

# s72 Amendment Officer Report

PA2403452 - 85 Sharps Road,  
Tullamarine

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Section 72 Amendment Officer Assessment Report  
Development Approvals & Design



Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



| Key Information               |        | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                  |
|-------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Permit No:                    |        | PA2403452                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                  |
| Permit Issued                 |        | 9 April 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                  |
| Permit Allows:                |        | Buildings and works and the Use of land for a data centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                  |
| Land Address:                 |        | 85 Sharps Road, Tullamarine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                  |
| Application received:         |        | 10 March 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                  |
| Applicant:                    |        | Airtrunk Mel2 Pty Ltd c/o Angle Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                  |
| Planning Scheme:              |        | Brimbank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                  |
| Section 72 Amendment Summary: |        | <p>The proposed amendment seeks to refine the approved data centre through a reduction and reconfiguration of built form, revised access and staging arrangements, and minor adjustments to setbacks and infrastructure, without expanding the overall development footprint or introducing additional off-site impacts. Further, amendments to permit conditions to delete redundant requirements, introduce staged delivery provisions, update WorkSafe and Fire Safety requirements, and remove no longer relevant transport vesting obligations:</p> <ul style="list-style-type: none"><li>• Conditions <b>5–8</b> (Tree Protection) – delete</li><li>• Condition <b>15</b> (Landscaping) – amend</li><li>• Condition <b>25</b> (Traffic / Car Parking) – amend</li><li>• Condition <b>32</b> (Stormwater / Engineering) – amend</li><li>• Condition <b>40</b> (WorkSafe) – amend</li><li>• Condition <b>41</b> (Fire Rescue Victoria) – amend</li><li>• Condition <b>48</b> (Head, Transport for Victoria) – delete</li></ul> |                                                                                                                                  |
| Planning Controls:            | Clause | Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Trigger                                                                                                                          |
| Zone:                         | 33.01  | Industrial Zone – Schedule 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Clause 33.01- 1 – Utility Installation (Section 2).<br>Clause 33.01-4 – To construct a building or construct or carry out works. |
| Overlays:                     | 45.06  | Development Contributions Plan Overlay                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                              |
| Particular Provisions:        | 52.06  | Car Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <i>Car parking spaces must be provided to the satisfaction of the responsible authority.</i>                                     |
|                               | 52.17  | Native Vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Clause 52.17-1 – To remove, destroy or lop native vegetation, including dead native vegetation.                                  |
|                               | 52.29  | Land Adjacent to the Principal Road Network                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Clause 52.29-2 - Create or alter access to a road in a Transport Zone 2.                                                         |
|                               | 52.34  | Bicycle Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                                                                                                              |
|                               | 53.22  | Significant Economic Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                              |
| Background Information:       |        | <p>A planning permit was issued on 9 April 2025 for the construction and use of land for a data centre.</p> <p>Conditions 3, 5, 22 and 42 of the permit were cleared on 25 May 2025.</p> <p>Condition 10 and 39 of the permit were cleared on 6 May 2026.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                  |



|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning History:</b> | <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Referrals:</b>        | Head, Transport for Victoria (Section 55)<br>Worksafe (Section 55)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Delegates List:</b>   | <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Recommendation:</b>   | <p>The proposed Section 72 to amend the permit is recommended for approval, and the amended plans to be endorsed.</p> <ul style="list-style-type: none"><li>• Civil Stormwater Design Report, prepared by Enstruct, dated 08/04/2026</li><li>• Environmental Noise Assessment, prepared by Acoustic Logic, dated 08/04/2026</li><li>• Fire Concept Report (AirTrunk MEL2), prepared by WSP, dated 08/04/2026</li><li>• Green Travel Plan, prepared by Low Impact Development Consulting, dated 08/04/2026</li><li>• Landscape Plans, prepared by Geoscapes, dated 09/04/2026</li><li>• Preliminary Hazard Analysis, prepared by SLR Consulting Australia, dated 08/04/2026</li><li>• Traffic and Transport Impact Assessment, prepared by Impact Traffic Engineering, dated 08/04/2026</li><li>• Sustainability Management Plan, prepared by Low Impact Development Consulting, dated 08/04/2026</li></ul> |



1. Specific details of the proposed amendments to the permit wording include:

| Existing Condition     | Proposed Amended Condition                                                                 |
|------------------------|--------------------------------------------------------------------------------------------|
|                        | Delete.                                                                                    |
| 5. – 8.Tree Protection | No trees are proposed to be retained on the site, so this condition is no longer required. |
|                        | Condition 5 previously cleared on 6 June 2026, and therefore is no longer relevant.        |

Assessment

The deletion of Conditions 5 - 8 is supported.

