

18th March 2026

Dover1 SM2 Pty Ltd
c/o Planning & Property Partners
Level 13, 1 Collins Street
Melbourne VIC 3000

ADVERTISED PLAN

Dear Mr Little

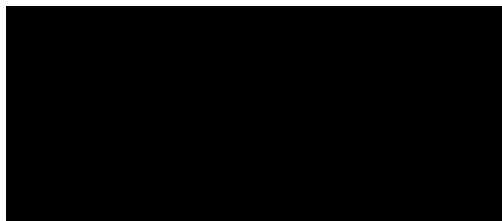
SUBJECT: APPLICATION PPA-1184 - REQUEST FOR WRITTEN ADVICE

Thank you for your request to obtain written advice about the likely financial feasibility of your proposal in accordance with Clause 53.22 of the Victoria Planning Provisions.

Based on our review of your submitted documentation, Invest Victoria considers that there is some likelihood that the SM2 Data Centre project at 165 Williamsons Road, South Morang could be feasible. We have concerns about the funding strategy, which we have highlighted with the Department of Transport and Planning.

Please be aware that this letter serves as a pre-condition for submitting a formal planning application to the Minister for Planning. It is not an assessment of the planning merits of the proposal.

Yours sincerely



Executive Director
Invest Victoria

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