24 November 2026 Council Meeting Attachments

4.1 Confirmation of Minutes 3
4.1.1 Unconfirmed Council Meeting Minutes 27 October 2026 3
7.1.1 Response to Notice of Motion No 1284: Review of Data Centre Developments in Hobsons Bay 33
7.1.1.1 MAV Sector Submission Senate Inquiry into AI and Data Centres 33
7.1.1.2 WAGA Submission Senate Inquiry into AI Data Centres 08 2026 73
7.1.2 Planning Application PA2604553 (Data Centre) – 44-76 Simcock Ave, Spotswood 83
7.1.2.1 44-76 Simcock Ave Spotswood - Council Officer Response 83
7.1.2.2 Architectural Plans 89
7.1.2.3 Mayor Letterhead - 44-76 Simcock Ave, Spotswood 104
7.1.3 Planning Application PA2604587 (Community Care Accommodation) – 1 Sargood Street, Altona 105
7.1.3.1 Architectural Plans 105
7.1.3.2 Officer Response Letter 122
7.2.1 Draft Integrated Transport Strategy for Public Exhibition 123
7.2.1.1 Integrated Transport Strategy 2026-36 (v04) 123
7.2.2 Draft Creative City Arts and Culture Strategy – endorsement for public exhibition 197
7.2.2.1 Creative City Arts and Culture Strategy 2026 DRAFT lowres 197
7.2.3 First Quarter Financial Report – Period ended 30 September 2026 251
7.2.3.1 Financial Report September 2026 251
7.2.4 First Quarter Capital Works Progress Report – Period ended 30 September 2026 270
7.2.4.1 2026-27 Capital Works Report Q1 270
7.2.5 First Quarter Organisational Performance Report – Period ended 30 September 2026 319
7.2.5.1 Organisational Performance Report 2026-27_-_ Quarter 1 319
7.2.9 LeadWest Terms of Reference and Instrument of Delegation 350
7.2.9.1 HBCC Lead West Instrument of Delegation and Schedule - Committee Endorsed 6 October 2026 350
7.2.9.2 Lead West Terms of Reference - Committee Endorsed 6 October 2026 352
9.1 Reports of Informal Meetings of Councillors 360
9.1.1 Informal Meeting of Councillors Councillor Briefing Pre-Briefing - 27 October 2026 360

9.1.2 Informal Meeting of Councillors Councillor Briefing 10 November 2026.....361
9.1.3 Informal Meeting of Councillors Councillor Briefing 17 November 2026.....363

UNCONFIRMED MINUTES
scheduled to be confirmed at the
24 November 2026 Council Meeting

Council Meeting Minutes

Tuesday 27 October 2026
Commencing at 7pm

Council Chamber, Hobsons Bay Civic Centre
115 Civic Parade, Altona



HOBSONS BAY CITY COUNCIL

Minutes of the Council Meeting held on Tuesday 27 October 2026 at 7pm.

Present

Chairperson

Cr Diana Grima (Mayor)	Altona Meadows Ward

Councillors

Cr Lisa Bentley (Deputy Mayor)	Williamstown Ward
Cr Kristin Bishop	Spotswood Ward
Cr Michael Disbury	Williamstown North Ward
Cr Rayane Hawli	Altona North Ward
Cr Paddy Keys-Macpherson	Laverton Ward

Officers

Phu Nguyen	Chief Executive Officer
Olivia Barry	Director Corporate Services
Hector Gaston	Director Sustainable Communities
Jake Trevaskis	Director Infrastructure and City Services
Hamish Munro	Chief Financial Officer
Marlo Emmitt	Manager Corporate Integrity
Emma Nikolin	Coordinator Governance
Christine Maule	Governance Officer
Marianne Hevern	Governance Officer

Apologies

Councillors

Cr Daria Kellander	Altona Ward

MINUTES FOR CONFIRMATION

1 Council Welcome and Acknowledgement of Traditional Owners

The Chair declared the meeting open at 7pm.

The Chair welcomed members of the public and acknowledged the Bunurong People of the Kulin Nation as the Traditional Owners of these municipal lands and waterways.

2 Apologies and Leaves of Absence

Cr Kellander was an apology.

3 Disclosures of Conflicts of Interest

No conflicts of interest were disclosed.

MINUTES FOR CONFIRMATION

4 Confirmation of Minutes

Motion

1. That Council confirms the open and confidential minutes of the Council meeting of Hobsons Bay City Council held on Tuesday 22 September 2026.

Moved: Cr Hawli

Seconded: Cr Keys-Macpherson

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

5 Public Question Time

Questions regarding Mills Street, Altona North traffic safety

Hayden Vowell

Q. Council's July 2026 survey at 141 Mills Street recorded 3,567 vehicle movements above 50 km/h in one week, including 114 above 70 km/h and a maximum speed of 92.8 km/h. Given this documented speeding, the overnight risk, the recent crash history and residents' exposure, what specific evidence and safety criteria justify Council's decision to decline physical traffic calming at the identified high-risk location?

A. Council acknowledges the speeding recorded in the July 2026 survey and residents' concerns about safety. The decision not to recommend further physical traffic calming considered a range of factors, with the 85th percentile speed used as the primary safety criterion. This is the speed at or below which 85% of vehicles travel under free-flow conditions. Council's assessment found this speed was at or near the posted speed limit, which informed its conclusion that additional physical treatments were not warranted.

The 85th percentile speed is widely used by other councils throughout Australia, the Department of Transport and Planning and agencies internationally to assess vehicle speeds and inform investment in traffic safety treatments. This measure alone, being the 85th percentile, does not mean that speeding is absent or that all road safety risks have been eliminated.

Q. Police enforcement is intermittent and cannot provide continuous speed control on a residential street. Given that Council's July 2026 survey still recorded substantial speeding after the raised intersections were installed in 2025, what further physical measures will Council implement to reduce speeds along Mills Street? Will Council commit to speed humps or an equivalent treatment, with a confirmed location, delivery date and accountable officer? If not, what evidence supports relying on enforcement and existing infrastructure instead?

A. Based on the assessments completed, officers are not recommending additional physical traffic calming along Mills Street, including speed humps or equivalent treatments.

This position is informed by the traffic assessment finding that the 85th percentile speed was at or near the posted speed limit, rather than an expectation that police enforcement can provide continuous speed control.

Council acknowledges residents' concerns about ongoing poor driver behaviour and encourages incidents to be reported to Crime Stoppers to help inform Victoria Police enforcement activities. Council officers are also establishing a regular meeting cycle with Victoria Police Highway Patrol to share information and help target enforcement to locations across Hobsons Bay where community concerns have been raised.

MINUTES FOR CONFIRMATION

Questions regarding Newport Masonic Hall

Monika Pedzinski

Q. Given that the planning permit for the redevelopment of Newport Masonic Hall at 405 Melbourne Road has expired, and that the heritage building has been allowed to deteriorate over an extended period, what powers does Hobsons Bay City Council have to address the potential land banking of this site, require the owner to maintain and protect the heritage building, and prevent further deterioration? Has Council investigated whether the property's prolonged underutilisation raises any planning, compliance or public safety concerns, and what action is available?

A. Council acknowledges community concerns about the former Newport Masonic Hall and the importance of protecting this historically significant building.

The property is subject to a Heritage Overlay under the Hobsons Bay Planning Scheme, with controls protecting its external and internal heritage features.

While Council cannot compel the redevelopment simply because a planning permit has expired, it has powers relating to property maintenance, building safety and heritage protection.

Council officers have inspected the property on several occasions and engaged with the owner about identified issues. Council can also use provisions under its Community Local Law, the Planning and Environment Act and the Building Act where appropriate.

Officers will continue to monitor the property and consider further action where warranted to protect its heritage significance and public safety.

Q. What is Hobsons Bay City Council doing to ensure Newport Masonic Hall does not remain indefinitely vacant and deteriorating following the expiry of its previous planning permit? Has the owner or developer indicated any intention to lodge a new planning application, and what steps can Council take to protect the building's heritage significance? Will Council take any action to address its ongoing vacancy and deterioration?

A. While Council cannot compel a property owner to occupy or redevelop a building, it does have powers under its Community Local Law to require properties to be maintained and prevent buildings from becoming unsightly or dilapidated.

Council has undertaken inspections of the property in response to community concerns and will continue to monitor its condition, including any potential public safety risks.

Following recent media coverage, the owner has contacted Council to discuss the future of the site. While the previous planning permit has expired, the owner remains within the statutory timeframe to seek an extension.

MINUTES FOR CONFIRMATION

Any future planning application will need to be assessed against the relevant planning controls, including heritage requirements, to ensure the building's heritage significance is appropriately considered.

Questions regarding Williamstown Swimming and Life Saving Club

Kim Sawyer

Q. More than $14 million of public money is being spent on redevelopment of the Williamstown Surf Lifesaving Club. This is a public-private partnership but a very unusual one. In a typical PPP the benefits to the public and the private entity are easy to identify. My question relates to the benefits to the public from this redevelopment. The public cannot access the pool, unlike most pools on beaches in Australia (for example the 33 ocean pools at Sydney beaches). The public cannot access the changing rooms as the ocean swimmers on Saturday know. I have been swimming at Williamstown Beach for 30 years. Most of the very young kids swim at the other end of the beach near the Anglers Club, a long way from the Surf Lifesaving club. Given the amount of public money involved, could the council consider renegotiating the lease with the Club so that the public at least has some access to the pool and to the changing rooms? This would then be a real public private partnership.

A. Council acknowledges the community's interest in ensuring the redevelopment delivers benefits for both the Club and the broader community. Aligned to the redevelopment project, a new lease agreement will be developed between Council and the Williamstown Swimming and Life Saving Club to support the ongoing use and management of the redeveloped facility.

The facility is managed and operated by the Club, and there are a range of operational, safety and legislative considerations which influence access to different areas of the site, including child safety obligations and the primary lifesaving functions of the facility. The change rooms are not public amenities and are provided to support the Club's operations and membership activities.

The Club currently offers a range of membership options which provide access to facilities, including the pool, at affordable rates. These memberships are well utilised by a broad cross-section of the community, including many local ocean swimmers. Council will continue to work collaboratively with the Club throughout the redevelopment process to ensure the facility meets its intended community and lifesaving objectives.

MINUTES FOR CONFIRMATION

Paul Austin

Q. Council has confirmed that of the millions of dollars of public money allocated to the redevelopment of the Williamstown lifesaving club, not one cent will go to the swimming pool. Can Council please give us an update on the state of the ageing pool: is it structurally sound, is it leaking, is it fit for public learn-to-swim classes this summer, how often is it used, and how much would it cost to restore this wonderful community asset to state-of-the-art?

A. The Life Saving Club redevelopment will retain the swimming pool in its current form and location. The project will include upgrades and a relocation of the pool plant equipment, along with associated landscaping, concourse and fencing works.

Structural assessments have been undertaken as part of the planning to inform the design process of the Club redevelopment and whilst the pool is ageing, it remains fit for purpose for Club programmed activities. The pool is used seasonally for a range of aquatic safety initiatives, including The School's Program, Nippers and Lifesaving training and for the development of patrollers.

Q. At last month's meeting, Council revealed that the State Government had given Council a variety of design suggestions for the redevelopment of the Williamstown lifesaving club, and Council helpfully detailed which of these suggestions have been incorporated into the design. Can Council now detail the State Government design suggestions which Council rejected?

A. Throughout the planning and design process, Council officers worked collaboratively with the Department of Transport and Planning to review and refine the proposed redevelopment.

The feedback received formed part of an ongoing design review process, rather than a formal list of recommendations requiring acceptance or rejection.

A number of design refinements were incorporated as a result of these discussions, with all feedback considered alongside the operational requirements of the lifesaving club, the coastal setting and the broader objectives of the project.

The final design reflects the outcome of that process and has subsequently received State Government planning approval.

MINUTES FOR CONFIRMATION

Josephine Cafagna

Q. Is the council aware of the hazardous and disrupting behaviour occurring in and around the Williamstown lifesaving club car park involving drag racing and burnouts of groups of up to 20 hotted up cars. This occurs almost every night particularly in warmer weather with locals ringing police regularly to report this behaviour. My question is what remedial action is council implementing in that car park to stop this dangerous behaviour that locals fear could result in someone being seriously injured or worse.

A. Council is not currently aware of ongoing drag racing or burnout activity at the Williamstown Swimming and Life Saving Club car park as described.

Dangerous driving behaviours such as drag racing and burnouts are enforced by Victoria Police under Victoria's anti-hoon laws. Residents are encouraged to continue reporting incidents to Victoria Police when they occur, particularly where there is an immediate risk to public safety. Reports can also be made to Crime Stoppers, which assists Victoria Police in identifying repeat offenders and known locations for hoon activity.

Victoria Police has also recently announced an increased presence across foreshore areas this summer. From 1 November, Operation Summersafe will include patrols in and around Altona and Williamstown, with local police supported by Highway Patrol and other specialist units to target unsafe and antisocial behaviour.

Council will continue to work with Victoria Police and will raise the concerns identified in this public question with local police.

Anti-hoon laws | Road safety | Victoria Police

Stay safe. Summer smart.

Q. Council officers revealed at last month's meeting that the planning application submitted to the State Government for the redevelopment of the Williamstown Swimming and Lifesaving Club identified a staged delivery approach for the project. What are the stages of the project as submitted to the government — and what are the details of stage one.

A. The planning application submitted to the State Government included concept plans that demonstrated how the redevelopment could potentially be delivered in stages if required. This is a common approach during the planning phase and was intended to support the assessment of the overall redevelopment proposal, rather than establish a confirmed staging plan for delivery.

At this stage, no final decision has been made regarding project staging. The delivery approach will be informed by the outcomes of the procurement process and the costs received from the market. Once contractor pricing is obtained, Council will be better placed

MINUTES FOR CONFIRMATION

to determine whether the project can be delivered in a single stage or whether an alternative approach is required to align with the available budget.

As part of the detailed design process, Council has explored a range of value management options to maintain the project's affordability while preserving its core objectives.

MINUTES FOR CONFIRMATION

6 Petitions and Joint Letters

6.1 Petitions and Joint Letters Received

6.1.1 Request for 2-hour Parking Restrictions in Osborne Street, Williamstown

Purpose

To receive a written petition containing 31 signatories, requesting that Council investigate and consider the introduction of 2-hour parking restrictions along Osborne Street, between Garden Street and Giffard Street, Williamstown, to improve parking availability and turnover for local residents, visitors and the surrounding community.

Motion

That Council:

1. **Receives and notes the petition in relation to a request for 2-hour parking restrictions in Osborne Street, Williamstown.**

2. **Receives a further report on this matter at a future Council meeting.**

Moved: Cr Bentley

Seconded: Cr Hawli

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

6.2 Responses to Petitions and Joint Letters

6.2.1 Response to Petition: Mills Street Traffic SafetyPurpose

To provide a response to the petition received 22 May 2026 regarding concerns with traffic behaviour on Mills Street, Altona North.

Motion

That Council:

1. **Notes the petition received on 22 May 2026 regarding concerns about traffic behaviour on Mills Street, Altona North.**
2. **Notes that, based on available traffic data and assessment, no additional traffic calming measures or speed limit changes are supported at this time.**
3. **Continues to monitor the corridor, including consideration of updated traffic data collection as part of Council's broader traffic management program in future years.**
4. **Writes to the lead petitioner advising of the outcome.**

Moved: Cr Hawli

Seconded: Cr Disbury

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7 Officer Reports

7.1 Statutory Planning

There were no statutory planning reports for consideration.

MINUTES FOR CONFIRMATION

7.2 Matters for Decision

7.2.1 Annual Report 2025-26

Purpose

To present Hobsons Bay City Council's Annual Report 2025-26.

Motion

That Council:

1. **Notes the Mayor's verbal report on the implementation of the Council Plan 2025-29.**

2. **Receives and notes the Hobsons Bay City Council's Annual Report 2025-26 (Attachment 1).**

Moved: Cr Bentley

Seconded: Cr Keys-Macpherson

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.2 Hobsons Bay Planning Scheme Review 2026

Purpose

To endorse the Hobsons Bay Planning Scheme Review 2026 and submit to the Minister for Planning, in accordance with section 12B of the *Planning and Environment Act 1987*.

Motion

That Council:

1. **Endorses the Hobsons Bay Planning Scheme Review 2026 (Attachment 1).**

2. **Submits the Hobsons Bay Planning Scheme Review 2026 to the Minister for Planning in accordance with section 12B of the *Planning and Environment Act 1987*.**

Moved: Cr Keys-Macpherson

Seconded: Cr Bishop

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.3 Waste and Recycling Strategy

Purpose

To seek Council's endorsement of the new Waste and Recycling Strategy following the second round of community consultation.

Motion

That Council:

1. **Thanks all the participants in the community consultation process for their feedback on the new Waste and Recycling Strategy.**
2. **Adopts the new Waste and Recycling Strategy (2026) at Attachment 1 to this report.**
3. **Revokes the Waste and Litter Management Strategy 2025 that was previously endorsed by Council in 2019.**
4. **Delegates to the Chief Executive Officer the power to make minor editing changes to the new Waste and Recycling Strategy as needed.**

Moved: Cr Bishop

Seconded: Cr Keys-Macpherson

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.4 Proposed sale of two land parcels: Strong Street, Spotswood and Kiora Street, Altona Meadows

Purpose

To seek Council's approval to initiate the statutory process pursuant to section 114 of the *Local Government Act 2020* for the proposed sale of two discontinued parcels of Council-owned land:

- open space contained in Certificate of Title Volume 10001 Folio 870, situated at the south of 18 Strong Street, Spotswood.
- road reserve contained in Certificate of Title Volume 10006 Folio 991, situated at the east of 13 Kiora Street, Altona Meadows.

Motion

1. That Council commences the statutory process to sell the lands contained in Certificate of Title Volume 10001 Folio 870 (situated at the south of 18 Strong Street, Spotswood) and Certificate of Title Volume 10006 Folio 991 (situated at the east of 13 Kiora Street, Altona Meadows), in accordance with section 114 of the *Local Government Act 2020* and Council's Community Engagement Policy.

Moved: Cr Bishop

Seconded: Cr Bentley

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.5 Contract 2026.12 JK Grant Sportsground Redevelopment – Construction

Purpose

To award Contract 2026.12 for the construction of the JK Grant Sportsground Redevelopment to Global Turf Projects Pty Ltd.

Motion

That Council:

1. **Awards Contract 2026.12 for the JK Grant Sportsground Redevelopment Construction to Global Turf Projects Pty Ltd for a final lump sum price of $1,398,136.47 inclusive of GST for a contract period of seven months with a 12-month defect liability period following Practical Completion. This total value includes tender option 5 for subsurface drainage.**

2. **Delegates authority to the Chief Executive Officer to execute the formal agreement for Contract 2026.12.**

3. **Delegates authority to the Manager Projects and Infrastructure to approve variations to Contract 2026.12 up to the value detailed in Section 3.4 of Confidential Attachment 1.**

Moved: Cr Bentley

Seconded: Cr Hawli

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.6 Contract 2026.21 Operations Centre Amenities Upgrade

Purpose

To seek Council's endorsement to award Contract 2026.21 for the Operations Centre Amenities Upgrade.

Motion

That Council:

1. **Awards Contract 2026.21 Operations Centre Amenities Upgrade to Loaram Constructions Pty Ltd for a final lump sum price of $2,731,904.99 inclusive of GST for a contract period of 8 months, with a 12-month defect liability period following Practical Completion.**

2. **Delegates authority to the Chief Executive Officer to execute the formal agreement for Contract 2026.21.**

3. **Delegates authority to the Manager Projects and Infrastructure to approve variations to Contract 2026.21 up to the value detailed in Section 3.4 of Confidential Attachment 1.**

Moved: Cr Bishop

Seconded: Cr Disbury

Outcome: Carried

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.7 Capital Works Change Requests

Purpose

To seek Council approval for the identified forecast budget adjustments to projects within the 2026–27 Capital Works Program.