The approved development previously required tree protection measures on the basis that certain vegetation was to be retained. The amended proposal no longer retains any trees on the subject site, and therefore the requirements relating to tree protection zones, fencing and arborist supervision are no longer relevant or necessary.

It is noted that Condition 5 was previously cleared on 6 June 2026, further reducing the ongoing relevance of these conditions. In this context, the deletion of the tree protection conditions is considered appropriate and does not result in any adverse planning or environmental outcomes.

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. Landscaping | Amend this condition so to allow for the landscaping to be undertaken on a stage by stage basis. The proposed rewording of this condition is:<br><br><i>Prior to the commencement of Occupation of each stage, unless otherwise agreed in writing with the Responsible Authority (eg; to allow for seasonal planting, or to prevent damage from future staged construction works), the landscaping works for that stage is to be completed as shown on the Landscaping Plan prepared by Geoscapes dated 9 April 2026 and must be completed to the satisfaction of the Responsible Authority.</i> |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Assessment

The proposed amendment to Condition 15 to facilitate staged delivery of landscaping is supported.

The approved development is of a substantial scale and is now proposed to be delivered in multiple stages. Requiring landscaping for the entire site prior to occupation of the first stage would be impractical and may result in damage to completed landscaping through subsequent construction activities.

The amended wording appropriately ties landscaping delivery to each stage, ensuring that landscaping is provided in a timely manner relative to the development of that stage, while maintaining flexibility for seasonal planting and construction sequencing. The requirement that landscaping be completed to the satisfaction of the Responsible Authority is retained, ensuring no reduction in design quality or amenity outcomes.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25. Traffic Requirements | Amend this condition so to allow for the work to be undertaken on a stage by stage basis. The proposed rewording of this condition is:<br><br><i>Before the use or occupation of each stage of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown in the relevant stage on the Architectural Plans prepared by Greenbox Architecture, dated 27 March 2026, must be:</i><br><br><i>a) Constructed in concrete or asphalt;</i> |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



- b) *Properly formed to such levels that they can be used in accordance with*
- c) *the plans;*
- d) *Drained;*
- e) *Illuminated;*
- f) *Line marked to indicate each car space and all access lanes and*
- g) *Clearly marked to show the direction of traffic along access lanes and*
- h) *driveways*

*to the satisfaction of the Responsible Authority. Car spaces, access and driveways must be maintained and must not be used for any other purpose that would prevent vehicles accessing and using the on-site parking.*

### Assessment

The proposed amendment to Condition 25 to enable a staged approach is supported.

The intent of the condition is to ensure that car parking, accessways and circulation areas are appropriately constructed and functional prior to use. The amended wording maintains these requirements, but applies them on a per-stage basis, aligning the delivery of infrastructure with the staging of the development.

This approach is appropriate for a development of this scale and ensures that each stage is independently functional, with safe and well-constructed access and parking provided prior to occupation. The amendment does not change the technical requirements of the condition and will not result in adverse traffic or operational impacts.

### 32. Engineering

Amend this condition so to allow for the work to be undertaken on a stage by stage basis. The proposed rewording of this condition is:

An on-site stormwater drainage retention/detention system must be designed by a qualified Engineer and installed on the subject land to the satisfaction of the Responsible Authority. **The on-site stormwater drainage retention/detention system may be constructed in stages.** The on-site retention/detention system is to be constructed before occupancy permit for each stage or statement of compliance whichever is the earliest.

