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07 January 2026

Lorraine Dowsey

Manager, State Projects,
State Planning Assessment and Facilitation
Department of Transport and Planning (DTP)
8 Nicholson Street,
East Melbourne, VIC 3002.

Reference: 58002

**ADVERTISED
PLAN**

Via the Victorian Planning Portal

Mount Atkinson Data Centre Utility Installation Planning Permit Application

Dear Lorraine,

MVC Services (MVC), under instruction from AusNet Transmission Group Pty Ltd (AusNet; the applicant), is submitting this planning permit application for the use and development of land for a utility installation. The lands that are the subject of this planning permit application are the:

- Proposed Truganina Terminal Station (TNTS), 442-542 Mount Atkinson Road, Truganina
- Mount Atkinson Road reserve (underground crossing)
- Mount Atkinson Data centre (MAD) site, located at 435-503 Mount Atkinson Road, Truganina.

The applicant is proposing to develop:

- a 220 kV customer connection line between the TNTS and the MAD site
- a customer substation at the eastern boundary of the MAD site
- works to 'tie in' the customer connection line at the TNTS.

The project area is in the City of Melton local government area and is subject to the Melton planning scheme.

The TNTS is in the Special Use Zone – Schedule 3, while the MAD site and Mount Atkinson Road are located within the Urban Growth Zone – Schedule 9. The UGZ9 applies the Transport Zone 2/3 (TRZ2/3) zoning provisions onto Mount Atkinson Road, and the Industrial 1 Zone onto the MAD site.

The project area is also affected by the Public Acquisition Overlay (PAO3), Heritage Overlay (HO203) and Infrastructure Contribution Overlay – Schedule 3 (ICO3). The project area is also mapped as a Bushfire Prone Area, an Area of Aboriginal Cultural Heritage Sensitivity, as well as part of the Melbourne Strategic Assessment area.

These zones and overlays trigger a planning permit requirement to use and/or develop land for a utility installation.

As this planning permit application is related to a utility installation use and development, the project meets the eligibility criteria for assessment under the Development Facilitation Program (DFP). Per VPP Clause 72.01-1, the Minister for Planning (or their delegate) is the Responsible Authority for this planning permit application.





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The following documents have been provided to the DTP through the Victorian Planning Portal, in support of this planning permit application:

- Planning Permit Application Report (MVC 2025)
- Landscape and Visual Impact Assessment (SMEC 2025)
- Traffic Impact Assessment (Amber 2025)
- Noise Impact Assessment (JTA 2025)
- Stormwater and Hydrological Assessment Report (Stantec 2025)
- Bushfire Attack Level Report (Salus Risk 2025)
- Land Titles
- Municipal Planning Levy Certificate
- Planning Zones (MVC 2025)
- Planning Overlays (MVC 2025)
- Project Overview (MVC 2025)

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In addition to a planning permit, the project will require these secondary approvals:

- **Cultural Heritage Management Plan**, per Section 46 of the *Aboriginal Heritage Act 2006 (Vic)*.
- Consent from Melton City Council to **impact a public road**, per the *Road Management Act 2004 (Vic)*.

Crossing of Mount Atkinson Road will be completed via Horizontal Directional Drilling (HDD). Consequently, **no impacts to the road network** are anticipated. Formal consent has been sought from Melton City Council Mount Atkinson Road is currently a dirt track managed by Melton City Council and zoned as UGZ9. The *Mt Atkinson and Tarneit Plains Precinct Structure Plan* shows Mount Atkinson Road is intended to be developed into an arterial road, managed by DTP. Melton City Council has confirmed no current or near future plans to develop Mount Atkinson Road. Formal permission per the *Road Management Act 2004 (Vic)* will be sought through the works within road reserves permit process.

As noted in the Planning Permit Application Report, this project supports the development of a data centre, thereby contributing to the growth of the Victorian digital technologies sector. The project has been assessed as being consistent with the development intent of the *Mt Atkinson and Tarneit Plains Precinct Structure Plan*, as well as the Melton planning scheme.

While there are minor environmental and planning impacts associated with the project, AusNet has sought to avoid or minimise these impacts. The assessment and mitigation of impacts have been considered in accordance with the Melton planning scheme, as well as Commonwealth and state policies and guidelines.

We trust that your team has the information required to make an informed assessment on this planning permit application. If there are any enquiries or requests for information, please contact Daniel Salzmann at daniel.salzmann@mvcservices.com.au.

Yours sincerely,



Tim Vesey
Director,
MVC Services

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