Motion

That Council:

1. **Approves the following identified forecast budget adjustments to projects within the 2026-27 Capital Works Program in accordance with the Capital Works Framework:**

   1.1 CR 1516 – Peel Street, Newport Road Rehabilitation Including Drainage: Creation of a new project and bringing forward $70,000 to undertake investigations and detailed design.

   1.2 CR 1515 – Reed Street, Spotswood Traffic Upgrade: Bring forward $150,000 to deliver an expanded project scope identified through detailed design.

   1.3 CR 1521 – 228 Hall Street, Spotswood Drainage Reconstruction: Creation of a new project and bringing forward $420,000 to enable delivery alongside the West Gate Tunnel Project.

   1.4 CR 1522 – Cherry Lake, Altona Stormwater Harvesting Plant: Bring forward $300,000 to undertake planning, design and statutory approval activities.

Moved: Cr Keys-Macpherson

Seconded: Cr Disbury

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.8 Asset Management Policy 2026

Purpose

To seek Council's endorsement of the Asset Management Policy 2026.

Motion

1. That Council adopts the Asset Management Policy 2026.

Moved: Cr Keys-Macpherson

Seconded: Cr Hawli

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.2.9 Schedule of Council Meeting Dates 2027

Purpose

To set the dates, times and venue for meetings of the Council for 2027.

Motion

That Council:

1. **Approves the schedule of Council meeting dates for 2027, as detailed below:**

Meeting	Date	Time
Council meeting	**Tuesday 23 February 2027**	**7pm**
Council meeting	**Tuesday 23 March 2027**	**7pm**
Council meeting	**Tuesday 27 April 2027**	**7pm**
Council meeting	**Tuesday 25 May 2027**	**7pm**
Council meeting (includes adoption of budget 2027-28)	**Tuesday 29 June 2027**	**7pm**
Council meeting	**Tuesday 27 July 2027**	**7pm**
Council meeting	**Tuesday 24 August 2027**	**7pm**
Council meeting	**Tuesday 28 September 2027**	**7pm**
Council meeting	**Tuesday 26 October 2027**	**7pm**
Council meeting (Election of Mayor and Deputy Mayor)	**Friday 12 November 2027**	**7pm**
Council meeting	**Tuesday 23 November 2027**	**7pm**
Council meeting	**Tuesday 14 December 2027**	**7pm**

2. **Determines that all Council meetings will be held at Hobsons Bay Civic Centre, 115 Civic Parade, Altona and livestreamed, unless otherwise advertised.**

3. **Provides public notice of the Council meeting dates, including publication on Council's website and display at Council's Customer Service Centres, in accordance with the Hobsons Bay Governance Rules 2025.**

Moved: Cr Bentley

Seconded: Cr Bishop

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

7.3 Matters for Noting

There were no reports to be noted.

8 Other Reports

8.1 Committee Reports

There were no committee reports to be received

8.2 Delegate Reports

Motion

1. That Council receives and notes the recent delegate reports:

1.1 LeadWest Joint Delegated Committee – 2 September 2026

Moved: Cr Bentley

Seconded: Cr Hawli

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

9 Reports of Informal Meetings of Councillors

Motion

1. That Council receives the following reports of informal meetings of Councillors:

1.1 Pre Council Meeting Briefing – 22 September 2026

1.2 CEO Employment Matters Advisory Committee – 13 October 2026

1.3 Councillor Briefing – 13 October 2026

1.4 Councillor Briefing – 20 October 2026

Moved: Cr Bishop

Seconded: Cr Hawli

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

MINUTES FOR CONFIRMATION

10 Notices of Motion

There were no notices of motion submitted for this meeting.

MINUTES FOR CONFIRMATION

11 Councillor Questions

Cr Rayane Hawli

Q. Our council staff are the backbone of this organisation. They are the people who deliver the essential services that our community rely on every single day and they deserve to be recognised and renumerated fairly for the work they do. Right now, there is a clear pay gap and I know this is a matter of concern to both our staff and our community, particularly given the rising cost of living.

Can you please outline the current status of:

- **the multi-enterprise bargaining negotiations;**
- **what is the process;**
- **why has it taken so long; and**
- **provide a realistic time frame for when staff can expect this matter to be resolved?**

A. I'll start with a statement which I made to council staff last week at an all staff briefing. I joined Hobsons Bay City Council as CEO early this year. I really do care about the staff and about their wellbeing.

I have a range of circumstances that I've now inherited, and you've mentioned the words ‘pay gap’ in terms of how we sit relative to some other councils.

I've got to try to strike a balance where we are recognising those efforts of staff and their contribution and also balancing it with financial sustainability for the broader community and our ratepayers specifically.

Just to touch a bit on the multi-employer bargaining process. Council staff here at Hobsons Bay, along with seven other councils across the state, including Maribyrnong, Yarra, Melbourne, Merri-bek, Hume, Darebin and Dandenong, agreed to a multi-employer bargaining process, which by necessity means that the eight councils, alongside four unions, must agree on what an offer is before it is put to a vote.

Previously, there were a different set of circumstances, where councils individually were able to do that and put an offer to staff after having negotiated. We are now in a process where eight councils and four unions must agree. That's added some additional complexity and, by its nature, additional time. That said, I'm certainly committed, as the CEO of Hobsons Bay, to try to get it to a vote and to afford our staff what is a fair and reasonable offer.

MINUTES FOR CONFIRMATION

Q. Can you assure that this Council will do everything within your power to address this existing pay gap and ensure that our staff are actually paid fairly?

A. As I mentioned earlier, I have to strike a really delicate balance, which is a fair and decent offer for our staff. I've committed to staff that I will try to bridge the gap as best I can within its constraints and it is a delicate balance.

I also made some of the work that was happening in the background around negotiations around that table visible for our staff, because I do need agreement amongst the other CEOs and, more broadly, we'll have to get agreement with the four unions.

And as part of that, I've expressed clearly to the staff, and to my CEO colleagues that, alongside what is in the core offer, which is uniform across the other councils, I'll be visiting a local pay table. That local pay table has also afforded me the opportunity to make sure that our lowest paid and lowest banded staff will receive the highest percentage increase in relative comparison to the other staff. Those who are most impacted by being on a lower band will receive the highest percentage increase.

It’s recognition that it’s not just our staff, but the whole community, are doing it tough around the cost of living. Specifically for the lower banded staff, I want to acknowledge that it can impact that group a little bit more heavily than others. I've prioritised the biggest percentage increases for our lowest paid staff as part of the local pay table offer.

I feel I can put my hand on heart to say that I've tried really hard to strike that delicate balance. I've tried really hard to negotiate with the other councils for a local Hobsons Bay pay table update. I feel that has struck a good balance for me to get that to a vote for eight CEOs and the four unions to agree to put that offer forward.

I can understand the sentiment of the staff. I can also understand the sentiment of the community, who want this resolved because we want to get back to focusing on delivering for our community. It's something that I'm focused on. I'm hopeful that we'll be able to get that to a resolution but that's not within the single control of any CEO amongst that negotiating group. It's now eight CEOs plus four unions who have to agree before a vote can happen. I'm determined, within my powers of what I can do, to try to influence that outcome.

12 Urgent Business

There were no items of urgent business.

MINUTES FOR CONFIRMATION

13 Confidential Business

Motion

That Council considers the confidential report listed below in a meeting closed to the public in accordance with section 66(2)(a) of the *Local Government Act 2020* as it relates to personal information:

13.1 Chief Executive Officer Employment Matters Committee – 13 October 2026.

Moved: Cr Bishop

Seconded: Cr Bentley

Outcome: Carried unanimously

Present: Cr Bentley, Cr Bishop, Cr Disbury, Cr Grima, Cr Hawli, Cr Keys-Macpherson

The Chair declared the meeting closed to the public at 8.27pm.

14 Close of Meeting

The meeting concluded in closed session at 8.38pm.

_____

Chair: _____

Signed and certified as having been confirmed

Date: _____

MINUTES FOR CONFIRMATION

HOBSONS BAY CITY COUNCIL



HOBSONS BAY CITY COUNCIL

115 Civic Parade, Altona
PO Box 21, Altona 3018
Phone 1300 179 944
NRS phone 133 677 and quote 1300 179 944
Email customerservice@hobsonsbay.vic.gov.au

www.hobsonsbay.vic.gov.au
instagram.com/hobsonsbaycc
www.facebook.com/HobsonsBayCityCouncil

HOBSONS BAY LANGUAGE LINE

9932 1212

INTERPRETER SERVICE FOR ALL LANGUAGES

Your Council in your language

Telephone interpreting service

Arabic	خدمة الترجمة الهاتفية
Burmese	တယ်လီဖုန်းဖြင့် စကားပြန် ဝန်ဆောင်မှု
Cantonese	电话口译服务
Croatian	Telefonska služba tumača
Greek	Τηλεφωνική Υπηρεσία Διερμηνέων
Italian	Servizio telefonico interpreti
Karen	လီတဲစီ တၢ်ကတိၤကျိးတၢ် တၢ်မၤ
Macedonian	Телефонска преведувачка служба
Maltese	Servizz ta' Interpretar bit-Telefon
Mandarin	电话口译服务
Vietnamese	Dịch vụ Thông dịch qua Điện thoại

MAV Sector Submission: Senate Inquiry into Artificial Intelligence and Data Centres

September 2026



The voice for local government

MAV
MUNICIPAL ASSOCIATION OF VICTORIA

MAVlab

casbe
Council Alliance for a Sustainable Built Environment

Climate volatility, social fragmentation, digital disruption and rising costs are reshaping the way we live, work, and connect. Local government is where these global challenges turn into local responses – strengthening trust and resilience through the places, services and experiences people rely on every day.

The Municipal Association of Victoria (MAV) is the legislated peak body for local government in Victoria, advocating for all 79 councils across the state.

MAV works closely with councils, state and federal governments and global experts across industry and academia to deliver services and solutions grounded in local knowledge and community needs across metropolitan, rural and regional Victoria.

MAV offers sector-specific, not-for-profit procurement and insurance services, a local government innovation lab and statewide annual learning, convening programs designed to support Victorian local government to meet the challenges of a fast-changing future.



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional custodians of the land on which we live. We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past, present and emerging.

DISCLAIMER AND COPYRIGHT

This submission has been prepared by the Municipal Association of Victoria (MAV). The MAV is the statutory peak body for local government in Victoria, representing all 79 municipalities within the state. © Copyright MAV

Table of contents

1 Executive Summary 3

AI and Data Centres in local government 4

Recommendations to the Inquiry 7

2 Introduction 10

3 Artificial Intelligence, transformation and local government 12

Local government's operating environment: civic pressures and systems strain 12

Unresolved governance questions 16

A moment of readiness, a moment of caution 17

4 Data centre development regulations and approvals 19

Decision-making fragmentation and planning issues 20

5 Environmental impacts 33

6 Community trust and democratic legitimacy 38

1 Executive Summary

This is a joint submission between the Municipal Association of Victoria (MAV), its MAVlab division and the Council Alliance for a Sustainable Built Environment (CASBE). We welcome this opportunity to provide a submission to the Senate Inquiry into Artificial Intelligence and Data Centres.

MAV, MAVlab and CASBE would be pleased to provide further information or appear before the Committee to elaborate on any aspect of this submission.

Together, we support a coordinated national approach to AI and digital infrastructure that enables Australia to realise the economic and technological benefits of AI while ensuring that environmental sustainability, infrastructure resilience, community trust, and long-term public value remain central to decision-making frameworks.

This submission draws on our collective sector-wide engagement with Victorian councils on the use and evolution of AI in local government, as well planning and environment matters of most importance to the sector and community in relation to data centre development. We provide case studies, apply CASBEs expertise in environmentally sustainable development and the planning system, practitioner discussions, and MAVlab's research on AI governance and AIs potential for local government.

This submission was also prepared at a time of significant change and policy announcements from local governments, and the federal government launching the Office of AI and a National Cabinet coordination of new data centre developments across Australia. We welcome the Federal Government's leadership, and we await further announcements. We are expecting further announcements from the Victorian Government in relation to land use planning and data centre development, however MAV and councils have little to no insight into the state's approach,

Victoria's local government sector recognises that data centres and AI-related infrastructure are critical digital infrastructure. Unfortunately, the rapid acceleration of Data Centre infrastructure development, and lack of transparency on processes and impacts, risks undermining public confidence where communities perceive decisions are occurring too quickly, impacts are poorly explained, benefits are unevenly distributed, and meaningful engagement is absent. This challenge is particularly acute where infrastructure projects involve substantial environmental footprints, unclear local benefit, opaque commercial arrangements, or limited public understanding of AI systems and infrastructure impacts.

Notably, the cities of Maribyrnong, Brimbank, Melton and Hume have separately called for an immediate moratorium on new or expanded data centre approvals pending development of a proper framework. These four councils are in the western metropolitan region of Melbourne, have fast growing populations, and have a significant number of data centre applications and developments within their municipality. MAV expects the number of councils calling for a moratorium to increase.

Victoria's local governments are operating at the intersection of AI expansion, energy transition, climate adaptation, infrastructure strain, and changing community expectations. The scale and speed of proposed AI and data centre infrastructure development present both significant opportunities and substantial governance challenges.

As one council planning officer summarised in a recent MAVlab Data Centre Talk:
*"Data centres are really flash points that make those intersections visible:
water and energy, land and infrastructure, global benefit and local impact."*

We note also, the MAV is convening the National AI Working Group on behalf of the local government sector.

This working group engages all state and territory Local Government Associations and the Australian Local Government Association. It reflects the sectors recognition that artificial intelligence is no longer simply a technology issue for local government. Rather, it is an emerging strategic capability that will influence how councils deliver services, make decisions, engage communities, manage risk and build organisational capability over the coming decade. It also recognises the value of a coordinated national approach that enables the sector to learn together, share practical experience and engage constructively and strategically with governments and industry.

The *National AI Working Group for Local Government* has been established to support the above objective. The AI Working Group is intended to build on the significant work already underway across state and territory local government associations and councils. Every jurisdiction is developing valuable experience, resources and expertise. By bringing these together, we have an opportunity to accelerate learning, reduce duplication of effort, identify common challenges and strengthen the sector's collective capability.

In many ways, this reflects the approach of the recently established Office of AI in the Prime Ministers Office – a coordinating function to draw together the critical work around AI that has emerged across a variety of domains.

MAV is pleased to lead the convening of the local government sector in AI, building on the nationally recognised achievements of MAVlab, whose practical AI initiatives, procurement and governance work have supported councils across Victoria to adopt AI responsibly and effectively. Through this experience, we have seen the value of creating spaces for collaboration that build relationships and enable councils to learn from one another while navigating rapidly evolving technologies.

AI and Data Centres in local government

This joint submission posits that AI and data centre infrastructure should not be understood solely as a technology or an economic development issue.

AI and cloud capabilities are enabled by very tangible physical infrastructure that carries considerable energy and water demands. Critical to Australia's modern digital economy, AI and data centres are now seen as essential, along with telecommunications, energy and water and the infrastructure that supports them.

Local government sits at the frontline of the social, environmental and infrastructure impacts associated with the rapid expansion of AI and AI-enabled infrastructure. Public debate on the social licence and environmental and amenity impacts of data centres have come under increased, and intense, community scrutiny. The increasing number and increasing scale of applications for data centres and their associated infrastructure are being felt across metropolitan and regional areas as their development out-paces long-understood planning and environment regulations.

Councils are increasingly being asked to assess and manage the impacts of data centres, while simultaneously balancing housing growth, infrastructure strain, climate adaptation pressures, energy transition and community expectations for how these assessments should be done. They are doing this work without support from the State Government, clear strategic direction or strong regulatory guidance or visibility into the compounding impact of applications. Meanwhile, most data centre applications in Victoria are decided through the Victorian Government's Development Facilitation Program, which bypasses council decision making to the Victorian Planning Minister.

Such is the significant and growing concern on data centre development, the October 2025 State Council of the MAV called for a state strategy to locate data centres within circular economy precincts. The motion specifically asked MAV to call on the Victorian Government to develop a state-wide strategy to guide the location and development of data centres within designated circular economy precincts, including:

1. *Strategic land use planning to co-locate data centres with recycling, energy recovery, and advanced manufacturing facilities*
2. *Infrastructure investment to support energy efficiency, renewable energy integration, and heat recovery systems in data centre design*
3. *Policy and regulatory frameworks that incentivise circular practices in data centre operations, including e-waste management and resource reuse*
4. *Collaboration with local government to identify suitable precincts and align with regional circular economy plans*
5. *Funding and innovation support for councils and industry to pilot circular data centre models and share best practices.*

Since the 2025 meeting of all local governments in Victoria, these matters have only compounded in urgency and increased in importance to them and their communities. In addition to some councils calling for moratoriums, councils are calling for stronger measures and as and AI infrastructure planning has fast become a priority area for MAV planning and sustainable development advocacy. While framed differently across councils, we have heard converging themes:

- Community Benefit Frameworks/Agreements tied to major developments;
- exclusion of data centres from fast-track approval pathways;
- the need for a dedicated statewide planning and sustainability framework with clear siting criteria and land use definitions; mandatory, meaningful consultation with host and neighbouring councils;
- assessment of cumulative impacts on energy, water, transport and community infrastructure;
- minimum sustainability and resource-efficiency standards with public reporting;
- explicit prohibition on data centres in Green Wedge zones.

Many of these matters, including MAV to formally call for a statewide moratorium, will be debated at the forthcoming MAV State Council meeting in October. These matters will also be covered by this submission.

At the June 2026 Australian Local Government Association (ALGA) National General Assembly in Canberra, the following motions from local government were carried by the assembly of councils from across Australia:

#	Councils:	Title & motion
125	**Hume City Council, Victoria and Bega Valley Shire Council, NSW**	*The National General Assembly calls on the Australian Government and pending outcomes of the currently open federal inquiries into data centres to report by end 2026, and other state or territory expectations papers, to establish a nationally consistent, performance-based policy and regulatory framework*

		for data centres that recognises the national importance of artificial intelligence and digital infrastructure, promotes best-practice siting, design and operation, ensures efficient and transparent management of energy and water use including renewable energy integration and low-water cooling technologies, safeguards and enhances human oversight and jobs, including local government jobs, and formally recognises local government as a key partner in planning, sustainability and community impact management.
142	**City of Melbourne, Victoria**	*That the National General Assembly calls on the Australian Government to:* *1. Recognise that artificial intelligence and digital infrastructure are critical to Australia's future productivity, research excellence, sovereign capability and global competitiveness, and that local government is a key partner in delivering sustainable digital infrastructure.* *2. Establish a nationally consistent, performance-based policy and regulatory framework for data centres that supports best-practice siting and design, mandatory renewable energy integration, fit-for-purpose water use, innovation in low-water and non-water cooling technologies, measurable community benefits, and transparent reporting of energy, water and emissions.*
237	**Penrith City Council, NSW**	*The National General Assembly calls on the Australian Government, in their development of national data centre principles & approval processes to include:* *1. Strategic assessment of:* *a. Suitability of location, ideally where services are available and where other important land uses are not compromised as a result* *b. Local place-based impacts–e.g. potential strain on energy grids, water supply and ecosystems effects, land use trade-offs, clustering issues, impacts on local jobs* *2. Meaningful community engagement* *3. Transparent public reporting* *4. That councils have a central role in decision-making* *5. Engaging with councils for feedback into the preparation and finalisation of these documents.*

Recommendations to the Inquiry

The recommendations we put forward to the inquiry are informed by resolutions of the MAV State Council, the ALGA National General Assembly, and our research and engagement with local government and evidence from case studies.

