buildings with extensive rooftop and external plant. Without careful design they can read as hostile industrial boxes, and people ask about how they fit the area and how they look from homes and roads.

The facts

Data centres are best located in industrial or utilities-zoned land, with genuine separation (buffers) from homes, schools and other sensitive uses. The planning system tests building height, setbacks, site coverage, landscaping, lighting and signage. Good design articulates large facades, screens rooftop and ground-level plant, and uses perimeter landscaping so the building sits comfortably in its setting.

What good practice looks like

- Location in an industrial or utilities precinct with real separation from sensitive uses.
- Building articulation, quality materials and colour, and screening of rooftop and external plant.
- Perimeter landscaping and design that softens the building's appearance from homes and roads.
- Lighting designed and baffled to avoid spill, and signage consistent with the area.

Questions you can ask

- How far is the site from the nearest homes, and what buffers are provided?
- How will the building and its plant be screened and landscaped?
- How is light spill at night controlled?

Want to know more? Your local council, the EPA Tasmania and ARPANSA publish further information. This sheet is general information, not medical, legal or planning advice; figures are indicative and a specific proposal is confirmed by qualified assessment.