### Assessment

The proposed amendment to Condition 32 to allow staged construction of the stormwater drainage system is supported.

The original condition requires the design and installation of a stormwater retention/detention system prior to occupation. The amended wording retains this requirement but introduces flexibility to construct the system in stages, subject to certification and completion prior to occupation of each stage.

This is considered appropriate given the scale and staging of the development, provided that each stage achieves satisfactory stormwater outcomes. The requirement for design by a qualified engineer and the satisfaction of the Responsible Authority remains unchanged, ensuring no reduction in performance or compliance with relevant standards.

### 40.Worksafe

Amend this condition to reflect similar WorkSafe condition for other data centre projects.

Prior to operations commencing, in particular the arrival of dangerous goods on site' the Applicant must, in consultation with the relevant fire authority's Dangerous Goods unit:

1. **Undertake a fire safety study to design a suitable fire protection system for the completed (Phase 1 to 4) facility. The finalised fire protection system must meet the requirements of the relevant fire authority. Guidance on this matter may found in Fire Rescue Victoria's Fire Safety Guideline GL-54: Fire Safety Study, and relevant standards outlined in Fire Rescue Victoria's preliminary**

Letter of Advice for this development (FRV Ref 14000-82749-139893, dated 14/11/2024).

2. Develop a suitable emergency management plan for the completed (Phase 1 to 4) facility, including relevant pre-incident plans. Guidance on this matter may found in Fire Rescue Victoria's Fire Safety Guideline GL-52: Development of Pre-Incident Plans at Major Hazard Facility and Dangerous Goods Sites.

3. Obtain and have regard to written advice from the relevant fire authority's Dangerous Goods unit regarding the proposed fire protection system and the emergency management plan developed as part of items 1&2, and as required by Regulations 52(1) and 53(3) of the Dangerous Goods Storage and Handling Regulations 2022.

### Assessment

The proposed amendment to Condition 40 is supported, subject to ensuring consistency with the latest advice from WorkSafe Victoria.

Worksafe has confirmed that it maintains its original position of no objection, with the requirement for a fire safety study, emergency management plan and consultation with the relevant fire authority to address risks associated with dangerous goods storage and handling.

Importantly, the updated advice clarifies that the trigger for these requirements should occur prior to operations commencing, particularly before the arrival of dangerous goods on site, rather than at building permit stage.

The proposed rewording of the condition generally reflects this updated position by:

- requiring preparation of an Emergency Management Plan (EMP) for the operational phase; and
- embedding consultation with the relevant fire authority regarding fire protection systems.

While the amended wording differs in structure from the original referral conditions, it is considered to achieve a consistent outcome by ensuring that fire safety systems and emergency planning are addressed prior to operation of the facility. This approach is appropriate having regard to the scale of dangerous goods proposed on site, including lithium-ion batteries and diesel storage associated with the data centre operations.

Overall, the amendment is considered to provide an appropriate and contemporary response to WorkSafe requirements and maintains an acceptable level of risk management.

Amend this condition so to reflect that there are now 8 stages proposed as part of the amended design.

41. Fire Rescue Victoria

*Prior to the development's Phase 1 building permit approval (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the planning department may agree, the Applicant must prepare and submit a Fire Safety Study (FSS) for the completed (Phase 1 to 4-8) facility. The FSS must...*

### Assessment

The proposed amendment to Condition 41 to update the staging reference from four (4) phases to eight (8) stages is supported.



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The amendment is administrative in nature and reflects the revised staging of the development. It does not alter the substantive requirements of the condition, including the preparation of a Fire Safety Study (FSS) addressing the operational and safety requirements of the facility.

Updating the condition ensures consistency between the permit and the amended development plans and avoids ambiguity in the application of the FSS requirements across the full development.

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Delete.

48. Head, Transport for Victoria

No land is now proposed to be vested as a road reserve to Transport for Victoria as part of the amended scheme.

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### Assessment

The deletion of Condition 48 is supported.

Head, Transport for Victoria has advised that it does not object to the amended application, subject to a suite of conditions relating to access, road design and operational requirements.