Recommendations on AI in local government:	
No.	**Recommendation**
1	**Connect directly with the National Local Government AI Working Group convened by the MAV on behalf of ALGA.**
2	**Formally recognise local government as a key partner in national AI policy, and include local government within AI workforce safeguards.**
3	**Invest in shared, sector wide, civic resilience capability, including shared threat detection, coordinated response protocols and frontline staff protection, treating information integrity as a democratic resilience function analogous to cybersecurity.**
4	**Fund a coordinated sector-wide capability program covering shared standards, procurement and common governance frameworks to reduce risk and support sector wide standardisation for local government.**
5	**Adopt tiered, risk-proportionate AI governance distinguishing low-risk service applications from systems informing statutory decisions, with mandatory human oversight for the latter.**
6	**Require explainability and transparency standards in government AI procurement, distinguishing process transparency from decision transparency, and preventing planning rules from being privatised behind proprietary systems.**
7	**Establish data sovereignty and stewardship requirements for AI systems processing council-held personal, spatial and planning information.**
Recommendations on Decision Making Fragmentation and Planning Approvals:	
8	**Establish a nationally consistent, performance-based policy and regulatory framework for data centres, developed with local government as a formal partner in its design.**
9	**Establish transparency of grid and water connection queues, published at municipal level, so that genuine proposals can be distinguished from speculative ones and non-genuine applications cease congesting approval pathways.**
10	**Require cumulative and place-based strategic assessment of siting, addressing grid capacity, water supply and catchment health, ecosystem effects, land-use trade-offs, clustering and local employment.**

11	**Mandate transparent public reporting of energy, water and emissions performance for all facilities above a defined capacity threshold, through a national database with jurisdictional and municipal-level disaggregation.**
12	**Victorian Government to provide dedicated funding and access to specialist expertise for councils assessing data centre proposals, recognising the technical demands of energy, water, thermal and network infrastructure assessment.**
13	**Victorian Government to require disclosure of forecast aggregate electricity and water demand for proposed data centre developments to the relevant council and water corporation at the pre-application stage.**
14	**Direct data centres to well-serviced industrial land with appropriate buffers from sensitive uses, exclude them from agricultural land, green wedge land and land identified for future housing, and require strategic assessment of employment land opportunity cost.**
15	**Introduce a land use definition for data centres in the Victoria Planning Provisions, with scale thresholds that escalate assessment requirements in proportion to energy and water demand, and restrict their use in rural, green wedge and residential zones.**
16	**Introduce a particular provision for data centres setting mandatory ESD requirements, application requirements and decision guidelines.**
17	**Require that sustainability assessments address the whole facility including data halls, and ensure Stage Two of the ESD Roadmap applies expressly to utility installations and sets a floor rather than displacing higher standards councils have adopted.**
18	**Develop a state-wide strategy to guide the location and development of data centres within designated circular economy precincts, applying the spatial method already used for renewable energy: assess candidate areas in advance against environmental, cultural, land use, servicing and engineering criteria, and identify preferred locations before applications are lodged.**
19	**Provide model municipal planning strategy and local policy content, developed with the sector, so councils can act consistently.**
20	**Require meaningful community engagement and disclosure before approval pathways are locked in, and measurable community benefit commitments proportionate to local impact.**
21	**Restore councils to a central role in decision-making, including determining referral status, retention of application fees where councils undertake the assessment, and resourcing for enforcement of conditions on permits issued by others.**
22	**Establish a mandatory mechanism for recovery of local infrastructure costs generated by data centre development, covering road pavement and haulage route**

	damage, drainage augmentation and open space provision, with contribution rates set by the State rather than negotiated project by project.
23	**Establish defined community benefit contributions for data centre developments, with minimum thresholds, governance arrangements, indexing and compliance mechanisms specified at the outset and a defined role for local government in design and governance.**
24	**Fund independent readiness and impact studies for municipalities hosting or proposed to host significant data centre capacity, covering workforce, housing, local infrastructure and aggregate demand for water and energy.**
Recommendations on environmental impacts:	
25	**Investigate appropriate methods to mandate renewable generation commensurate with each facility's load.**
26	**Require fit-for-purpose water use, prohibiting potable water for cooling where recycled water or closed-loop and non-water technologies are available, with catchment management oversight of demand.**
27	**Introduce waste heat controls and set air quality conditions governing generators with legislated limits on off-site heat exhaust, and investigate incentives for beneficial heat reuse.**
28	**Clarify referral triggers under the Environment Effects Act 1978 as they apply to data centres, and test at least one representative Victorian proposal against the existing greenhouse gas and pollution criteria.**

2 Introduction

This is a joint submission from the Municipal Association of Victoria (MAV), its innovation lab - MAVlab, and the Council Alliance for a Sustainable Built Environment (CASBE). Through case studies and discussion based on our engagement with Victoria's councils, our submission responds to the inquiry's terms of reference, addressing:

a) *the effectiveness of existing regulatory frameworks in managing the growth of data centres in Australia, including in relation to existing and future deals between the Government and global AI companies;*

b) *the potential impacts of AI and data centres on Australian communities, industries and the environment, water and energy; and*

c) *any other related matters.*

The submission draws on sector-wide engagement conducted by MAV, MAVlab and CASBE networks (such as the CASBE Data Centre Working Group), including workshops, practitioner discussions and interviews with planners and infrastructure stakeholders. It also references MAVlab's direct work on AI governance for local government and community connections.

About MAV

The Municipal Association of Victoria (MAV) is the statutory peak body for local government in Victoria, representing all 79 municipalities.

We undertake specialist policy and advocacy, governance and legislative advice to Victorian local government, and provide sector development, insurance and procurement services to all Victorian councils.

MAV's vision is to be a nation-leading thought leader, partner and resource hub for the Victorian local government sector in strategic foresight, policy and research, leadership and governance, service design and advocacy impact.

MAV is overseen by the MAV President and a board of elected councillors. Twice a year, the Victorian local government sector meets at the MAV State Council to decide upon motions that set the strategic policy and advocacy agenda for the MAV.

Our policy and advocacy work is informed by councils working together, drawing on research and thought leadership from across the sector, academia and civil society.

About MAVlab

MAVlab is the innovation lab for the MAV. The team works collaboratively with the network of 79 Victorian local governments and the broader sector to prepare for and respond to the increasingly complex challenges that our communities are facing. In the face of rapid change, a resilient local government sector must develop an "anticipatory muscle" to flex into new challenges, cultivating the imagination, determination, and foresight to deliberately adapt to radically different contexts.

Given the rising demand for services, growing external pressures and resourcing constraints that the local government sector faces, it is increasingly critical that we step up to these challenges together, coordinating effort, distributing risk and cost and addressing our shared challenges. We need to do this not as 79 individual municipal

governments in Victoria (or 538 individual governments in Australia), but as a connected network of civic infrastructure that touches the lives of every Australian every day.

We believe that more can be achieved when our councils collaborate on shared challenges. MAVlab is committed to convening and walking with local government on this journey as we aim to develop the capabilities needed to shape 'what's now' and 'what's next' with passion, purpose, and optimism.

A primary MAVlab workstream focuses on the role of Artificial Intelligence and automation to support enhanced service delivery and operational efficiency for local government in service of community outcomes. This sector leading work has delivered both significant impact within local councils and received a wide range of awards and commendations in state and national forums for its efforts to engage the sector in an open conversation about the use and impact of these technologies and alongside developing shared governance support, capability uplift, procurement reform, and guidance around the use of AI in statutory planning.

MAVlab also leads a program of work related to Active Democracy and Engagement. This work is observing the emerging effects of AI in the interactions and relationships between communities and local government and the impacts on trust and democratic resilience. This intersects with MAVs broader program of work in dis and mis-information and harassment of elected officials. Together, this body of work points to growing socio-technical risks to local democracy related to the growing capabilities and applications of AI.

These emerging opportunities and threats require strategic guidance, practical tools and dynamic and collaborative ways of working that can support a joined up approach from the sector as councils navigate emerging technology and their growing impacts at a rapid and accelerating pace.

About CASBE

The Council Alliance for a Sustainable Built Environment (CASBE) is an association of Victorian councils committed to ensuring future generations can enjoy a sustainable built environment. CASBE enables broad-scale positive change to Victoria's built environment through collaborative, local government led action.
CASBE is a collaboration of Victorian councils advancing a sustainable built environment through local government leadership.

CASBE represents 84% of the state's population through our 43 member councils and provides a forum for sharing Environmentally Sustainable Development (ESD) best practice and drives stronger sustainability outcomes by embedding ESD assessment in the planning permit process.

In the area of interest of this inquiry, CASBE hosts a Data Centre working group of Victorian councils seeing data centre developments in their areas. The group works to coordinate consistent approaches to data centre assessment across local governments, working with industry and other levels of government.

CASBE is auspiced by the MAV.

3 Artificial Intelligence, transformation and local government

> *"Councils aren't just implementing software - they're custodians of community values, cultural knowledge, and public accountability." – quote from a council planning officer, MAVlab Innovation talk on Data Centres, 2026*

Artificial intelligence is reshaping how public institutions operate. This is now happening at a pace that shows no sign of slowing down. For local governments, this presents opportunities, risks and responsibilities in equal measure.

Distinguishing AI from automation

References throughout this submission to AI technologies require a distinction between automation and AI, as they offer different capabilities and carry different limitations. Automation refers to predefined, rule-based systems that perform repetitive tasks with minimal variation. AI, by contrast, can respond to complexity, nuance and uncertainty:

- **Artificial intelligence** encompasses technologies that enable machines to perform tasks typically requiring human intelligence — learning from data, recognising patterns, making predictions and adapting over time. Common forms include machine learning, natural language processing and computer vision.
- **Large language models (LLMs)** such as ChatGPT (OpenAI), Copilot (Microsoft), Claude (Anthropic) and Gemini (Google) sit within natural language processing. They generalise across a wide range of text-based tasks, making them versatile tools for knowledge work and customer service.

Different technologies suit different workflows. Automation excels at high-volume, standardised processes such as document management or task routing. AI is better suited to tasks involving judgment, interpretation or decision support, such as assessing planning applications or extracting insight from complex datasets.

Choosing the right tool for the task is the foundation of designing systems that augment human capability rather than replace it.

AI can streamline services, automate repetitive tasks and improve sense-making. However, when deployed without due care or process, the same tools can entrench bias, erode public trust and undermine accountability.

A consistent theme across MAVlab's recent Community Connections research - developed in collaboration with the Australian Resilience Democracy Research Network at the Australian National University - is that trust in institutions is increasingly shaped through everyday experiences of responsiveness, transparency and perceived competence. As AI becomes increasingly embedded in these experiences, how councils, and state and federal government, choose to adopt and govern AI will be one of the defining administrative challenges of in the coming years.

Local government's operating environment: civic pressures and systems strain

Councils work in increasingly complex and volatile environments, that are now shaped by misinformation and rising community expectations. While these have been long-term

challenges for councils working on the front line of delivering for communities, these issues are being compounded through a more adversarial and hostile civic life.

Councils are now operating in conditions where legitimate digital behaviour is competing with synthetic demand (artificially generated data that mimics genuine customer demand), cyber risk, online harassment and ongoing and increasing abuse of frontline staff. These conditions are placing significant strain on civic participation systems and exposing vulnerabilities across fragmented organisational structures, data systems and communications.

Communities experience councils through hundreds of interactions - customer service, libraries, planning, waste services, maternal and child health, community engagement, emergency response and digital platforms. While all this is community and local democracy in action, Councils are increasingly judged not only on the decisions they make, but on how coherent and navigable their systems feel to the people using them. Where these systems are disconnected, people experience government as fragmented and difficult to navigate.

Local governments are now managing constant, high-volume pressure through every civic channel: inboxes, customer service centres, public meetings and planning processes, to name just a few.

This increasing community demand incubates in a degrading information environment where algorithms amplify emotions and accelerate outrage. This meets a local government system already under workforce and service delivery strain. Most of this demand reflects genuine community need, but it now sits alongside misinformation, coordinated campaigns, online abuse and algorithmic amplification.

MAVlab describes this condition as Civic DDoS. Borrowing from the cyber security term for a distributed denial of service attack, in which a system is overwhelmed by a flood of requests. Local government is experiencing something similar: not a single crisis, but a constant state of overload in which routine civic processes are pushed beyond their design limits. Councils report:

- increasingly abrasive customer service calls
- sophisticated AI-generated correspondence
- growth in the volume and complexity of FOI requests, disruptive behaviour in council meetings
- abuse directed at councillors and staff
- coordinated responses to consultation
- amplified outrage online.

Recent MAV work on disinformation found that nearly four in five councillors report experiencing abuse, bullying or intimidation. AI is acting as a force multiplier on these trends, while simultaneously offering new capacity for sense-making across large and unstructured datasets, and with it, renewed potential for civic sense-making and data-informed governance. Participation processes designed for in-person deliberation are being forced to operate at the speed of online attention and generative AI tools.

From reactive to anticipatory capability

We want to be clear that the aforementioned issues are not symptoms of councils and communities disengaging from each other, but rather hyper-engagement that is unevenly distributed and frequently weaponised. These pressures are accumulating, but targeted investment and intervention can counteract that momentum.

Where councils use administrative and community data together, they can act before issues escalate. Our research finds that councils can run structured, deliberative engagement, and communities can then better understand trade-offs. Further to this, where government invests in trusted local civic spaces such as libraries and service offices, people have a clear front door into government and frontline workers are equipped to navigate social fragmentation and polarisation. It is in these spaces that institutions become more adaptive, more relational and better able to respond under pressure.

MAVs work on mis- and dis- information and MAVlab's Community Connections research seek to help move local government:

- from reactive to anticipatory capability
- from transactional community engagement to sustained relationships
- from individual council responses to coordinated and, ideally, interjurisdictional shared infrastructure and information

Our research in Community Connections shows that if rising civic pressure – accelerated by the use of AI - is treated as a system-level issue, the sector can build shared capability to detect risks earlier, respond consistently, protect frontline workers, and keep participation open, safe and trusted. Councils are already learning to identify harmful narratives early, understand how they spread, and respond in coordinated, evidence-informed ways. The foundation exists in local government; it does not need to be built from scratch.

Opportunities in the planning system

Integrating automation and AI into government workflows offers significant potential benefits. For example, in the planning system large volumes of data and complex decision-making are common and can benefit from AI automation, for example:

- Rules-based systems, workflow engines and process automation can handle application triaging, document routing and notification generation with speed and consistency, reducing error and improving compliance
- AI can streamline administrative functions, reduce processing times and free staff capacity for higher-value, human-centred and human-in-the-loop work
- Decision support can be strengthened by analysing patterns in data, flagging inconsistencies and surfacing insights that might otherwise go unnoticed
- Chatbots and LLMs can improve customer service through faster, more consistent responses to enquiries, and assist in drafting correspondence or summarising application material

As demands on the planning system grow, particularly under pressure to deliver higher volumes of quality housing, automation can ensure foundational tasks are performed reliably at scale while AI offers adaptability and deeper analysis. When integrated thoughtfully and with human oversight and community input, AI may help councils manage workloads more efficiently, improve responsiveness, and generate insights that inform policy development, service design and community engagement on a stronger evidence base.

Risks requiring governance

The benefits described above, however, come with real and present risks. These risks are subject to ongoing research and public policy responses. MAVlab has identified the following in its nation-leading work:

- Uneven digital capability across councils risks inconsistent implementation and outcomes, widening the gap between well-resourced and less-resourced councils
- Complex models can lack transparency, making it difficult to explain how decisions are reached, eroding public trust
- Professional judgment can be diminished where AI tools are treated as replacements for, rather than supports to, skilled practitioners
- Privacy and data security exposure increases as systems rely on sensitive personal, spatial and planning information
- AI systems can reinforce historical biases embedded in data, producing unfair or discriminatory outcomes, particularly for vulnerable or marginalised communities
- LLMs have an infamous tendency to hallucinate - generating fluent, confident text that is actually factually incorrect, fabricated or misleading - because they predict the most likely sequence of words rather than verifying information against a source of truth

Reducing hallucination requires combining LLMs with verified data sources, human oversight and well-defined boundaries for their use. In high-stakes domains such as planning and governance, where accuracy, accountability and legal precision are critical, outputs must be carefully reviewed.

Thoughtful integration, anchored in strong governance, inclusive design and continuous evaluation, is essential if AI is to deliver value without undermining trust or equity.

Sector capability and coordination

MAV's broader AI research - including the AI Roadmap for Local Government, AI procurement guidance, and the Advancing AI Innovation in Local Government project - identified strong demand across the sector for shared standards, collaborative procurement models, coordinated governance frameworks and state-enabled infrastructure support.

MAVlab has been leading a strategic, sector-wide approach to coordinating AI delivery in Victorian local government, and now nationally. This program of work began with the Advancing AI Innovation in Local Government project, a collaboration between MAVlab, MAV Procurement and the City of Greater Dandenong, funded by the Commonwealth Housing Support Program to enhance councils' ability to address housing supply issues. It examined opportunities for integrating AI and automation into the statutory planning process, with a first phase focused on procurement. Outputs included:

- **Adopting AI for Planning in Victoria's Councils** — a comprehensive account of the design research process and insights on AI use in councils, in statutory planning and beyond
- **AI and Planning Use Cases** — a detailed set of use cases for the application of AI in the statutory planning process
- **AI in Planning Procurement Register** — a register supporting councils to access vendors evaluated against those criteria
- **AI Procurement Support** — procurement guidance documents and new assessment criteria to evaluate AI vendors

More than 250 participants contributed to shaping this work. A core theme throughout consultation was the significant opportunity for enhanced collaboration across the sector, and a strong expectation that MAVlab continue to lead coordination as councils move from experimental testing and piloting into adoption and regular use.

The resulting report, Adopting AI for Planning in Victoria's Councils: A Moment of Readiness, A Moment of Caution, has received state and national awards and is referenced internationally for its approach to AI integration in local government.

A significant tension exists around transparency and proprietary systems in AI planning tools. External experts warn against black box platforms that obscure decision-making and privatise planning rules. Planning decisions affect communities profoundly and should remain accountable to public scrutiny, regardless of the technology used to support them. Our submission goes into depth on these matters in relation to the planning system.

Councils similarly emphasise explainability as necessary to maintain public trust and meet statutory obligations. AI may improve efficiency, but it can inadvertently undermine community trust if decisions become more opaque or less explainable. Councils that oversee local development outcome are ultimately accountable for the decisions they make, irrespective of the technologies used to support them - carrying operational, reputational and liability risk.

Vendors report that they can disclose where AI is used, how models work and what data flows into them, but some acknowledge trade-offs between intellectual property protection and full transparency. The non-deterministic nature of AI also makes comprehensive explainability technically challenging, particularly for complex or general-purpose models. This points to the need for clear explainability standards in procurement requirements, and a distinction between process transparency (how a system works) and decision transparency (why a specific recommendation was made), with higher standards applied to the latter in planning contexts.

Unresolved governance questions

Operationalising ethics

While the intent to adopt ethical AI is widespread, including in local planning decisions, the ability to define and operationalise ethics in a planning, community shaping context remains a significant challenge. Councils are starting from very different levels of maturity and lack stare or national frameworks to work within. There is no widely agreed benchmark for what fairness or bias mitigation should look like in a planning context.

Councils are being asked to make ethical calls in the absence of consistent frameworks, data standards or support, and to uphold values that are difficult to define and harder still to measure and question, for example:

- *How can fairness be audited when it is context-dependent?*
- *How can bias be mitigated when historical data reflects exclusionary past decisions?*
- *How can ethical rigour be maintained without stifling innovation, particularly from emerging vendors?*

These questions introduce both operational risk and uncertainty, particularly for smaller councils without dedicated AI or ethics expertise.

Ethical risk is highly context-dependent: what is appropriate for a chatbot is not what is needed for a decision-support tool that may influence development rights.

The MAV AI Procurement Guidelines for Statutory Planning AI Technologies responded to these tensions. They set concrete governance requirements including pre-deployment bias testing, continuous fairness audits, data sovereignty provisions and mandatory human oversight of all AI-

assisted statutory planning decisions, and are structured to support phased, risk-based implementation. These recognised that ethical capability cannot be built overnight but must be grown alongside use. As one vendor put it: *"We'll comply - we just need to know what that looks like in a local planning context."* What is needed is a practical, evolving ethics approach developed in dialogue between councils, vendors and government.

Shared standards and infrastructure

Shared data standards, documentation requirements and platforms are essential infrastructure if AI tools are to scale effectively. The path forward is not uniformity across councils, but interoperable solutions and well-structured systems that leave room for discretion where it matters.

This balanced approach would benefit from State Government leadership and investment to establish common standards and infrastructure, while preserving councils' ability to address the local needs and context that make planning effective.

