

**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

19 December 2024

Department of Transport and Planning
Online Submission

Dear Sir/Madam,

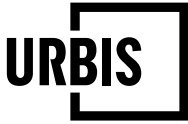
PLANNING PERMIT APPLICATION - 85 SHARPS ROAD, TULLAMARINE DEVELOPMENT FACILITATION PROGRAM PPA-775

Urbis Ltd pleased to present a planning application for the proposed development of the land for data centre.

This permit application is submitted to the Department of Transport and Planning (DTP) pursuant to the 'Significant Economic Development' provisions set out in Clause 53.22 of the Brimbank Planning Scheme.

We also provide the following response to the further information items raised in DTP's eligibility letter dated 9 December 2024:

- *A Metropolitan Planning Levy (MPL) certificate.*
An MPL certificate is enclosed as part of this planning application.
- *A native vegetation removal plan.*
A native vegetation removal plan has been prepared by WSP.
- *An arborist assessment of all existing trees on the site.*
An arborist report has been prepared by Melbourne Tree Care and provides further justification as to why any native trees on the site have been classified as planted.
- *Details of the increase in hard surfaces for the site and volume of runoff that will discharge into the local waterway(s) during larger events.*
The increase hard surface between the current (52,272sqm) and proposed future condition (70,887sqm) is 18,615sqm. The 10% AEP storm event will be to the underground drainage network external to the site without any direct connections to Steele Creek or any other waterways. The volume of water that will leave the site and discharged into the local waterway during larger rainfall events will be provided through the regional flood modelling.
- *Waster Sensitive Urban Design or other landscape treatments forming part of the Sustainability Management Plan.*
A vegetated swale has been added along the southern boundary of the site and this is reflected in the updated landscape plan and stormwater management plan.



- *All existing infrastructure within the road reserve to be shown on the plans.*
The site plan now notates the infrastructure within the Sharps Road road reserve which includes light poles and drainage pits. No existing infrastructure is proposed to be impacted within the Keilor Park Drive road reserve.
- *Clarification on whether any signage is sought as part of the application.*
We can confirm that no signage is proposed as part of this planning application.
- *Plans and report requested by WorkSafe Victoria.*
We note that the documentation WorkSafe Victoria have requested in their letter dated 19 November 2024 has been requested as part of future planning permit conditions. It is our preference that these requested conditions form part of any planning permit that is issued as this will allow our Dangerous Goods consultant to be working off approved plans.

If you have any questions, please don't hesitate to contact me on the below details.

Yours sincerely,

A handwritten signature in black ink that reads "D O'KEEFFE". The signature is written in a cursive, flowing style.

Daniel O'Keeffe
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