The updated referral response does not include any requirement for vesting of land as road or reserve. Instead, the conditions focus on:

- submission and approval of amended traffic and access plans (including provision of a deceleration lane);
- maintaining safe and functional access to Sharps Road and Keilor Park Drive; and
- ensuring all access works are completed prior to occupation.

Given that no land is now proposed to be vested to Head, Transport for Victoria as part of the amended development, the original vesting requirement is no longer applicable. The deletion of Condition 48 is therefore appropriate and consistent with the updated referral advice, noting that other transport-related conditions remain in place to manage access and road interface outcomes.

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### Added Conditions

Unless otherwise approved in writing from the Head, Transport for Victoria, prior to commencement of the development (excluding demolition works) amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be generally in accordance with the plans (Impact Plans 09/04/2026 drawing number IMP2601026 DRG-01-01 revision C) submitted but modified to show:

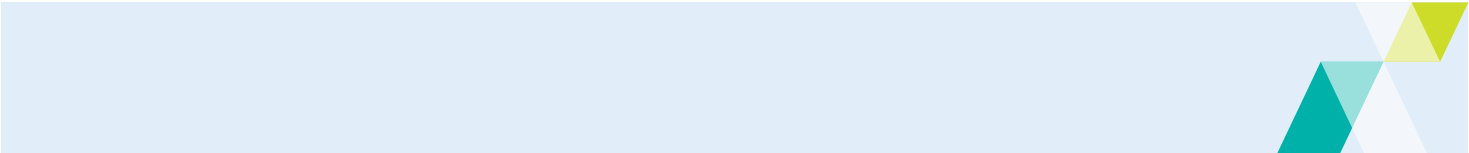
48. Head, Transport for Victoria

- a) provision of a deceleration lane for crossing C3 for an agreed length and width
  - b) all features such as pavement, kerb/shoulders, line marking, power poles, trees, and other road furniture along the frontage of the property. All crossings must be 1 metre clear of any road infrastructure.
  - c) Left in left out signage and line markings for all other crossings as appropriate.
-



## Proposed Built Form Amendments

2. The following key changes are sought via the Section 72 amendment to the Permit:
3. **Revision to overall built form and development intensity, including:**
  - A reduction in total gross floor area, resulting in a less intensive development outcome than approved.
  - A decrease in maximum building height, reducing the overall visual bulk and scale of built form.
  - These changes maintain the approved use while improving the overall design response within the industrial context.
4. **Reconfiguration of the data centre layout, including:**
  - Reduction in the number of data hall buildings from eight to five.
  - Consolidation of built form across the site to improve operational efficiency and site legibility.
  - Relocation of plant and equipment from rooftop level to at-grade areas adjacent to Sharps Road.
5. **Amendment to building setbacks, including:**
  - Minor reductions to setbacks along Sharps Road and Keilor Park Drive.
  - Retention of generous setbacks overall, including increased separation to other interfaces.
  - Continued provision of landscape buffers and separation from the public realm.
6. **Revision to access arrangements and internal circulation, including:**
  - Relocation of the primary vehicle access to Keilor Park Drive.
  - Retention of a secondary access to Sharps Road for contingency and emergency use.
  - Reconfiguration of internal circulation networks to improve vehicle movement and servicing efficiency.
7. **Updated car parking and servicing provision, including:**
  - Increase in car parking provision from 170 to 175 spaces.
  - Increase in bicycle parking provision, including end-of-trip facilities.
  - Reorganisation of parking areas to align with the revised site layout and improve functionality.
8. **Amendment to site staging, including:**
  - An increase in the number of construction stages from four to eight.
  - Revised sequencing of development to support delivery of critical infrastructure and operational requirements.
  - No change to the ultimate built form, land use or operational intent of the development.
9. **Modification to landscaping response, including:**
  - Retention of perimeter landscaping consistent with the approved scheme.
  - Adjustment to canopy tree planting along frontages due to underground telecommunications constraints.
  - Continued provision of landscaping within car parking areas and key visual interfaces.
10. **Retention of architectural expression and fencing strategy, including:**

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- No change to the approved material palette, including precast concrete, glazing and architectural fins.
  - Retention of approved security fencing arrangements across the site.