Proportionate regulation and governance

Across stakeholder groups there is emerging consensus around a responsive, proportionate approach to AI governance rather than rigid compliance regimes.

Experts with regulatory backgrounds advocate for regulation that builds trust over time and adapts to context, keeping local government judgment at the centre rather than replacing it with compliance checklists, and evolving alongside the technology as lessons emerge from real-world implementation.

This supports a tiered governance framework applying different levels of oversight according to the risk profile of the application: lighter-touch governance for customer service chatbots or document classification tools, and more rigorous requirements for systems that inform planning assessments or recommendations. Such an approach reduces barriers to low-risk innovation while maintaining safeguards where they matter, and aligns with international practice recognising that contextual risk assessment is more effective than blanket rules.

Stakeholders drew a useful parallel with biosecurity management, which requires dedicated hierarchical engagement at national, state and local levels, applies requirements and regulations proportionate to risk, and relies heavily on relationships for monitoring and compliance. There is much for AI regulation to learn from that model.

A moment of readiness, a moment of caution

Victoria stands at a pivotal moment for AI, and it demands more than generic enthusiasm for technology. The consensus across stakeholders is not simply that AI can help, but that getting it right from the start matters profoundly.

Councils, and all levels of government, must lead with a values-first approach: transparency in decision-making, cultural inclusivity and sensitivity to place, support for professional judgment, and data handled with proper stewardship.

Successful adoption requires practical commitments - shared resources for smaller councils, standards that enable collaboration without erasing local context, and governance proportionate to risk.

Most critically, it requires a belief and capability for in house development alongside a shift from traditional client-vendor relationships to genuine partnerships in which local government expertise and technological capability evolve together.

Councils must lead with clear values: transparency in decision-making, cultural inclusivity and sensitivity to place, support for professional judgment, and data handled with proper stewardship. Successful adoption of AI in local government requires practical commitments - first and foremost a coordinated approach and strategic investment to support shared resources for smaller councils, standards that enable collaboration without erasing local context, and governance that's proportionate to risk.

Recommendations on AI in local government:	
1	**Connect directly with the National Local Government AI Working Group convened by the MAV on behalf of ALGA.**
2	**Formally recognise local government as a key partner in national AI policy, and include local government within AI workforce safeguards.**
3	**Invest in shared, sector wide, civic resilience capability, including shared threat detection, coordinated response protocols and frontline staff protection, treating information integrity as a democratic resilience function analogous to cybersecurity.**
4	**Fund a coordinated sector-wide capability program covering shared standards, procurement and common governance frameworks to reduce risk and support sector wide standardisation for local government.**
5	**Adopt tiered, risk-proportionate AI governance distinguishing low-risk service applications from systems informing statutory decisions, with mandatory human oversight for the latter.**
6	**Require explainability and transparency standards in government AI procurement, distinguishing process transparency from decision transparency, and preventing planning rules from being privatised behind proprietary systems.**
7	**Establish data sovereignty and stewardship requirements for AI systems processing council-held personal, spatial and planning information.**

4 Data centre development regulations and approvals

This Inquiry presents an important opportunity to examine whether existing planning, environmental and infrastructure governance systems are capable of managing AI infrastructure as a long-term strategic issue rather than a series of isolated development applications.

Victorian Councils are very familiar with data centre developments, across varied scales and locations. The sector understands these facilities have become essential infrastructure for a modern digital economy, and for Victoria's and Australia's economic competitiveness. In the Victorian context we have the technology and technical expertise to address the built and natural-environment challenges posed by data centres, but the planning system is not yet equipped to apply strategic or regulatory frameworks at the pace required.

Local government is working rapidly to build these systems, but in a vacuum of oversight and decision making, more time and better processes are needed to align policy, infrastructure planning, and land-use strategy so that data centre growth does not outpace the safeguards required to protect communities and local environments.

The dynamics identified in this paper are system wide and compounding. Individual councils cannot effectively manage these risks alone. A coordinated sector- and nation-wide response is required, including shared monitoring capability, common risk indicators, workforce safeguarding measures, misinformation response protocols, intelligence sharing arrangements and governance frameworks.

This work must be treated as a democratic resilience function analogous to cybersecurity, recognising that trust, participation and institutional legitimacy are critical public assets requiring active protection.

Within the last two years, the uptick in the scale and number of data centre applications has outpacing the trust, transparency and oversight of Victoria's planning, environment, and decision-making frameworks for these types of applications.

A coherent regulatory framework is lacking but is now essential in Victoria. MAV's broader AI research, including the AI Roadmap for Local Government, identified strong sector support for clearer integration between strategic planning, infrastructure policy, energy transition planning and AI governance.

As the tier of government responsible for long-term land-use planning, climate resilience, and community wellbeing, councils are deeply concerned that current regulatory settings are not keeping pace with the scale and intensity of this emerging industry and development typology. Victoria's planning framework contains no clear definitions, mandatory sustainability standards specific to data centres, and without them, the data centre industry's growth risks undoing progress already made in reducing the built environment's carbon footprint.

Many applications are fast-tracked through the Victorian Government's flagship Development Facilitation Program (DFP), which MAV and councils have expressed concerns on the program's opaque decision-making, drain on council resources, and rushed approvals. Councils and communities are left unable to weigh the merits of siting or design of these facilities - yet they carry long-term social, infrastructure and environmental consequences of decisions not made locally.

MAV has sought to engage meaningfully with the Victorian Planning Minister's Office and Department of Transport and Planning (DTP) on these matters, as well as the DFP itself, the Department of Environment, Energy and Climate Action (DEECA) the Department of Jobs, Skills, Industry and Regions (DJSIR) on these matters. We have received positive responses and meet on shared concerns, but also at times discussions have been shut down. We will continue to engage meaningfully and seek to be partners on reform in this space.

The former Victorian minister for economic growth, Steve Dimopoulos … told an economic forum that it was not a question of how many data centres the state can build but *"what kind of Victoria we build around them"* – Guardian, July 2026

The following sections of this submission address five matters of relevance to this inquiry, and are the most urgent for the local government sector:

1. fragmented governance and the absence of system-wide transparency
2. the community, environmental and infrastructure impacts councils are already managing
3. the intersection of AI and data infrastructure growth with broader infrastructure strain
4. the effectiveness of current regulation
5. the consequences for community trust and democratic legitimacy

Without stronger coordination across federal, state and local government, councils remain in reactive positions where:

1. decisions are made faster than communities can meaningfully engage
2. long-term environmental implications are insufficiently assessed, or not at all assessed
3. councils absorb operational consequences without adequate authority, resourcing or technical support

This submission outlines the current planning issues local governments and communities are experiencing. It also sets out policy to build the kind of community trust that governments and data centre developers should implement for communities hosting date centres and their associated infrastructure.

Decision-making fragmentation and planning issues

No institution has visibility of cumulative demand or aggregate impacts

We have not heard of a single institution or department within Victoria tasked with tracking the total projected electricity demand, water consumption, regional infrastructure loading or land use concentration caused by data centres. We are similarly unaware of how government is monitoring, or has any interest in monitoring, the environmental and community impacts of multiple data centre developments occurring simultaneously across jurisdictions.

MAV understands that some of this work is being undertaken by state government departments as part of the currently under-development Sustainable Data Centre Action Plan[1]. However, local government has not been engaged on this work, and at the time of writing this submission, there is no further information available from government on the timing or recommendations and actions stemming from the Action Plan.

[1] Department of Jobs, Skills, Industry and Regions (DJSIR), 2026, Sustainable Data Centre Action Plan <https://djsir.vic.gov.au/priorities-and-initiatives/ai-mission-statement/sustainable-data-centre-action-plan>

Fragmented decision making is also creating challenges for accountability. Communities are experiencing the impacts of decisions locally, but responsibility for decision-making is dispersed across multiple agencies and some of the highest, and most inaccessible, levels of government.

These matters are of deep concern to councils and local communities hosting new data centres due to their proposed scale, proliferation and proposed demands on water, energy and impacts on local air quality and environment. Councils are left in an unenviable position of representing community interests, undertaking strategic land use planning for housing and industrial areas and the environment, without statutory decision making powers, or information as to the cumulative impacts from data centre expansion across jurisdictions, infrastructure, and our environmental resources.

In Victoria, councils have reported difficulty in measuring the true scale of projected infrastructure and resource demand as the size and capacity of proposed data centres increases[2]. This is because:

- Individual councils will only see applications within their municipality
- State government is prioritising economic development and strategic investment attraction
- Federal policy settings may focus on national productivity and sovereign AI capability, although recent announcements are seeing increased Federal interest in intervening[3]
- Water authorities may only assess localised supply impacts
- Energy providers may focus on grid connection and transmission requirements

With no way of understanding aggregate pressures in a coherent national or regional picture, communities can only begin to grasp the localised impacts when there is a data centre proposed near them. For example, one council reported to MAV that they are seeing applications for the energy use for a single data centre being greater than the entire municipality but have not been involved in regional strategic planning discussions or connection planning matters.

The fragmentation issue in Victoria is made worse by the uncertainty of proposed data centres proceeding. Even data centre industry bodies such as Data Centres Australia point to “phantom demand”. They argue that 85% of energy connection requests will not be realised. If accurate, it points to extreme levels of speculative development. Planning for future demand on energy, water and land use is made more difficult when the proponents themselves do not know whether a proposal will proceed or not. There are several risks with this speculative approach from data centre proponents:

- Risks of publicly funded infrastructure being developed with no eventual need; planning for new data centre hubs or precincts happening in isolation rather than systemically
- cumulative environmental impacts being underestimated
- competition between industrial, residential and environmental resource use
- inconsistent conditions and expectations between jurisdictions
- reduced public transparency, and erosion of community trust in decision-making processes

This can make it almost impossible for communities – and in many cases councils themselves – to understand who is accountable, how cumulative impacts are being

[2] MAVlab Data Centre Talk, April 2026

[3] Prime Minister of Australia, July 2026, AI in Australia's interests < https://www.pm.gov.au/media/ai-australias-interests-0>

assessed, what long-term infrastructure assumptions are being made, and how trade-offs are being balanced.

Recommendations on Decision Making Fragmentation and Planning Approvals:	
8	**Establish a nationally consistent, performance-based policy and regulatory framework for data centres, developed with local government as a formal partner in its design.**
9	**Establish transparency of grid and water connection queues, published at municipal level, so that genuine proposals can be distinguished from speculative ones and non-genuine applications cease congesting approval pathways.**
10	**Require cumulative and place-based strategic assessment of siting, addressing grid capacity, water supply and catchment health, ecosystem effects, land-use trade-offs, clustering and local employment.**
11	**Mandate transparent public reporting of energy, water and emissions performance for all facilities above a defined capacity threshold, through a national database with jurisdictional and municipal-level disaggregation.**

Compressed decision-making and lack of transparency

A recurring theme across this submission and case studies is that councils are being required to respond to rapid technological and infrastructure change while operating within fragmented regulatory systems and uneven capability environments.

Many councils are still building foundational capability in data governance, AI literacy, procurement, AI infrastructure assessment, and digital systems integration. At the same time, they have only loose oversight when making decisions on nationally significant digital infrastructure projects.

As this submission has already explained, responsibility for assessing different aspects of data centre development are fragmented across state planning authorities, federal policy and investment frameworks, electricity market operators, transmission providers, water authorities, environmental regulators, and private infrastructure providers.

Data centre proponents point to the uncertain nature of data centre proposals going ahead as reason for damping concern of energy consumption and other individual and cumulative impacts. This uncertainty points to speculative data centre applications that councils spend considerable time and resources assessing. This is true whether the application is with council or is referred to them by state government through the government's fast-track Development Facilitation Program (DFP). In an environment where councils are publicly called to speed up planning timeframes, speculative data centre applications are becoming a frustrating drain on time and resources.

On these matters, we welcome the Australian Government's Expectations of data centres and AI infrastructure developers that *"Non-genuine data centre proposals that congest approval pathways are not welcome. To ensure a focus on well-developed proposals, we are working with industry and networks on improving connection approvals."*[4]

[4] Department of Industry, Science and Resources (DISR) March 2026, Expectations of data centres and AI infrastructure developers < https://www.industry.gov.au/publications/expectations-data-centres-and-ai-infrastructure-developers>

We also welcomed the launch of the Office of AI within the Department of the Prime Minister and Cabinet in July. We understand that the office will coordinate across agencies to design and legislate the new Australian AI standards and training. We support new national mandatory requirements for large AI data centres, including setting standards for energy and water. MAV and local government are seeking a seat at the table.

We also welcome the recent Energy and Climate Change Ministerial Council (ECMC) agreement "to progress regulatory arrangements to mandate that data centres offset their electricity demand by investing in additional renewable generation located in the jurisdiction where the data centre is located…" and "to develop National Electricity Rule change requests for consideration by ECMC in September" to realise the mandate. Also

Singapore's Strategic Pause

Singapore's response to the rapid growth of data centres provides an important international reference point for Australia as it considers the expansion of AI infrastructure.

By 2019, Singapore had become one of Asia's largest data centre hubs, but the pace of development was placing increasing pressure on the country's highly constrained energy, land and water systems. At that time, data centres were estimated to account for around 7% of national electricity consumption, while growing concerns emerged regarding long-term sustainability, infrastructure capacity and the cumulative impacts of approving projects individually rather than strategically.

In response, the Singapore Government introduced a temporary moratorium on new data centre developments. The government was careful to frame the pause as not a rejection of AI or digital infrastructure but to allow government to assess the long-term implications of continued growth and establish clearer policy settings, sustainability standards and infrastructure priorities before proceeding further.

During the pause, Singapore undertook a coordinated review involving planning authorities, energy agencies, environmental regulators and digital economy bodies. When approvals resumed in 2022, they did so under a far more selective framework focused on energy efficiency, sustainability performance, land optimisation and broader national strategic benefit. Only projects capable of meeting significantly higher standards were prioritised.

Singapore's approach demonstrates that AI and data centre infrastructure require special consideration because once they are constructed, their impacts can shape urban systems and public resource allocation for decades.

For Australia, and particularly for local government, the case highlights the value of taking a coordinated and precautionary approach before infrastructure growth accelerates beyond the capacity of governance systems to manage it effectively. It suggests the need for clear national standards, integrated planning frameworks, sustainability benchmarks and stronger assessment of cumulative impacts across regions and communities.

Most importantly, the Singapore example demonstrates that a strategic pause can create the conditions for better long-term outcomes, allowing all levels of government to establish and align on clear rules, improve coordination, build public trust and ensure that AI infrastructure

important in the announcements were the inclusion of adequate firming, demand flexibility and enhancing transparency of data centre energy use.[5]

While we support Federal leadership in this space, Victoria's planning and approval systems are not yet adequately configured to manage the scale, speed and complexity of AI infrastructure demands. The Victorian Government is yet to formally engage with MAV, local government or communities on any proposed state-wide approaches to the location, design and oversight of data centres and their associated infrastructure. Any formal public engagement done to date by the state government has been undertaken without local government or community involvement, despite our sector's critical involvement in the planning and sustainable development of local places and communities.

MAV and CASBE have been working with councils to address the local planning and decision-making difficulties councils have been facing. We have held online collaborative and information sharing forums, and a CASBE working group has advised on commissioned policy and legislative research towards improving clarity on assessing data centre planning permit applications. This collaborative approach has included discussions with other levels of government, advocacy groups and industry bodies.

Victoria's planning framework for data centre development

Victoria's planning system was not designed to assess data centres at the scale and pace of which they are being proposed.

Independent research commissioned by CASBE and CASBE member councils has examined the provisions currently relied upon and the assessments they have produced. The work includes highlighting what legislative support exists, what aspects differ in data centre proposals compared to other development types, what expectations and standards are appropriate in the current context and how to complete technical assessments. The research identifies failures at two levels: the statutory controls do not adequately assess the matters that define data centre impacts, and there is no strategic framework directing where the use should occur.

Councils are advocating to government for planning rules that ensure data centres are located within already well serviced areas with infrastructure like transmission and water, and with appropriate buffers between sensitive uses. This is because the location of data centres has major consequences for nearby communities, local environments, but also the wider local and regional economy where residential, commercial, or agricultural land is being used for data centre development. These matters make strategic siting essential.

To date, MAV, CASBE nor any council in Victoria has been meaningfully engaged with planning reform related to strategic siting and location of data centres. If asked, MAV would advocate for a state-wide strategy, developed with input from local government, to guide the location and development of data centres within designated circular economy and data centre precincts. This could involve applying a similar spatial plan across Victoria used for renewable energy. Assessment for candidate areas would account for environmental, cultural, land use, servicing and engineering criteria, and identify preferred locations before applications are lodged. In these areas, resources access would be tied to community benefits sharing.

[5] Department of Climate Change, Energy, the Environment and Water (DCCEEW) July 2026, Energy and Climate Change Ministerial Council Meeting Communique Tuesday 28 July 2026 <https://www.energy.gov.au/energy-and-climate-change-ministerial-council/meetings-and-communiques>

Statutory planning controls

Data centres are not a defined use under the Victoria Planning Provisions. They are assessed as a "utility installation" - a use applying equally to a local telecommunications facility and a facility of globally significant scale. The definition has no scale threshold, so assessment intensity cannot escalate with energy demand, water use or emissions. A utility installation is also permissible across a wide range of zones: most data centre applications are made in the industrial suite of zones and the Urban Growth Zone, but the use is available in residential and rural zones, and applications could feasibly be made in the Mixed Use or Green Wedge Zone.

Lovely Banks – City of Greater Geelong

The situation at Lovely Banks illustrates the risks of poorly located data centre development.

NEXTDC, a major data center developer and operator, has recently purchased around 169 hectares of land previously earmarked for 2,000–2,105 new homes. Residents have raised concerns that the planned housing will no longer eventuate, with essential land and infrastructure capacity instead redirected to a large-scale data centre precinct. Community members argue they have not been meaningfully consulted and that the project's water, energy, and biodiversity impacts are incompatible with the area's intended role as a future residential community.

This case highlights the growing tension between housing supply, employment land, and data centre expansion—and underscores why strategic, community-centred site selection is essential.

Under the industrial zones, a responsible authority may consider drainage, traffic, servicing, interface, streetscape, built form, landscaping, lighting and stormwater. These are the guidelines of a conventional industrial assessment. They do not permit assessment of electricity source or sufficiency, water volume or source, contribution to legislated emissions targets, or off-site heat rejection. The issues driving community concern are those the zone provisions cannot examine.

Regarding environmentally sustainable design, the most specific expectations available to decision makers are the local ESD policies in many schemes, requiring a Sustainability Management Plan for non-residential buildings above a set trigger (commonly 1,000 to 2,000 square metres). That requirement can be satisfied in a way that defeats its purpose: assessments have been submitted covering *only the ancillary office component*, so a headline rating reflects a small share of floor area while the data halls sit outside the assessed scope. This is not the intent of the policies, however it is how they have often been applied.

Clause 65 and section 60 of the *Planning and Environment Act 1987* require consideration of significant environmental, social and economic effects, and of any strategic plan or guideline adopted by a Minister or department. This is the only pathway by which state and federal data centre expectations can presently be considered in a decision.

CASBE's research included a review of recent determinations. It found that energy and water usage did not appear to have formed part of any assessment, urban heat was not considered, and assessment routinely deferred to applicant-prepared plans without interrogation. Environmental risk was generally confined to bushfire and ecology.

Strategic land use planning

We understand that data centre proponents select sites on proximity to fibre, transmission capacity and substation headroom, then test permissibility against the applicable zone. The resulting concentration in outer metropolitan industrial areas and near regional transmission corridors reflects infrastructure availability. Missing here is any assessment of capacity to absorb the development, as outlined throughout this submission.

Data centres are often large in their development footprint, but small in terms of jobs on site. The issue here is they consume serviced industrial land while generating a fraction of the employment and economic benefits of the manufacturing, logistics and advanced industry uses that land was zoned to accommodate and that industrial land planning has sought to protect and grow.

Footscray West – City of Maribyrnong

The experience in Footscray West highlights the institutional unease about siting choices, and community and safety risks that arise when data centres are expanded within established residential areas.

Residents in Tottenham and surrounding neighbourhoods are opposing a proposal to expand the existing M3 facility to four times its current size, describing the centre as "monolithic" and warning that further growth will worsen noise, industrial character, and overall liveability. Concerns extend beyond the community:

Fire Rescue Victoria personnel have raised alarms about the concentration of data centres in the inner west, particularly around West Footscray, citing heightened risks associated with lithium ion battery thermal runaway and the strain such facilities place on emergency response capacity.

Proposals on agricultural land, green wedge areas, or land identified for future housing sharpen the tension between housing supply, employment land protection and data centre expansion. Near sensitive uses, the combination of continuous operation, generator testing, acoustic treatment, security fencing, impermeable surfaces and heat ejection are being managed after the fact through complaints to councils.

Strengthening municipal planning strategies is a direct lever available, but few schemes contain any such direction and councils introducing them face a difficult path where community positions may well diverge from state facilitation objectives.

A state-wide strategy structured around designated circular economy precincts would close this gap, enabling co-location with recycling, energy recovery and advanced manufacturing facilities so that waste heat, water and material flows are captured as inputs rather than discharged as impacts. It would also allow siting decisions to be tested against water availability, including access to recycled and non-potable supply, and against the cumulative carrying capacity of local road, drainage and utility networks.

While the economic benefits of AI infrastructure are often framed as part of national and global social and economic transformations, many impacts are experienced locally. As a combination of storing sensitive and important information, with high electricity demand infrastructure, operating in buildings in highly urbanised areas, data centres are a unique combination.

Old Ford Motors site – City of Greater Geelong

The proposed data centre at the old Ford site in Norlane, Geelong—a long-established industrial precinct bounded by Princes Highway, Melbourne Road and Cowies Creek—illustrates how strategic siting can reduce community impacts.

Unlike locations such as Lovely Banks, this site does not displace planned housing or encroach on sensitive uses; instead, it repurposes a large parcel of former manufacturing land with existing buffers, transport access, and an industrial character already familiar to the surrounding community. Its proximity to major grid infrastructure also makes it a more logical candidate for high-demand uses.

While issues such as energy load, water use, heat and noise, and emergency-response risks still require rigorous assessment, the Ford site demonstrates how directing data centre development to well-serviced industrial land can better align with community expectations and long-term land-use planning.

These matters create important questions regarding social licence, equitable distribution of benefits, local infrastructure burden, and long-term community outcomes. Trust in the development process is sorely lacking. MAV is aware of some examples where councils have found out about a proposed data centre development through local media reporting, land sales reports, or market updates provided to shareholders as part of regular developer reporting.

As our case studies have demonstrated, there are examples where proposals receive local support because proponents engage and work with decision makers to design and site their development in locations that can support the infrastructure and align with local and regional development plans. They also point to the need for AI infrastructure to be more rigorously assessed through integrated planning and environmental assessment frameworks if the data centre industry is to enjoy wider support from communities, councils and other regulators. We urge this inquiry to recommend integrated planning frameworks that consider:

- regional development priorities and land use patters
- cumulative impacts
- long-term sustainability thresholds
- infrastructure interdependencies, and local carrying capacity

Recommendations on Decision Making Fragmentation and Planning Approvals cont:	
12	**Victorian Government to provide dedicated funding and access to specialist expertise for councils assessing data centre proposals, recognising the technical demands of energy, water, thermal and network infrastructure assessment.**
13	**Victorian Government to require disclosure of forecast aggregate electricity and water demand for proposed data centre developments to the relevant council and water corporation at the pre-application stage.**
14	**Direct data centres to well-serviced industrial land with appropriate buffers from sensitive uses, exclude them from agricultural land, green wedge land and land**

	identified for future housing, and require strategic assessment of employment land opportunity cost.
15	**Introduce a land use definition for data centres in the Victoria Planning Provisions, with scale thresholds that escalate assessment requirements in proportion to energy and water demand, and restrict their use in rural, green wedge and residential zones.**
16	**Introduce a particular provision for data centres setting mandatory ESD requirements, application requirements and decision guidelines.**
17	**Require that sustainability assessments address the whole facility including data halls, and ensure Stage Two of the ESD Roadmap applies expressly to utility installations and sets a floor rather than displacing higher standards councils have adopted.**
18	**Develop a state-wide strategy to guide the location and development of data centres within designated circular economy precincts, applying the spatial method already used for renewable energy: assess candidate areas in advance against environmental, cultural, land use, servicing and engineering criteria, and identify preferred locations before applications are lodged.**
19	**Provide model municipal planning strategy and local policy content, developed with the sector, so councils can act consistently.**

Fast-tracking data centre development

The Victorian Government's flagship Development Facilitation Program (DFP) seeks to provide *"expedited planning pathways and facilitation services for eligible projects that inject investment into the Victorian economy, keep people in jobs, and create homes for people."*[6] While these goals are worthy, the program lacks transparency, is a cost shift to hosting communities, and undermines trust in the fairness and overall efficiency of Victoria's planning system.

Under the DFP approval pathway, the Minister for Planning becomes the responsible authority for planning decision making by issuing a planning permit, waive planning scheme requirements, waive application requirements and decisions cannot be appealed to the Victorian Civil and Administrative Tribunal (VCAT). Applications with a construction cost exceeding $10 million in regional areas or $20 million in metropolitan areas are eligible for the Development Facilitation Program. Effectively every data centre application in Victoria meets this threshold.

Input from councils is usually sought. This input is often requested in short time frames, with incomplete information, and as a non-determining referral authority the planning minister and the DFP often ignores the advice of the council. CASBE and MAV have identified seventeen data centre applications determined or under assessment through the DFP, fifteen of them lodged within the past two years. In this pathway councils are reduced to referral, and the communities that host these facilities have no right of notice, submission or review.

[6] Department of Transport and Planning, Development Facilitation Program, 2026 < https://www.planning.vic.gov.au/planning-approvals/planning-enquiries-and-requests/development-facilitation-program>

A recent referral to Hobsons Bay for a data centre in the suburb of Brooklyn, allowed only 14 days to respond to the referral for a proposal worth $1 Billion that would create significant amenity impacts, little regard for existing residential amenity and is focused on delivering an outcome that would entrench an inactive use in this area of Brooklyn. Council formally requested an extension of time and was advised by DTP "*that it cannot guarantee that a determination will be deferred to accommodate this process*"

A CASBE-commissioned review of recent determinations under the DFP pathway found that:

- energy and water usage did not appear to have formed part of any assessment
- that urban heat was not considered despite occasional reference
- assessment routinely deferred to sustainability and stormwater management plans submitted by applicants without those documents being interrogated.
- Environmental risk was generally confined to bushfire and ecology.

CASBE's assessment has identified matters that materially affect local communities and that would otherwise pass unexamined, including:

- the exclusion of data halls from sustainability assessment scope so that a facility's headline rating reflects only its ancillary office component
- the offsetting of stormwater quality obligations to off-site schemes despite poor runoff quality from very large roof areas
- minimal on-site permeability and canopy provision
- the absence of any assessment of off-site urban heat impacts on adjoining residential land.

Where councils are the responsible authority, outcomes are significantly different and more aligned to community concerns. We understand that councils are working together to develop standard approaches to data centre proposals and working together to share information. For example, Wyndham City Council has worked with applicants through the planning system to secure improved outcomes for its community and has commissioned independent expert assessment of proposals against climate change and environmentally sustainable design policy.

Where the Minister issues a permit under the Development Facilitation Program, councils inherit compliance and enforcement of conditions they had no role in setting, and without resourcing. Applicants also pay no application fee to councils, with the fee going to the DFP and state government. Councils have long relied on planning fees, especially from large, complex development, to fund their town planning functions.

With millions of dollars in application fees going to DFP projects, councils are still doing much of the assessment work when requested by the DFP, to improve outcomes and advocate on behalf of communities. These are sharp cost-shifts to local government. MAV has long advocated for application fees to be returned to councils, or at least reasonably shared, for doing assessments and undertaking compliance.

Recommendations on Decision Making Fragmentation and Planning Approvals cont:	
20	**Require meaningful community engagement and disclosure before approval pathways are locked in, and measurable community benefit commitments proportionate to local impact.**

21	**Restore councils to a central role in decision-making, including determining referral status, retention of application fees where councils undertake the assessment, and resourcing for enforcement of conditions on permits issued by others.**

Managing cumulative impacts, and ensuring the community benefits

Data centre proposals currently sit outside any framework capable of capturing their local infrastructure impacts, or community benefits sharing.

Victoria's infrastructure contributions system - development and infrastructure contributions plans under the *Planning and Environment Act 1987* – is designed for residential and greenfield growth and offers no mechanism to recover the cost of pavement damage from sustained heavy vehicle movements, haulage route upgrades, drainage upgrades or open space provision generated by a single high-impact industrial utility use like a data centre.

Councils and the state government can seek to negotiate these matters project by project through permit conditions and a provision in the Act known as Section 173 agreements. To do this work well is a resource-intensive process, inconsistent between municipalities and decision makers in state government, and developments because negotiations are dependent on the proponent's willingness to agree. The benefits put to put to host communities remains largely temporary construction employment.

These are the same issues councils and communities in rural and regional Victoria have long recognised and advocated for change in the renewable energy sector. In recent years, the Victorian Government has sought to resolve widespread community frustration at the lack of meaningful benefits for host communities of renewable energy and associated infrastructure.

Latrobe City Council's Promotion of a Data Centre in Morwell

Latrobe City Council has actively positioned Morwell as a strategic location for data centre investment, aligning economic diversification with the region's transition from traditional coal-based industries. This initiative reflects a broader effort to revitalise the local economy, attract high-value industries, and leverage existing infrastructure amid the municipality's structural shift away from fossil fuel generation.

Latrobe City Council has highlighted several advantages in its investment attraction strategies, targeting developers in the digital and technology sectors. These include the region's high-capacity energy infrastructure due to its historical role in power generation, high data connectivity on the Sydney-Melbourne Aura Network (formerly Intercity Fibre), available industrial land, particularly former energy and manufacturing sites and a skilled workforce transitioning from the energy sector.

Council advocacy has included improved planning processes, engagement with state government agencies, and promotion of Morwell's connectivity. By emphasising these factors, Council has sought to position Morwell as a cost-effective alternative to metropolitan data centre hubs.

Council's proactive support for a data centre in Morwell demonstrates a strategic approach to regional development. By leveraging existing infrastructure, promoting sustainable energy use, and actively facilitating investment, the Council aims to transform Morwell into a key node in Australia's growing digital infrastructure landscape.

The Government is now putting forward new frameworks to ensure communities can benefit from transmission and project development in their region.

The Victorian Transmission Plan (VTP) sets out a new long-term strategic plan for transmission and renewable energy zone development in Victoria. Through the VTP and associated frameworks, the State Government is seeking to move beyond ad-hoc benefits towards a mandated, standardised benefit framework for projects located in Renewable Energy Zones.

The Renewable Energy Zone (REZ) Community Benefits Plan, to be released in 2026, will establish a REZ Community Energy Fund for each region hosting a zone, alongside benefits for landholders, significantly impacted neighbours and Traditional Owners. Delivery is proposed to be financed through mandatory contributions from transmission companies and generation and storage developers within REZs, exceeding any discretionary payments developers might otherwise make.

Councils are still seeking clarity on several elements of the REZ Community Benefits Plan including:

- minimum contribution thresholds,
- governance arrangements,
- indexing,
- compliance mechanisms and
- compensation paid to councils for the local infrastructure costs the transition imposes

The MAV has called for additional state-local government engagement and co-design of the final plan (for further information see MAVs July 2026 submission on the Draft 2026 Victorian Transmission Plan Guidelines).

Critically, benefit-sharing will be made a condition of market access. Under the recently released Community Engagement and Social Value Guidelines, developers must demonstrate they will meet government expectations on community engagement and benefit sharing. It will be important for the State Government to develop compliance and enforcement mechanisms to ensure developers meet these expectations.

A similar regulatory approach could be applied to data centre proposals due to their scale, lack of community support and perceived benefits, and especially likely impacts on local and regional natural resources. A data centre benefits sharing framework should combine a State-set, mandatory community benefit contribution scaled to facility capacity with a clear and enforceable mechanisms for local infrastructure cost recovery, impacts on the environment and energy resources, drainage issues, utility upgrades and expansions. Councils must be involved in the design of such a framework.

Without a benefits-sharing regime, Victorian councils and host communities will continue to carry the enduring costs of nationally significant digital and AI infrastructure while their communities receive little tangible value.

Recommendations on Decision Making Fragmentation and Planning Approvals cont:	
22	**Establish a mandatory mechanism for recovery of local infrastructure costs generated by data centre development, covering road pavement and haulage route damage, drainage augmentation and open space provision, with contribution rates set by the State rather than negotiated project by project.**

23	**Establish defined community benefit contributions for data centre developments, with minimum thresholds, governance arrangements, indexing and compliance mechanisms specified at the outset and a defined role for local government in design and governance.**
24	**Fund independent readiness and impact studies for municipalities hosting or proposed to host significant data centre capacity, covering workforce, housing, local infrastructure and aggregate demand for water and energy.**

5 Environmental impacts

The Inquiry's focus on energy, water, and environmental impacts is particularly important from a local government and community perspective. Without stronger strategic guidance, poorly located or weakly regulated facilities risk eroding community safety and liveability and straining essential services.

This submission makes it clear that planning and environment regulation to date has not been designed with the scale and pace of data centres development we are now experiencing. These matters have become another case study of how a new issue has outpaced reform and community expectations.

Data centres concentrate extraordinary environmental demand on single sites, at a scale Victoria's environmental regulations have not anticipated. As a result, current regulations assess some impacts and fail to consider others in a systems-wide context.

This section examines water, emissions, urban heat, air quality and noise, and the gaps in current controls across each.

Water

Water impacts from data centre development are critical concern. There are concerns that without a regional or catchment oversight, proliferated data centre development risks the water supply, ecosystem health and the broader climate resilience in an expected hotter and dryer climate.

Many data centres are using potable (drinking quality) water for cooling – this is a low value use. Other data centres are seeking to use recycled water for cooling in their centres, which should be supported and the technology further developed and mandated. Use of recycled water is preferable to use of drinking water, especially in Victoria's (and Australia's) dryer environment.

Examples of near zero potable water consumption have been proposed, including by CDC developments who propose closed-loop liquid cooling systems which don't evaporate water to the environment for the purpose of facility or technology cooling. Our members have reported that by referencing commitments in other recent applications as evidence of current industry practice, officers were able to negotiate lower water use cooling systems in two recent applications.

As is widely reported, data centres commonly use Water Usage Effectiveness (WUE) as the metric for appropriate facility design for efficient water consumption. CASBE member councils are working with consultants on setting best practice WUE for data centres in Victoria with early indications pointing to a maximum WUE of 0.4.

While WUE is important, the projected water consumption is critical as very large data centres could be large water users, even when considered relatively water efficient. For example, a 1GW data centre with WUE of 0.4 could consume 9.6ML of water in a day, equivalent to more than 60,000 people in their homes.

In parts of the world where droughts are common, Victoria being one of those, drinking quality water must be protected and preserved. Victoria already has an identified shortage of potable water. As noted in the Central and Gippsland Region Sustainable Water Strategy 2022 "Currently Melburnians use 50 to 70 gigalitres more water per year on average than flows into our storages, depending on rainfall, with desalinated water orders currently meeting this gap. While demand for urban water is growing, the availability of water in our rivers is declining."

A key response to this is included in Infrastructure Victoria's 30 year infrastructure strategy with "Manufactured water, like desalination and recycled drinking water, can add new sources to the system. But large projects can take up to 10 years to plan and build. Melbourne, Geelong and Bendigo face future shortfalls and ageing assets. Victoria must secure new sources in time to meet demand and protect rivers."
It would be imprudent to allow high water use data centres to operate while we have a shortage for communities, agriculture, environmental flows and Traditional owners.

Energy use and emissions

Councils are seeing proposals for data centre sites nearing 1,000 MW (or 1 GW).

We understand at least two sites are proposed to host data centres are proposed to consume more energy consumption than the Portland Alcoa Aluminium Smelter - currently the biggest single user of electricity in Victoria. Each data centre would be over 10% of the peak demand for all of Victoria. Another proposed data centre campus proposed for a 350 hectare site in Plumpton, north west of Melbourne, is reported to required up to 2.4GW or 3.1GW for electricity use.

It's worth noting that Victoria's all time maximum peak demand was on 27 January 2026 at 10.7GW, which caused blackouts on the grid. Projects proposed at these levels of energy consumption require community engagement, and community benefits frameworks, that are meaningful, and are seen as such.

The scale of data centre proposals also undermines carbon emissions reduction. Such significant contributions from electricity-related greenhouse gases, diesel backup generation and embodied construction carbon demand far stronger transparency, regulation and long-term mitigation planning in a climate context. For example, recent announcements by the Victorian government include a $1.3 billion battery energy storage system in Morwell. The battery will be able to power "344,000 homes during peak demand" or a single 1 GW data centre for 4 hours during a grid outage.

Data Centres Australia has highlighted that *"cloud and AI inferencing workloads require continuous availability – they cannot be curtailed during peaks. Load shifting is not feasible for co-location operators, which do not control customer workloads"*[7]. We can therefore expect the Plumpton site alone to increase peak demand in Victoria by more than 20%.

MAV noted in its July 2026 submission on the Draft 2026 Victorian Transmission Plan Guidelines that each scenario informing the 2027 Plan factors data centre demand into future energy needs. AEMO estimate data centres could consume up to 19 per cent of Melbourne's electricity grid by 2050, up from approximately 2 per cent in 2025.

Existing legislation exists to test these environmental impacts. It does not appear to have been applied to data centres to date. The *Environmental Effects Act 1978* includes triggers for environmental impact assessment. The individual trigger criteria of "Potential for greenhouse gas emissions exceeding 200,000 tonnes of carbon dioxide equivalent per annum (direct and indirect) attributable to the operation of the facility." would be far exceeded by a 100MW data centre when Victorian grid emissions intensity and partial renewables are applied.

[7] Data Centres Australia, February 2026 *"Principles in isolation can't achieve sustainable outcome"*, accessed 27 July 2026 <https://datacentres.org.au/principles-in-isolation-cant-achieve-sustainable-outcome>

The NSW Secretary's Environmental Assessment Requirements (SEARS) planning assessment process is a model that Victoria could adopt to improve transparency and rigour in data centre assessments.

The dual/combined trigger of "Potential for extensive or major effects to human health or the environment, or displacement of residents, from pollution or waste emitted to air, land, water or groundwater." also warrants further exploration to address the human health impacts discussed in the following two sections.

Compounding Demands on Energy and Water - ABC

An ABC News report (May 2026) examining the rapid growth of AI-driven data centres in Australia highlights mounting concerns that the sector's escalating demand for electricity and water could significantly undermine the nation's energy transition and place growing pressure on essential infrastructure systems.

The report estimates that electricity consumption from Australian data centres could increase more than sixfold between 2024 and 2040, rising from approximately 2% to as much as 13% of total national electricity demand. Analysts suggest that the additional energy demand generated by AI infrastructure may exceed the electricity required for the large-scale electrification of homes and vehicles combined.

This creates a compounding challenge for Australia's energy transition, decarbonisation and rapidly growing AI demand simultaneously.

The report also highlights growing concerns regarding water use. Large hyperscale data centres require substantial cooling systems, many of which rely heavily on water-intensive processes.

Sydney Water modelling cited in related reporting warns that data centres could account for up to 25% of Sydney's drinking water demand by 2035 if current growth trajectories continue.

These pressures are expected to intensify during periods of heat, drought and climate volatility, creating potential competition between industrial cooling requirements, residential consumption and environmental water needs.

Urban Heat

Data centres present new challenges in combating the urban heat island effect. We understand that data centres import massive amounts of energy to a single site and then exhaust that as waste heat into the neighbourhood, effectively using the neighbourhood as a heat sink. The urban heat island effect is therefore a significant risk for proposals located close to housing or other sensitive uses like schools, hospitals and recreation facilities. While industrial land use buffers exist for other off-site impacts including odours, Victoria does not include buffers for exhausted heat.