**11. Updated supporting technical documentation, including:**

- Revised traffic and transport assessment, stormwater design, acoustic assessment, sustainability and hazard reports.
- Supporting documentation demonstrates that the amended design can operate appropriately without additional impacts on the surrounding road network, infrastructure or environment.



## Referrals

12. In accordance with Section 72 of the *Planning and Environment Act 1987*, the Responsible Authority must determine whether referral or notification of an amendment is required, having regard to the nature of the proposed changes and their potential planning implications.
13. The Section 72 application seeks approval for amendments to both the approved built form and permit conditions, including revisions to staging, access, and operational requirements.
14. The application was referred to relevant determining authorities, including WorkSafe Victoria and the Head, Transport for Victoria, in accordance with Section 55 of the Act. Both referral authorities advised that they **do not object** to the proposed amendments, subject to conditions. WorkSafe Victoria confirmed its position is maintained subject to appropriate emergency management planning and fire safety outcomes, while the Head, Transport for Victoria requires the continued delivery of safe and functional access arrangements and associated road infrastructure.
15. No other internal or external referrals were considered necessary. The proposed amendments do not introduce new uses, expand the extent of development or result in any additional off-site impacts in terms of traffic, amenity, environmental or infrastructure outcomes beyond those considered as part of the original permit approval.
16. The application was not referred to Brimbank City Council as a recommending referral authority. This is considered appropriate having regard to the following:
  - The proposed amendments do not change the form, scale or intensity of the approved development, and therefore do not give rise to any new or altered planning impacts within Council's jurisdiction;
  - The amendments do not modify any conditions requested by Council that relate to amenity, landscaping, engineering, or local infrastructure outcomes, other than to allow for staging of agreed requirements, without reducing their overall scope or effectiveness;
  - The staging-based amendments maintain the intent of the original conditions and continue to require delivery of infrastructure and landscaping outcomes to the satisfaction of the Responsible Authority, ensuring no diminution in amenity or environmental performance;
  - The amended WorkSafe and Transport for Victoria conditions reflect updated advice from the relevant determining authorities and do not introduce any new local impacts that would require Council input; and
  - The proposal does not result in any additional off-site impacts in terms of traffic, drainage, amenity, environmental or infrastructure outcomes beyond those already assessed as part of the original permit approval process, in which Council previously provided advice.
  - Having regard to the limited scope of the amendments and the absence of any new or intensified impacts, further referral to Brimbank City Council or notification under Section 52 of the Act is not considered necessary.
17. Accordingly, the application has been assessed having regard to the referral responses received, and no further referral or notification is considered necessary.



## Planning Policy

18. This Section 72 application seeks approval for amendments to the approved built form, layout, access arrangements and staging of the development, together with associated updates to permit conditions, while retaining the approved use of the land for a data centre (utility installation).
19. In these circumstances, the assessment is directed to whether the amended design maintains consistency with the strategic and statutory planning framework, and whether the changes result in any material increase in off-site impacts or departure from the planning outcomes established under the original permit approval.

## Amended Plans Assessment

1. The amendments are sought under Condition 4 (secondary consent) and arise from detailed design development, consultant inputs (traffic and servicing), and coordination with relevant authorities in relation to operational access, safety and permit compliance.

## Built Form, Scale and Intensity

2. The proposed amendments result in a demonstrable reduction in the overall scale and intensity of development, including:
  - A reduction in total Gross Floor Area from approximately 193,975sqm to 151,241sqm; and
  - A reduction in maximum building height from 40.15 metres to 38.46 metres.
3. The amended proposal therefore represents a less intensive built form outcome, with reduced bulk and scale when assessed against the approved scheme, and continues to satisfy the objectives of the Industrial 1 Zone and Clause 53.22 by facilitating a significant employment-generating use within a regionally significant industrial precinct.
4. Importantly, the amendments do not expand the external footprint of development beyond that approved and remain confined within the extent of the endorsed plans, with no increase in site coverage or encroachment into setbacks not previously assessed.