Urban heat impacts from data centre development are a significant concern, as large heat-emitting facilities can intensify local heat islands, reduce neighbourhood thermal comfort and compound climate-resilience challenges in already warming urban environments.

Further, there are no legislated limits to local heat exhausting, at least in Victoria.

Well-designed and consulted planning policy including buffers from sensitive uses and considering local context would help protect people from 'data centre induced heat stress'.

This heat also presents an opportunity where the waste can be turned into a useful resource. Planning has not been designed to deal with the situation where there is such a large amount of residual heat with no proposal from an operator for how to mitigate its impact. However, we can learn from parallels with expectations for how off-site impacts are dealt with for stormwater quality, flow and volume. If a proposal can't reduce the impact onsite sufficiently, then offsite options are explored. For heat, there are energy re-use opportunities onsite or offsite. For offsite, precinct planning / colocation opportunities emerge with capturing data centre heat for other uses nearby like an aquatic centre, hydroponic food growing or manufacturing requiring low to medium grade heat. It can also be onsite - for example CSIRO have a technology being used on sites using waste heat to desalinate mining water, another is adsorption cooling which uses heat instead of electricity to drive cooling.[8]

It is still unclear, however, how massive amount of energy that data centres import as electricity and turn into heat can be assessed. Using the neighbourhood generally as a heat sink is not appropriate and isn't safe for residents within 35m who won't have a say given notice and review exemptions.

We also understand that the urban heat impact of data centres is exacerbated by poor landscape outcomes resulting from operational security requirements and extensive underground services. Proposed tree canopy cover is typically in the range of 1-2% and sometimes as low as 0.3%. For example, one council oversaw applications where:

- perimeter security fences had a 3m clearance zone around them, prohibiting the planting or retention of canopy trees or large shrubs within the security clearance
- fenceline setbacks were not positioned to allow any tree planting – in some cases prohibiting tree planting in the landscaped street setback.
- Tree provision is not prioritised in site planning that seeks to maximise building footprint
- Underground services restricting deep soil planting. These issues arise throughout the approval and endorsement process. This was evident where the initial submission showed 157 trees, but subsequent plans showed 57 trees, plans submitted for final planning satisfaction showed just 18 trees

Air and noise impacts quality

Air-quality impacts from data centre development are a significant concern. The Environment Protection Act and related regulations cover noise and air quality but not waste heat controls. This is not surprising given large industrial energy users near the scale of data centres such as aluminium smelters have rightly been located well away from urban population centres.

Emissions from data centre development are a growing environmental concern, especially in highly urbanised locations close to residential areas.

[8] CSIRO, accessed 31July2025, Mine wastewater treatment < https://www.csiro.au/en/work-with-us/industries/mining-resources/social-and-environmental-performance/mine-wastewater-treatment>

The heavy reliance on diesel backup generators can release concentrated bursts of particulate pollution, nitrogen oxides and other harmful pollutants that degrade local air quality and pose health risks for nearby communities.

Greenhouse gas emissions and local air quality are being impacted by diesel generators at data centre sites. Diesel generators proposed as backup only are being used by some data centre operators as grid firming with operators being paid for this service through the energy market mechanisms. This should not be supported.
Noise pollution from data centre development is a significant concern, as continuous mechanical cooling systems and periodic diesel-generator testing can elevate ambient noise levels and undermine neighbourhood amenity in surrounding communities.

As noted in the Footscray West case study, community concerns include noise impacts. This impact is mostly felt by nearby residents due to the 24-7 operational nature of data centres and the large cooling systems required.

Existing controls under the Environment Protection Act should be reviewed to ensure they are fit for purpose for data centres.

Recommendations on environmental impacts:	
25	**Investigate appropriate methods to mandate renewable generation commensurate with each facility's load.**
26	**Require fit-for-purpose water use, prohibiting potable water for cooling where recycled water or closed-loop and non-water technologies are available, with catchment management oversight of demand.**
27	**Introduce waste heat controls and set air quality conditions governing generators with legislated limits on off-site heat exhaust, and investigate incentives for beneficial heat reuse.**
28	**Clarify referral triggers under the *Environment Effects Act 1978* as they apply to data centres, and test at least one representative Victorian proposal against the existing greenhouse gas and pollution criteria.**

6 Community trust and democratic legitimacy

This submission outlined the system gaps and understanding of the impacts of AI in local democracy, and how councils are grappling with, and working together to ready themselves. It has also outlined the impacts of data centres on local resources, energy and land. Local communities are grappling with legitimate concerns about the amenity and environmental impacts of the rapid surge in AI and data centre development across Australia.

Navigating these complex contexts requires councils to mediate tensions and competing priorities, often with incomplete information in heightened emotional environments and under significant financial strain.

Community concerns for the future of their local economies and places in an AI-enabled world, with compounding energy demand and water consumption required to run it, along with impacts to air quality, noise, fire safety risks, the strain placed on local infrastructure and concerns about sovereign capabilities are building.

These concerns are amplified when proposed data centres involve substantial environmental footprints, unclear local benefit, opaque commercial arrangements, or limited public understanding of AI systems and their infrastructure impacts. Broader concerns about the rapid pace and scale of these developments amplify these concerns.

A consistent theme across MAVlab's Community Connections research is that trust in institutions is increasingly shaped through everyday experiences of responsiveness, transparency and perceived competence.

The above are all legitimate matters to investigate and are likely the drivers behind why the Senate is investigating these matters through this inquiry.

Councils sit at the centre of this tension in their communities. As more decisions on AI and data centre development are centralised to state government 'facilitation' processes, local government and neighbours to proposals have limited, and at times no, visibility or influence. Fast tracked decision timeframes puts pressure on, and reduces the ability of, local governments, community groups and individuals to meaningfully provides input to data centre proposals. Despite this, as the most visible and accessible arm of government, councils are often the first institution that communities turn to with questions, frustrations, and fears about the future, regardless of whether councils hold direct authority over a data centre or similar proposals.

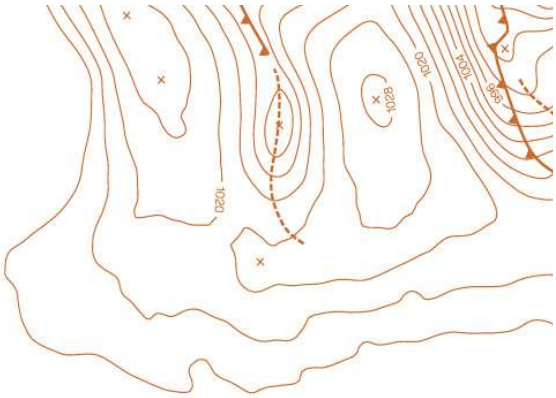
MAV, CASBE and MAVLab strongly advocate for the critical role that councils play in mediating tension and maintaining trust between community and government. Maintaining trust will require all levels of government to communicate more clearly about trade-offs, improve transparency around infrastructure impacts, establish clearer public accountability mechanisms, and ensure communities are meaningfully engaged before AI transformations or major infrastructure pathways become locked in.

The recommendations we provide to this Inquiry present a pathway forward that we urge you to adopt.

MAV would be pleased to provide clarification on any information in this submission. For further information, please contact MAV inquiries at inquiries@mav.asn.au

Municipal Association of Victoria
Level 5, 1 Nicholson Street, East Melbourne VIC 3002
PO Box 24131, 6 Southern Cross Lane, Melbourne VIC 3000
Telephone: 03 9667 5555 Email: inquiries@mav.asn.au
www.mav.asn.au

Western Alliance for Greenhouse Action



5 August 2026

Committee Secretary
Senate Standing Committees on Environment and Communications
PO Box 6100
Parliament House
Canberra ACT 2600

By email to: ec.sen@aph.gov.au

Dear Committee Secretary,

Submission to Senate Inquiry into AI and Data Centres

The Western Alliance for Greenhouse Action (WAGA) is pleased to provide this submission to the Senate Inquiry. WAGA is a partnership of seven councils in Melbourne's west: the Cities of Brimbank, Hobsons Bay, Maribyrnong, Melton, Moonee Valley and Wyndham and the Shire of Moorabool. The WAGA councils collaborate to reduce greenhouse gas emissions and mitigate climate change impacts across the region and encourage their communities to make a transition to a zero-carbon society. The Alliance is currently preparing a regional strategy to assist its member councils to meet their own ambitious community emissions reductions targets.

Our submission argues for stronger controls to manage the energy, environmental and other impacts of data centres on the community, as well as a stronger voice for local government in policy development and approvals of data centres.

General impact of data centre development in the WAGA region

Victoria is experiencing rapid growth in hyperscale data centre developments, particularly in Melbourne's west. At least eight large facilities exist or are currently in planning stages in the region to support Microsoft, Amazon Web Services, Google Cloud and other cloud platforms, with more facilities proposed. Furthermore, based on current Australian trends, data centre capacity could be at least four times larger than current levels by 2035 (1).

[1] Baringa for Clean Energy Finance Corporation (CEFC), December 2025, *Getting the balance right: data centre growth and the energy transition*, p13

Karen Gardham | WAGA Executive Officer kareng@brimbank.vic.gov.au

Brimbank City Council, Brimbank Community and Civic Centre, 301 Hampshire Road, Sunshine, Victoria 3020

While important for the digital economy, these facilities place unprecedented demands on electricity, water and land resources. On a conservative estimate by the WAGA councils, considering only current facility approvals, over three gigawatts (3GW) of additional electrical supply will be required in the WAGA region.

In Victoria, data centre planning applications are received via the planning process and referred to councils via the Development Facilitation Program. The existing planning framework does not adequately assess cumulative impacts on energy use, greenhouse gas emissions, infrastructure, water security, urban heat or air quality. Furthermore, data centre development has major impacts on land availability, the economy and electricity prices, and therefore community wellbeing, which are not addressed by current policy. This creates significant long-term risks and costs for governments and communities. For local government, the current planning process does not allow adequate mitigation of these risks and costs.

Scale of data centre development compared to electricity capacity

A recent report from the Australian Energy Market Operator (AEMO) shows that in Australia, 'In Q1 2026, there are 11 data centres totalling 5.4 gigawatts (GW) of maximum capacity load working through a transmission network connection. Four projects (1.3 GW) have already received application approval and are now in proponent implementation stage.' (2) This demonstrates the high growth rate of this industry but also underscores the rate of change in current understanding of data centre development. AEMO modelling published in July 2025 demonstrated approximately 4GW total data centre capacity by 2030, while the Data Centres Australia lobby group promotes 3.2GW, significantly less than the 5.4GW connection applications in Q1 2026 alone. The discrepancy also indicates that this development type is highly speculative, although according to AEMO, 'If a significant share of anticipated projects proceeds, demand could significantly exceed current estimates'. (3)

The electricity needs of data centres should be compared to Victoria's total installed large generation electricity capacity. At 30 August 2024, this was 15.3GW, consisting of 7.8GW of large-scale renewables generation (wind, solar, storage and hydro) and 7.5 GW of large-scale conventional thermal generation (coal and gas) (4). At these levels, data centres' electricity requirements will clearly dominate Victoria's electricity capacity and may demand most of the state's renewable capacity.

---

2 Note that AEMO's figures do not create a full picture of the scale of existing data centre development. Melbourne Lord Mayor Nicholas Reece said in June 2026 that '[A]round 50 major data centres already operate in [Melbourne] and [are] projected to account for roughly 10% of local power demand by 2030 and as much as 20% by 2040 in a city of 5.5 million people.' Reuters, 23 June 2026, 'City mayors from London to Melbourne seek to curb data centre burden on power, water,' City mayors from London to Melbourne seek to curb data centre burden on power, water | Reuters

3 AEMO, Quarterly Energy Dynamics Q1 2026: https://www.aemo.com.au/-/media/files/stakeholder_consultation/consultations/nem-consultations/2024/2025-iasr-scenarios/final-docs/oxford-economics-australia-data-centre-energy-consumption-report.pdf)

4 AEMO, Victorian Annual Planning Report: https://www.vicgrid.com.au/__data/assets/pdf_file/0027/763119/2024-victorian-annual-planning-report.pdf)

Impacts of data centres on renewable energy

There are currently no legal requirements for data centres to use renewable energy. Data centres in Australia do currently claim to use 70% renewable electricity under power purchase agreements (PPAs) (5) and many of them have commitments only to use carbon neutral or zero emissions electricity sources.

Under the current GHG Protocol Scope 2 Guidance (2015), companies can report low or even zero emissions for electricity using the market-based method if they buy instruments like renewable energy certificates or purchase electricity through appropriate power purchase agreements. However, this approach does not always reflect the actual electricity used, as companies may claim renewable energy even if it is generated at a different time or location. Proposed updates to the Protocol, released for consultation in 2025, are expected to tighten these rules by requiring closer matching of time and location between electricity use and renewable electricity generation. (It is expected that use and generation may require hourly time-matching and sourcing from the same location or at least a connected grid.) Accordingly, under an updated Protocol, data centres that require constant power will face significant challenges in meeting any Net Zero or carbon neutral operations claims without major investment in local renewable energy and grid-firming supply, such as back-up storage.

Data centres require continuous, predictable, high-reliability power. If data centres are required to build renewable energy generation, in line with federal expectations, battery storage will certainly be needed to ensure that the facilities are able to use power constantly, i.e. with 24/7/365 days' operation (6). A data centre powered by renewable electricity will need at least 12-hours' battery storage for times when renewable generation is low, at a cost of approximately $500/kWh for grid-scale storage. If 12,000MWh are required by a data centre, this could amount to a total cost of at least $6 billion for one facility (7). In any case, the estimated battery capacity needed for a 1GW data centre is 2.5 times the capacity of all existing and committed battery projects in Victoria (8). From a Technology Readiness Level perspective, 12-hour batteries are not a mature technology in Australia and, at this magnitude, are therefore not practical.

Impacts of data centres on emissions reduction targets

Australia has a Net Zero emissions target by 2050. Victorian emission reduction targets are more ambitious than the federal target. Victoria aims to achieve Net Zero by 2045 and interim targets have

5 Mandala for Data Centres Australia, November 2025, Data Centres as Enabling Infrastructure

6 Data centres are ranked in four tiers, with the lowest 'uptime' required being 99.671% of the time: NextDC, 24 January 2024, Report – 'Why Your Data Centre Should Be Certified for 100% Uptime'

7 For a 1GW facility, battery storage = 1,000MW x 12h=12000MWh. Assuming 2-hour battery storage, battery output needed is 6,000MW. This may be less if wind energy is also considered. Based on a cost of $500/kWh, $500/kWH*1000(MW to kW) *12,000MWh = $6 billion.

8 AEMO, op cit, Victorian Annual Planning Report

been established (9). The state's targets require staged closure of fossil fuel generation and a 95% renewable grid. However, by creating a massive surge in electricity demand that threatens to outpace renewable energy deployment, data centre development is likely to prolong the use of fossil fuels to provide adequate electricity supply. This directly challenges progress towards Net Zero targets.

One important factor in this challenge is investment and workforce capability. The growth in electricity demand associated with data centres has been unprecedented and was almost certainly not taken into account in setting interim emissions reduction targets. Achieving these targets will require increased investment in renewables above projections made in 2023 when the targets were established. However, the investment and growth in renewables will require much of the same skilled workforce also required for data centre development.

For local government, emissions reduction targets are lawful and must be considered in all decision-making. However, councils do not have visibility on total data centre applications to the National Electricity Market (NEM) and therefore cannot even accurately consider impacts on emissions reduction targets in their assessments of data centres.

Other environmental impacts of data centres

Data centres are likely to increase the urban heat island effect significantly. Approximately 90% of energy used in data centre IT equipment is converted into heat (10). For reference, a 1GW data centre converting 90% of energy to heat produces 77.8TJ of energy per day when running at capacity. This exceeds the 63TJ of energy released from the Hiroshima 'Little Boy' Atomic bomb.

Research on the effects of hyperscale (>100MW) data centres on land surface temperature estimates that this temperature increases by 2°C on average after the start of operations of an AI data centre, inducing local microclimate zones and heat island effects. This research considered over 6,000 hyperscale data centres in undeveloped or relatively undeveloped areas and found that land surface temperature increased by 1ºC on average five kilometres from the data centre, with impacts felt up to ten kilometres away (11). Massing data centres in close proximity will amplify the impacts.

Data centres in the WAGA region have been built or are planned for location in already heat-vulnerable industrial areas and in close proximity to residential areas. The Victorian Heat Vulnerability Index shows that Melbourne's west already experiences high urban heat vulnerability compared to many other areas of Melbourne and that higher heat effects often coincide with areas

9 Department of Energy, Environment and Climate Action, Climate Action Targets: Climate action targets
10 Wang, R, T Wang, A Li, H Luo, H Liu, Z Wang, H Liu, Y Jiang and L Xu, 15 July 2025, 'Waste heat utilization of data centers based on heat pump technology from the perspectives of supply and deamn: an overview', ScienceDirect, v130 https://www.sciencedirect.com/science/article/abs/pii/S2210670725004172

11 Marinoni, A, P Lio, E Cambria, L Dal Zilio, March 2026, 'The data heat island effect: quantifying the impact of AI data centers in a warming world', ResearchGate: https://www.researchgate.net/publication/403073048_The_data_heat_island_effect_quantifying_the_impact_of_AI_data_centers_in_a_warming_world).

of high social vulnerability. (12) For the WAGA councils, extreme heat in the community is therefore a major concern, which can only be exacerbated by increased heat impacts of data centres (13).

Data centres also impact water availability, due to their cooling requirements. By 2030, Melbourne, Geelong, and towns connected to the South-Central Water Grid could need an extra 95 gigalitres of water per annum and up to 220 gigalitres per annum by 2040, to ensure secure water supplies (14), equivalent to about 4% of Melbourne's drinking supply. However, the increase in water use required by data centres need not be met by Melbourne's limited potable supplies but by recycled water, as one data centre in Melton in the WAGA region is already demonstrating by connecting to Greater Western Water's Melton Recycled Water Plant at Mt Cottrell (15).

Where data centres are forced to use back-up diesel generators, this will lead to further significant environmental and related problems. Some hyperscale facilities may include hundreds of diesel generators and millions of litres of diesel storage. The generators will cause noise pollution for the surrounding community and affect air quality by releasing NOx emissions and particulate matter. Cooling systems used by data centred could also exacerbate noise and light pollution. A related problem is that data centres' batteries increase risks of runaway fires alongside fires from diesel stored on site. For this reason, Fire Rescue Victoria officers have publicly raised the alarm of data centres in Melbourne's west. (16)

As stated in a recent article on this range of environmental impacts, 'Data centres are not simply large energy users – they are infrastructure assets that interact with multiple systems at once. (17)' The dynamics between a data centre and the local environment – and community – are complex and may lead to compounding and cascading impacts, which can only be properly addressed at a systemic level.

Price impacts of data centres

12 See the Victorian Government's Heat Vulnerability Index and the 'Cooling and greening Melbourne' map for details: Cooling and greening Melbourne map

13 WAGA can provide information about collaborative projects such as 'Climate Resilient Service Delivery' and 'Heatwave Safe Spaces', projects to address extreme heat co-funded by the Victorian Government.

14 Department of Energy, Environment and Climate Action, Water Security Plan: https://www.water.vic.gov.au/our-programs/water-monitoring-and-reporting/water-security-plan) . It should be noted that DEECA modelling is not provided in the Water Security Plan, although demand appears to be based on housing targets and it is not clear if data centre impacts have been considered.

15 Greater Western Water, 18 June 2026, 'Melton plant leads the way with first recycled water connection for a Victorian data centre', Melton plant leads the way with first recycled water connection for a Victorian data centre | Greater Western Water

16 ABC News, 9 June 2026, 'Fire insiders alarmed over data centre expansion in Melbourne's west', Fire insiders alarmed over data centre expansion in Melbourne's inner west - ABC News

17 Marsden Jacobs Associates, June 2026, 'Resourcing Australia's data centres: beyond the headlines': Resourcing Australia's Data Centres: Beyond the Headlines

Without improved regulation, there is a danger that consumers and governments will unfairly bear the cost of additional electricity generation and firming.

Data centre development clearly has a significant economic impact, and this translates to impacts on electricity prices. Without intervention, under a scenario where the development impacts are not mitigated, Victoria is modelled to see electricity price increases of more than 10% by 2030 and 23% by 2035 (18).

Increased prices will be heavily influenced by increased electricity network costs, mainly due to the need for new and upgraded transmission infrastructure. The Clean Energy Finance Corporation recommends consideration of a review of the network regulatory framework to protect against unnecessary and inefficient network augmentation and ensure equitable cost allocation (19).

Communities where data centres are located should not be made to bear the increased network and other costs associated with them just because they are unconsulted neighbours.

Need for transparency and due process

Without better processes for reviewing data centres or stronger standards in building or planning systems, developers are not being induced to undertake or pay for higher performance, energy solutions, mitigation of environmental and economic impacts or adequate reporting. In a typical planning approval approach or Development Facilitation Program process, unless specific triggers are met, data centre developments do not have to undertake public consultation and many are exempt from notification. This lack of accountability and transparency is leading to rising public concern about the industry.

In New South Wales, processes are stronger than they are in Victoria, as 'data centre' is a designated class of State Significant Development. Standardised Secretary's Environmental Assessment Requirements (SEARS) have been developed specifically for data centres. As such, data centres automatically trigger an environmental assessment by the state, and local governments are not the consent authority. Multiple data centres have been referred and assessed under this framework. This process has high transparency compared to Victoria and much more rigorous assessment allowing for scrutiny and analysis. All data centre major projects with documentation can be reviewed in full on the Major Projects Hub of the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects.

At face value, the Environmental Effects Statement (EES) process in Victoria may allow for a more rigorous assessment of environmental impacts, but this needs to be tested and confirmed. Data centres could trigger the need for an EES as they have '*Potential for greenhouse gas emissions exceeding 200,000 tonnes of carbon dioxide equivalent per annum (direct and indirect) attributable to the operation of the facility*.' Greenhouse gas emissions due to data centre electricity consumption

18 Baringa, *op cit*

19 Baringa, *ibid*, p51

can be determined from IT capacity, energy efficiency (PUE) and renewable energy usage, so small data centres might not trigger this need. A typical 200MW data centre can generate >1.4 million tonnes CO2e if no renewable energy is consumed and >420,000 tonnes CO2e if utilising the industry average of 70% renewable energy.

Policy request

Australia has an opportunity to establish a world-leading framework for sustainable data centre development. Clear policy settings, transparent reporting and federal coordination of state-led planning policy can support digital growth while protecting communities and ensuring alignment with climate and economic objectives. Strategic investment in renewable energy, energy storage and robust planning controls can reduce future infrastructure costs, improve environmental outcomes and provide greater certainty for industry and governments.

Councils, representing local communities impacted by data centre development, would also benefit from having much stronger influence over data centre development in their municipalities and regions. In fact, growing concern in the local government sector worldwide has recently led the C40 Cites, a network or nearly 100 of the world's biggest cities including the City of Melbourne, to agree to coordinate a global collaborative project: the Global Urban Data Centres Pact. The aim of this initiative is to mitigate environmental and community impacts of data centres through clear standards and better integration into urban planning. (20)

In line with this concern, WAGA recommends the following policy reform to ensure that data centre development does not undermine progress towards Australia's climate and other goals:

- Establish mandatory reporting and a statewide database for data centre energy, water, and emissions performance, incorporated at the federal level as part of a nationwide data centre reporting system.
- Develop consistent sustainability and net-zero planning requirements for all data centre applications, ensuring the growth in data centre energy consumption does not outpace the delivery of new, additional, firmed renewable energy.
- Create a dedicated state-led approval pathway that assesses cumulative environmental and infrastructure impacts. The state-led process must include effective consultation with councils and communities, with minimum standards for community engagement as are required for other major developments, such as large-scale renewable energy generation.
- Introduce a specific Victorian planning policy for data centres that sets clear design, location and performance standards to improve built form outcomes, protect local amenity and not displace higher value land uses. This could serve as a model for other Australian states. A systemic rather than fragmented approach to data centre development, including a precinct-scale planning framework, would assess cumulative impacts and shared infrastructure requirements for data centre clusters rather than individual project impacts alone (21).
- Establish a framework for community benefit funds to which major data centre developments must contribute to support local communities which host them, proportionate to their energy, water, other environmental and land-use impacts.

20 Reuters, *op cit*

21 An international model for this approach is Singapore's Green Data Centre (DC) Roadmap: Green DC Roadmap | IMDA

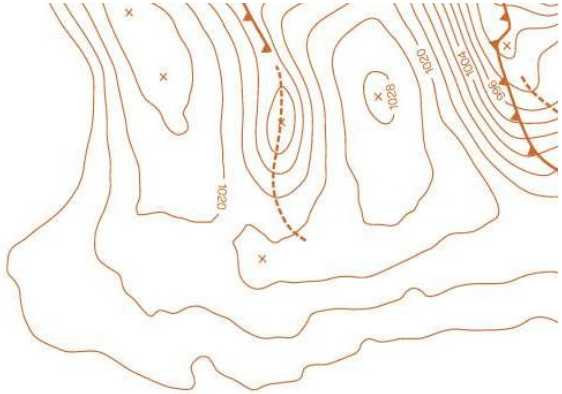
- Pause approvals for new hyperscale data centres until appropriate safeguards and policy reforms are implemented.

Specific outcomes and policy opportunities for both federal and state levels of government are outlined in the table on the next page.

We would welcome an opportunity to address the Senate Inquiry, provide further information or answer any questions about our submission.

Yours sincerely,

Karen Gardham
Executive Officer, Western Alliance for Greenhouse Action
Email: [redacted]



Issue	Level	Outcomes Sought	Government Policy / Opportunities	Activities	Partners
Sustainable Data Centre Development	State	• Ensure data centre growth aligns with Victoria's and other states' emissions reduction targets. • Improve transparency of energy, water and emissions impacts. • Ensure robust evidence, monitoring, and compliance frameworks, applied consistently across all approval authorities to streamline assessment. • Protect community infrastructure, water resources and public health. • Establish a consistent, evidence-based planning framework for hyperscale data centres. • Ensure proponents contribute to renewable generation,	• Planning and Environment Act 1987 (incl. 2025 climate amendments). • Victoria's Emissions Reduction Targets. • Renewable Energy Transition Policies. • State Planning Framework Review. • Infrastructure and Energy System Planning Initiatives.	• Establish a statewide data centre reporting database. • Introduce mandatory disclosure of energy, water and emissions performance. • Develop sustainability and net-zero performance standards. • Create a state-led approval pathway assessing cumulative impacts. • Implement dedicated planning policy and location controls. • Require renewable energy and storage to be in place from the commencement of data centre operations. • Require potable water alternatives to be in place from the commencement of data centre operations	• Victorian Department of Energy, Environment and Climate Action (DEECA) • Victorian Department of Transport and Planning (DTP) • Victorian Planning Authority (VPA) • Environment Protection Authority Victoria (EPA) • Melbourne Water (MW) and regional water authorities • Electricity distributors (Jemena and Powercor in Melbourne's West) • Municipal Association of Victoria (MAV)

Karen Gardham | WAGA Executive Officer kareng@brimbank.vic.gov.au

Brimbank City Council, Brimbank Community and Civic Centre, 301 Hampshire Road, Sunshine, Victoria 3020

		storage and infrastructure costs. • Understand and mitigate urban heat impacts.		• Pause approvals until appropriate safeguards are established. • Assess the impact on community and biodiversity. • Develop an environmental reference standard for heat emissions. • Assess the noise and light pollution impacts on the direct community due to location. • Define safe heat exhaust limits for data centres, appropriate to their setting.	
	Federal	• Ensure data centre growth aligns with Australia's emissions reduction targets. • Understand and mitigate community health impacts. • Improve transparency of data centres impact to communities.	• Australia's emission reduction targets. • Define requirements for renewable energy (eg define 'new' and 'additional' and 'firmed')	• Establish a nationwide data centre reporting database. • Regulating renewable energy requirements and grid-scale development. • Full or alternative retrospective application of data centre requirements to developments already approved.	• Department of Climate Change, Energy, the Environment and Water (DCCEEW) • Australian Energy Market Operation • Australian Energy Regulator • Clean Energy Regulator

19 October 2026

Dougal Barraclough
Department of Transport and Planning
1 Spring Street
Melbourne Vic. 3000

Ask for: Giulia Chelini
Phone: 9932 1507
Email: gchelini@hobsonsbay.vic.gov.au
Our Ref: GE260594

Dear Dougal Barraclough,

Council Officer Referral Response
DTP Planning permit Application PA2604553
Use and development of the land for a utility installation (data centre) and to construct or display a sign at 44-76 Simcock Ave, Spotswood VIC 3015

Hobsons Bay City Council acknowledges receipt of the above planning permit application, referred by the Department of Transport and Planning (DTP) for comment.

We wish to advise that **Council Officers object to the proposal.**

We note that the Development Facilitation Program (DFP) is intended to provide an accelerated pathway for projects that contribute to the Victorian economy. However, in this instance, we hold significant concerns regarding the proposal and believe the DFP pathway in this instance lacks an effective process and engagement.

Council was provided with only 14 days to respond to the referral for a proposal worth nearly $1.5 billion that will create significant amenity impacts, has no regard for the community in the area and is focused on delivering an outcome which entrenches inactive uses in this area of Spotswood. Council formally requested an extension of time, noting that Council officers do not hold delegation to determine Ministerial applications of this nature and that the matter must be referred to a Council Meeting for consideration. Council had followed up on several occasions, but DTP did not provide any response to Council's multiple requests.

The request for officer-level comments within this constrained timeframe is not practical nor does it demonstrate meaningful engagement with Local Government or the municipal Council. For an application of this scale and complexity, the timeframe is insufficient to undertake a comprehensive and coordinated assessment with input from the relevant internal departments. An effective evaluation of a proposal of this nature cannot reasonably be completed within the 14-day period provided.

The proposal was subject to preliminary engagement with Council Officers, including pre-application meetings in 2025, followed by a formal pre-application referral issued by DTP in April 2026. Council Officers provided further information requirements and preliminary feedback at that time, with the expectation that the identified issues would be meaningfully addressed prior to the lodgement of a formal application.

Despite this early engagement, we find that the substantive concerns which were raised have not been adequately addressed or resolved. Additionally, we wish to note that DTP and its responsible officers have been absent throughout this process, with Council not receiving responses to correspondence, only being informed of DTP's comments in the application's submissions and only being informed of public notice through complaints from the public.

The above raises serious concerns regarding the effectiveness of the DFP process reducing Council referral to a procedural exercise, rather than a meaningful mechanism for incorporating Council's advice and addressing our concerns.

Considering the limited timeframe provided, only a high-level review of the submitted documentation has been undertaken. The comments below are **Council Officer comments only.** They do not represent the views of Council. The following concerns already raised in the pre-application meeting and the formal pre-application referral from DTP remain. The below is in addition to those.

Policy

Department of Jobs, Skills, Industry and Regions 'Sustainable Data Centre Action Plan'

The Action Plan released by the State Government sets out 'rigorous' requirements for new data centres being assessed through the DFP pathway. The Action Plan requires:

- L1: A 150m buffer between a residential building and a proposed data centre building.
- L4: Statewide industrial/commercial noise limits apply; night-time limit of 55 dB(A) anywhere in Victoria.
- L5: Proponents must restrict backup diesel generation to emergencies and mandatory testing, deploy best-available technology (such as US EPA Tier 4 equivalent generators).
- E1: Offset actual operational electricity use by investing in new renewable energy generation and storage.
- E4: Achieve high levels of power usage effectiveness (PUE).
- W1: Facilities using water-intensive cooling (evaporative, adiabatic or other open-loop systems) are expected to meet cooling needs from recycled or other non-drinking sources or hold an agreement with their water corporation to transition when available.
- W2: Where recycled or non-drinking water is not yet available, agree a plan with the water corporation to offset interim drinking water use – funding agreements or water efficiency programs.
- W4: Design to dWUE ≤ 1.0 (potable) or ≤ 1.6 (non-potable), otherwise agreed with the water corporation. Measured in line with ISO/IEC 30134-9:2022.

Although the Action Plan exempts any applications currently before the Minister, given the proposal's questionable location within 60 metres of residential and other sensitive land uses, and its inadequate sustainability commitments, the proposal would not satisfy the requirements of the Action Plan, specifically the relevant requirements listed above. We believe it to be appropriate that the proposal be subject to such requirements.

Hobsons Bay Industrial Land Management Strategy (ILMS)

Council's draft ILMS identifies digital industry (e.g. digital marketing, technical support, platform development) as a possible industry sector appropriate to Spotswood. Data centres are not a form of digital industry. Data centres are a form of utility installation as defined in the planning scheme.

The future focus of the Spotswood Industrial Precinct is a shift toward knowledge based and high employing industries, tourism, and other retail and commercial uses appropriate to its proximity to the Spotswood Activity Centre.

The proposal is within the Northern Industry and Employment Precinct of the Draft Spotswood Structure Plan. The precinct supports manufacturing and light industrial uses with some opportunity for mixed light industrial/commercial uses within key redevelopment sites. The data centre proposal is a utility installation, inconsistent with the future industry focus of the precinct, and is not appropriate within proximity to a mixed use/commercial activity centre. DTP should have regard for not only the structure plan, but for all of Council's strategic work and for the future direction of Hobsons Bay, and should recognise the extensive time, work and resources contributed by Council.

Hobsons Bay Planning Scheme

Council's officers previously raised concern, and reiterates, that the proposal does not satisfy or appropriately respond to the following relevant provisions of the Municipal Planning Strategy, Planning Policy Framework and Industrial 1 Zone of the Hobsons Bay Planning Scheme:

- Clause 02.03-3 (Environmental risks and amenity)
- Clause 02.03-5 (Built environment and heritage)
- Clause 02.03-7 (Economic development)
- Clause 15.01-2S (Building design), which sets out the objective:
    - To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- Clause 15.01-2L-03 (Industrial building design), which sets out the objective:
    - To improve the amenity, design, safety and environmental performance of industrial areas.
- Clause 15.01-2L-04 Environmentally Sustainable Development, which sets out the objective:
    - To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- Clause 17.03-2L (Sustainable industry), which includes strategy to:
    - Avoid locating industries with significant off-site impacts near residential areas, activity centres or sensitive uses.
- Clause 33.01 (Purpose of the Industrial 1 Zone), which states the purpose is:
    - To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Location

Council officers previously raised concerns regarding the location of the proposed data centre, noting its proximity to residential and other sensitive land uses, as well as its exposed and visually prominent location immediately adjacent to the West Gate Freeway. The location of the proposed data centre at 44-76 Simcock Avenue Spotswood is not supported.

In response to a Notice of Motion No. 1284 (See Appendix 1) tabled at the July 2026 Council Meeting, Council officers are in the process of identifying locations where data centre development would be more appropriate. The *Sustainable Data Centre Action Plan* states 'Victoria's expectation is that data centres are built away from homes, schools and childcare centres. They should be built where there is robust access to power, water and telecommunications capacity.'

The Action Plan also emphasises that proponents should proactively identify appropriate locations to avoid adverse impacts rather than 'attempting to mitigate poor locational choices during the formal assessment process' to address such impacts. The State Government acknowledges that a data centre being located close to residential properties and other sensitive land uses is inappropriate. The State Government therefore recognises that the location of a data centre is most critical to any proposal. It would have been beneficial if the State Government also undertook a state wide review to identify suitable locations

Industrial areas such as the Altona/Altona North Industrial Precincts, west of Kororoit Creek and north of the rail line, benefit from historic development patterns (industry buffers) established by former heavy industrial uses and are located away from residential areas. Hence, these areas would be more appropriate for data centre development.

The site is less than 60 metres from the closest residential area (west of the site), which also includes a kindergarten. The proposed data centre should not be located within proximity to residential areas due to adverse amenity impacts such as noise, lighting, and air pollution. Furthermore, significant local infrastructure upgrades would be required to meet increased power demand which may adversely impact surrounding residential areas.

It is reiterated that the site is a gateway site into Melbourne's western suburbs from the West Gate Bridge. Due to this visual prominence, the interface of the proposed development with the freeway

must be considered. It is acknowledged that the site was formerly fuel storage for Mobil, with the operations ceasing and site cleared over 10 years ago. Any proposal for the site should not repeat the past of adverse uses and development, and instead should establish the benchmark of the new type of uses and development for Spotswood, which can operate without causing detriment to the amenity and safety of nearby residents, and which are of ahigh-quality built form that incorporates façades of visual interest.

Safety and Amenity Impacts

Council officers previously raised concerns regarding amenity impacts from the data centre, specifically the acoustic impacts given the proximity to residential and other sensitive land uses within 60 metres of the site.

The submitted acoustic report submitted still shows the same recommended noise barriers/walls to parts of the development site. These recommended noise barriers/walls are still not clearly identified and detailed on the submitted development plans. The proposal has not attempted to relocate the noise polluting functions of the development as far as possible from the residential areas, nor justified why they must be in such locations. Furthermore, the acoustic report calls for additional acoustic review throughout the design, development and future operation of the proposal, which would require ongoing monitoring and enforcement, which is reliant on Council resources to ensure compliance.

The submitted documentation has also now disclosed that the proposal includes storage of approximately 3,505 tonnes of diesel. This amount exceeds the prescribed threshold distance (as defined in Clause 53.10-1 of the Hobsons Bay Planning Scheme) from a residential zone for storage of petroleum products for tanks exceeding 2,000 tonnes (as indicated in the submitted town planning report). It is acknowledged that the EPA has been consulted due to exceeding the threshold.

Due to the significant amount of fuel stored on site and the proximity, (less than 60 metres), of the site from residential zones, the proposal is highly inappropriate and would pose risk to the safety and amenity of the nearby local communities of Spotswood. The vast storage of diesel potentially qualifies the site as a major hazard facility (MHF), which would require Safety Areas.

Hobsons Bay has its fair share of MHFs, and the addition of another so close to established residential areas would completely contradict planning policy and strategy to achieve the state-led housing targets. Council vehemently opposes the addition of any new or expanded MHF. This raises the questions: is this element of the proposal publicly available and been communicated to the public and has WorkSafe Victoria been notified and consulted.

Sustainability

Council officers previously raised concerns regarding the absence of details as to how the proposed data centre will minimise emissions and achieve best sustainable practices and outcomes.

It is reiterated that data centre development is rapidly accelerating due to large uptake of artificial intelligence. They are a utility installation with significant environmental, energy, and water usage impacts and have serious implications for residential amenity, infrastructure capacity, and industrial land supply. The submitted documentation accompanying the application still fails to:

- Demonstrate the proposed development's commitment to providing renewable energy sources.
- Demonstrate commitment to sourcing 100% renewable electricity for the operation of the facility and outline the proposed renewable energy procurement arrangements, such as Power Purchase Agreements (PPAs), Renewable Electricity Guarantee of Origin (REGO) certificates, GreenPower, battery storage or other mechanisms.
- Provide details of how the facility's electricity demand will be supplied and how the proposal aligns with the Australian Energy Market Commission's (AEMC) advice that data centres invest in new, additional renewable generation to offset their electricity demand.
- Provide any estimate of the development's annual operational greenhouse gas emissions, calculated in accordance with the Greenhouse Gas Protocol developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD), or an equivalent recognised methodology.
- Outline any measures proposed to minimise reliance on potable water.
- Justify the proposed adiabatic cooling system, including whether alternative cooling technologies, such as waterless cooling systems, were considered during the design process.
- Provide details of the anticipated annual water consumption associated with the proposed diabatic cooling system, including the proportion expected to be supplied by potable water, recycled water and rainwater harvesting.
- Provide the anticipated Water Usage Effectiveness (WUE) for the facility, including any benchmarking against comparable data centres.
- Provide details of the raingarden and rainwater tank.

Built Form

Council officers previously raised concerns regarding visual dominance of the proposed built form of the data centre buildings, including the proposed integration with the interfacing streets and the proposed substation location.