## Configuration and Design Response

5. The amended design incorporates a reconfiguration of the built form through a reduction in data hall buildings from eight (8) to five (5) and the relocation of plant and equipment from rooftop level to at-grade areas.
6. This results in a more consolidated built form arrangement with reduced roof-level infrastructure, improving the legibility and presentation of development and reducing visual clutter when viewed from the public realm.
7. The built form continues to respond appropriately to Clause 15.01-2S (Building Design), maintaining a consistent architectural language through the use of precast concrete panels, glazing and articulated façade elements.
8. The reduction in height from 40.15 metres to 38.46 metres reduces overall building massing and visual prominence within the broader industrial context, improving compliance with urban design objectives relating to scale and appearance.
9. The amended built form remains appropriate having regard to the policy direction under Clauses 11 and 17, which support intensified employment uses and infrastructure within established industrial precincts.

## Setbacks and Interface

10. The amended development introduces minor reductions to front setbacks, including:
  - Reduction to Sharps Road from 20 metres to 19.3 metres; and
  - Reduction to Keilor Park Drive from 20 metres to 17.9 metres.
11. Notwithstanding these reductions, the development continues to provide substantial setbacks, including:



- Approximately 18.1 metres to the eastern boundary; and
  - Approximately 44.7 metres to the southern boundary, reinforcing separation from adjoining uses.
12. These setbacks remain consistent with an industrial context and continue to provide adequate capacity for landscaping, servicing and visual buffering in accordance with Clauses 13.07-1S and 15.01-2S.
13. Given the absence of sensitive interfaces, the amended setback response does not result in any increased amenity or visual impacts beyond those previously assessed.

### **Access, Circulation and Servicing**

14. The relocation of the primary access to Keilor Park Drive aligns the development with a major arterial interface, improving traffic distribution and reducing reliance on Sharps Road as the primary point of access.
15. 15. The retention of a secondary access to Sharps Road maintains operational redundancy and emergency access without fundamentally altering the approved access strategy.
16. 16. Internal circulation has been reconfigured to support a more efficient movement network, with loading facilities located beneath gantries and clear separation of operational areas.
17. 17. Car parking provision has increased marginally from 170 to 175 spaces, with bicycle parking increased from 8 to 10 spaces, and the inclusion of EV charging and end-of-trip facilities.
18. 18. Having regard to Clause 52.06, the provision and layout of car parking is considered appropriate and continues to meet the operational needs of the land use to the satisfaction of the Responsible Authority.

### **Amenity and Third-Party Impacts**

19. The proposed amendments do not introduce any new off-site amenity impacts, with the reduced building scale and consolidation of built form maintaining or improving the overall amenity outcome.
20. Traffic impacts remain minimal and within the capacity of the surrounding road network, noting the relocation of access to Keilor Park Drive and the low staff and servicing demand associated with the use.
21. The development does not abut sensitive uses, and environmental, traffic and infrastructure impacts are consistent with those considered under the original permit approval.
22. The amendments do not result in any unreasonable detriment to surrounding landowners or the safe operation of the transport network.
23. Overall, the amendments are considered to be planning neutral, if not beneficial, improving operational efficiency and refining the built form while maintaining the strategic and statutory planning outcomes established by the existing permit.

# Recommendation



1. **It is recommended that** Planning Permit No. PA2403452-1 be amended accordingly.
2. It is recommended that the applicant be notified of the above in writing.

**Prepared by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

|        |                                                  |         |              |
|--------|--------------------------------------------------|---------|--------------|
| Name:  | [REDACTED]                                       | Signed: | [REDACTED]   |
| Title: | Senior Planner, Development Approvals and Design | Dated:  | 24 June 2026 |
| Phone: | [REDACTED]                                       |         |              |

**Reviewed / Approved by:**

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
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|        |                                 |         |              |
|--------|---------------------------------|---------|--------------|
| Name:  | [REDACTED]                      | Signed: | [REDACTED]   |
| Title: | Manager, Development Assessment | Dated:  | 26 June 2026 |
| Phone: | [REDACTED]                      |         |              |