Although the submitted proposal demonstrates changes to the built form design, the proposal still does not adequately respond to the design concerns raised as part of the previous referral response. The proposal remains to occupy a visually prominent location with views from the West Gate Freeway, Yarra River, and residential areas. Given the size and significance of the proposal Council officers strongly encourage and are calling for DTP to refer the application to the Office of the Victorian Government Architect (OVGA) for independent design review prior to any decision being made. An independent design review should result in an improved design outcome.

The proposed data centre remains inappropriate in scale, does not consider residential amenity, does not contribute positively to the streetscape, and does not contribute to establishing an employment generating use which can benefit the local and broader economy.

Landscaping and Front Boundary Treatment

Council officers previously raised concerns regarding the lack of meaningful landscaping along the entirety of the Simcock Avenue and Hall Street frontages, including insufficient canopy tree planting.

The submitted landscape plan shows provision of additional mulched garden beds along the boundaries of the site; however, the additional planting is only perimeter planting comprising shrubbery and groundcovers. The proposal still fails to show provision of sufficient canopy tree planting, with the same number of trees still proposed.

Council officers previously raised concerns regarding the absence of detail regarding the fencing treatments. The submitted plans still fail to show the details and dimensions of the proposed perimeter fencing.

Conclusion

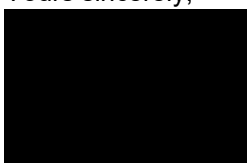
In summary, the proposed application lacks critical information, lacks detail and ignores the fundamentals of planning in Victoria. On that basis, Council officers object to the proposal and will be submitting a report to Council advising as such. A formal reply will be sent to DTP once that Council resolution has been passed.

In addition, Council officers are calling on DTP to refer the application to the Office of the Victorian Government Architect (OVGA) for independent design review and to have regard to the Action Plan released by the State Government which sets out 'rigorous' requirements for new data centres being assessed through the DFP pathway.

The above advice and Council's disappointment in this proposal and process should be provided to the applicant.

If you wish to discuss any of the above further, please contact Giulia Chelini on 9932 1507 or via email at gchelini@hobsonsbay.vic.gov.au.

Yours sincerely,



Arthur Vatzakis
Manager Planning Building and Health

Received by Hobsons Bay City Council on 21/08/2026

GreenSquare DC Spotswood

44 - 76 Simcock Avenue
Spotswood VIC 3015

DA DRAWING INDEX		
DRAWING NUMBER	DRAWING NAME	REVISION
MEL1-ST000-ARC-GBA-DRG-X-00-000000	COVER SHEET	4
MEL1-ST000-ARC-GBA-DRG-X-00-000001	SITE LOCATION PLAN	3
MEL1-ST000-ARC-GBA-DRG-X-00-000002	SITE PHASING PLAN	3
MEL1-ST000-ARC-GBA-DRG-X-00-000003	EXISTING SITE SURVEY PLAN	3
MEL1-ST000-ARC-GBA-DRG-X-00-000004	SITE PLAN	4
MEL1-ST000-ARC-GBA-DRG-X-00-000005	SITE ELEVATIONS	3
MEL1-ST000-ARC-GBA-DRG-X-00-000006	SITE SECTIONS	3
MEL1-ST000-ARC-GBA-DRG-X-00-000007	SHADOW DIAGRAMS	3
MEL1-ST000-ARC-GBA-DRG-X-00-000008	GFA CALCULATIONS	3
MEL1-ST000-ARC-GBA-DRG-X-00-000009	GENERAL ARRANGEMENT PLAN - GF	5
MEL1-ST000-ARC-GBA-DRG-X-00-000010	GENERAL ARRANGEMENT PLAN - L1	3
MEL1-ST000-ARC-GBA-DRG-X-00-000011	GENERAL ARRANGEMENT PLAN - L2	3
MEL1-ST000-ARC-GBA-DRG-X-00-000012	GENERAL ARRANGEMENT PLAN - PLANT & ROOF LEVEL	4
MEL1-ST000-ARC-GBA-DRG-X-00-000013	TECH BUILDING A AND TYPICAL DATA HALL	3
MEL1-ST000-ARC-GBA-DRG-X-00-000014	3D VIEWS - AXONOMETRIC VIEW	3

SITE WIDE

PARKING SCHEDULE

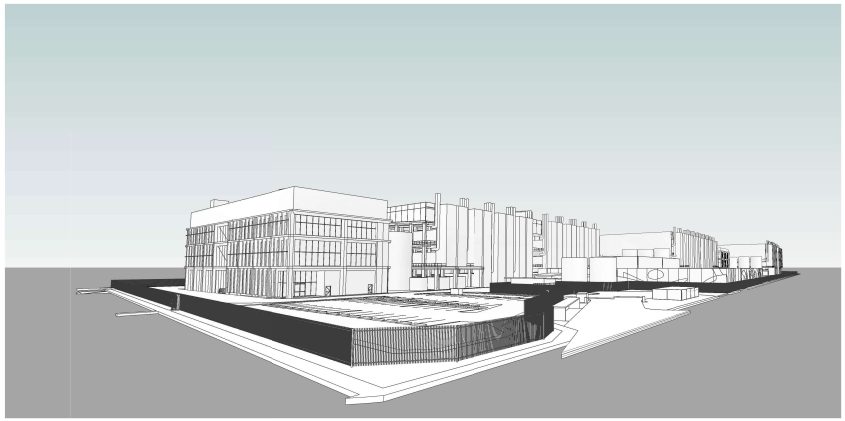
LOCATION	QUANTITY
CAR - 2600mm WIDE x 4900 LONG	107
MORTORBIKE - 1200mm WIDE x 2500 LONG	10
DISABLED CAR - 2600mm WIDE x 5400 LONG	2
EV CAR - 2900mm WIDE x 4900 LONG	4
BICYCLE RAIL	30
TOTAL	153

DEVELOPMENT DATA

LOCATION	QUANTITY
SITE AREA	79,960sqm
BUILD AREA	123,301sqm
LANDSCAPE AREA	8,172sqm

BUILD AREA DATA

LOCATION	QUANTITY
AMENITIES	270sqm
CIRCULATION	12,475sqm
DATA HALL	30,192sqm
DOCK	213sqm
OFFICE	2,287sqm
OVERALL TECH	7,977sqm



PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
COVER SHEET

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION
4	22.07.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 9069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

Scale
As indicated
0 1 2 3 4 5 m

PRINT DATE
22.07.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000000

ISSUE
REV 4
A1

Received by Hobsons Bay City Council on 21/08/2026



1 SITE LOCATION PLAN
1 : 2000

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale
As indicated
0 20 40 60 80 100 m

DRAWING
SITE LOCATION PLAN

PROJECT STATUS
DEVELOPMENT APPLICATION

PRINT DATE
27.02.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000001

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
HOME OF AI
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

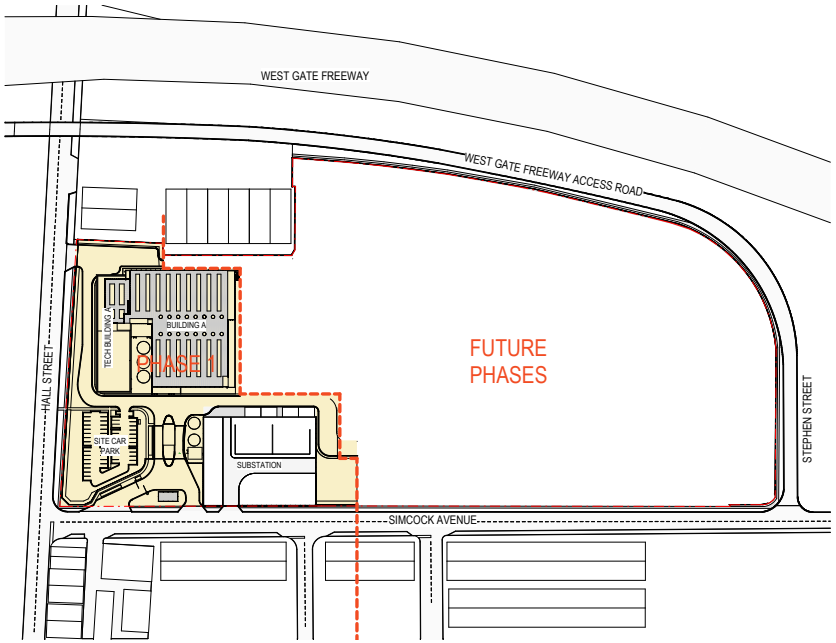
Greenbox
A WOOLPERT COMPANY
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect – Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

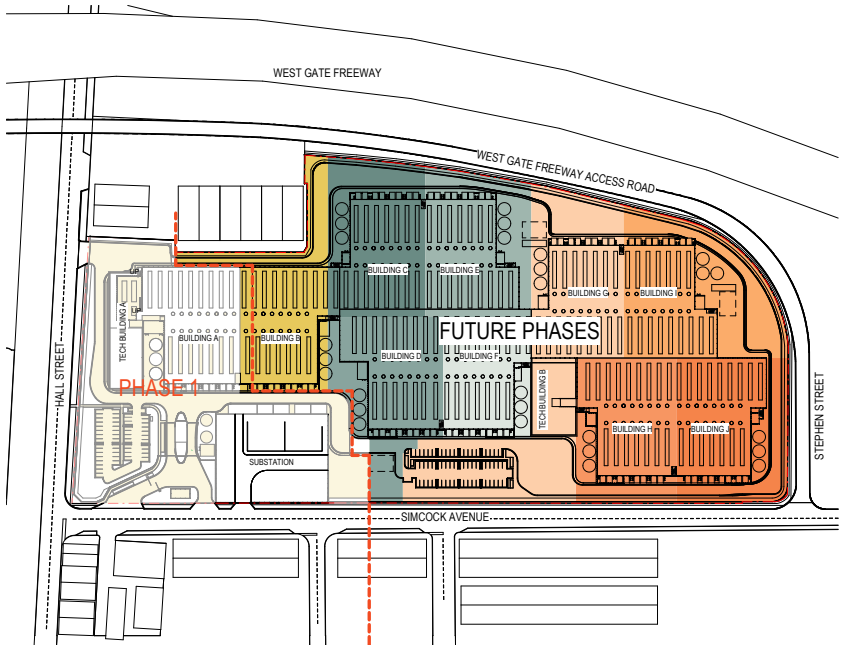
NORTH
N

ISSUE
REV 3 A1

Received by Hobsons Bay City Council on 21/08/2026



1 PHASE 1
1 : 1500



2 FUTURE PHASES
1 : 1500

PHASING LEGEND

PHASE 1 BUILDING A, TECH BUILDING A	PHASE 2 BUILDING B	PHASE 7 BUILDING G, TECH BUILDING B
SUBSTATION PART OF PHASE 1 NOT INCLUDED IN THIS APPLICATION	PHASE 3 BUILDING C	PHASE 8 BUILDING I
	PHASE 4 BUILDING D	PHASE 9 BUILDING H
	PHASE 5 BUILDING E	PHASE 10 BUILDING J
	PHASE 6 BUILDING F	

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
SITE PHASING PLAN

PROJECT STATUS
DEVELOPMENT APPLICATION

Scale
As indicated
0 15 30 45 60 75 m

PRINT DATE
27.02.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000002

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
HOME OF A1

GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

Greenbox
A WOOLPERT COMPANY

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA

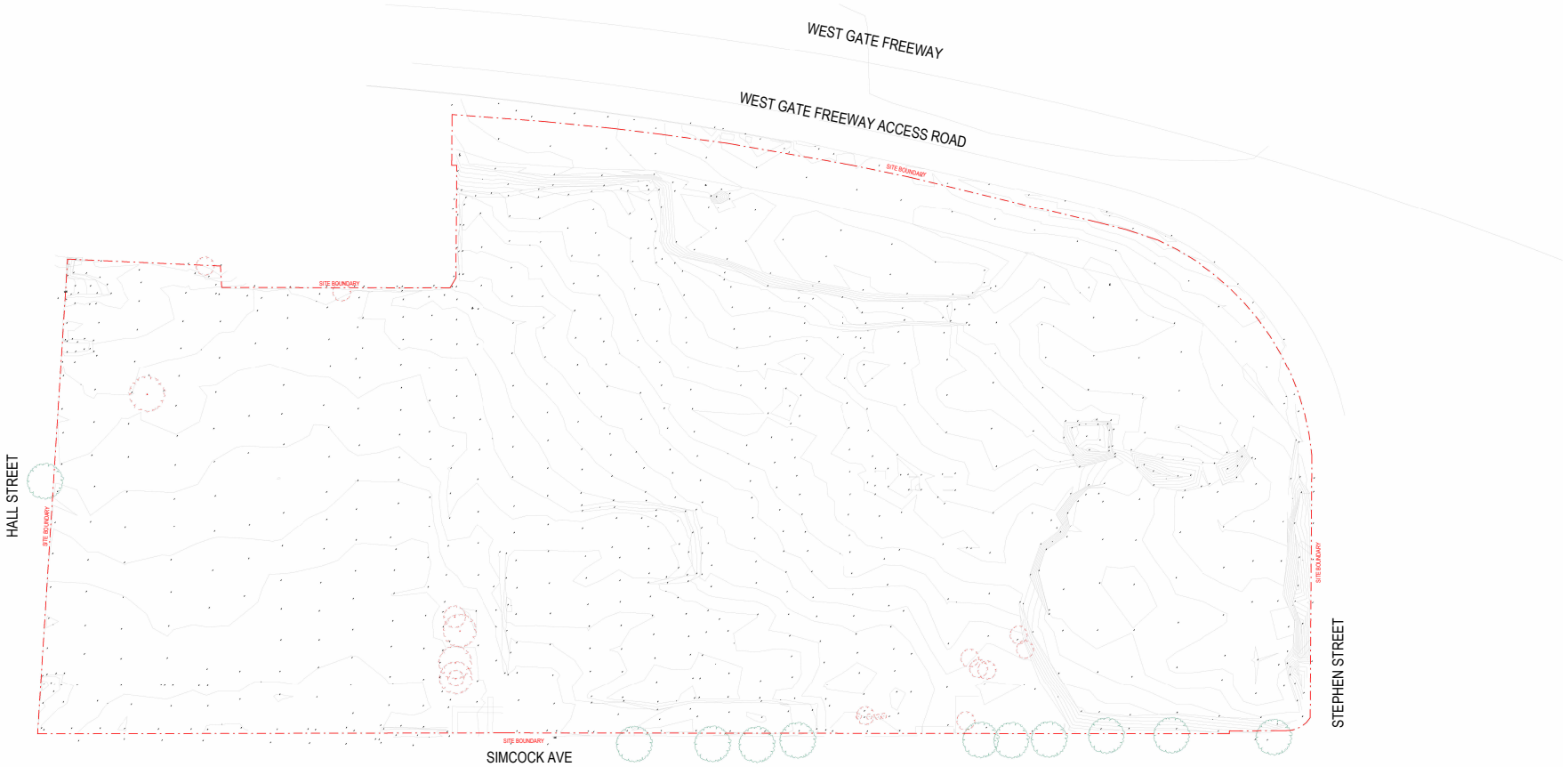
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect – Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH
N

ISSUE
REV 3 A1

Received by Hobsons Bay City Council on 21/08/2026



1 EXISTING SITE SURVEY PLAN
1 : 750

EXISTING SITE SURVEY LEGEND

- SITE BOUNDARY
- TREES TO BE REMOVED
- TREES TO BE RETAINED

NOTE: CURRENT SURVEY PLAN AS PER DOCUMENT 23836-0-RF-C PREPARED BY REEDS CONSULTING, DATED 09/02/24

REFER TO LANDSCAPE PLANS, ENVIRONMENTAL AND ARBORIST REPORTS FOR TREE REMOVAL

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
EXISTING SITE SURVEY PLAN

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
HOME OF AI

GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect – Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

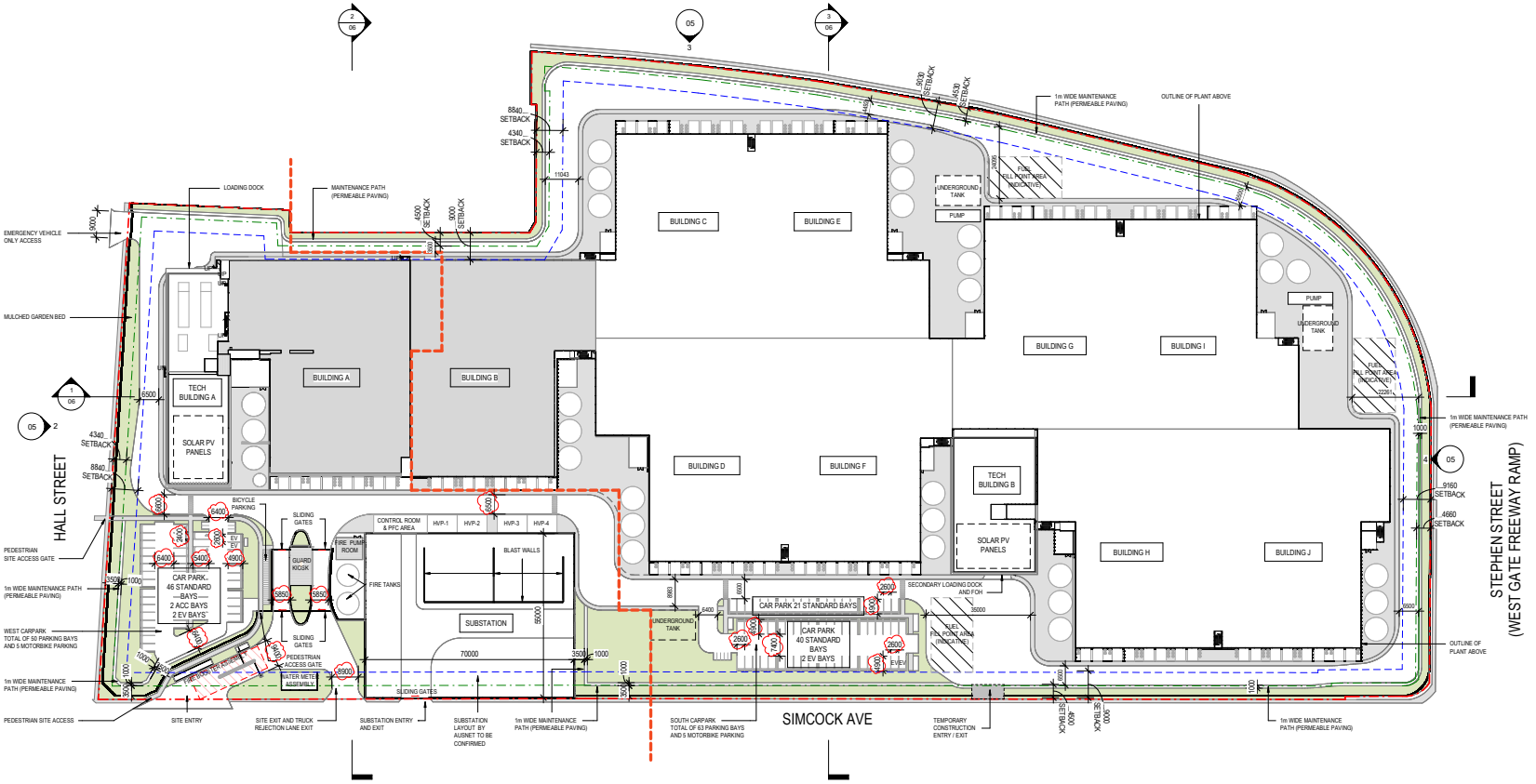
Scale
As indicated
0 7.5 15 22.5 30 37.5 m

PRINT DATE
27.02.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000003

ISSUE
REV 3
A1

Received by Hobsons Bay City Council on 21/08/2026



1 SITE PLAN
1 : 750

PROJECT	DRAWING	PROJECT STATUS
GreenSquareDC Spotswood 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015	SITE PLAN	DEVELOPMENT APPLICATION

Scale: As indicated (0 1 2 3 4 5 m)

PRINT DATE: 22.07.2026

DRAWING NO.: MEL1-ST000-ARC-GBA-DRG-X-00-000004

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION
4	06.07.2026	PLANNING APPLICATION
5	22.07.2026	PLANNING APPLICATION

CLIENT: GreenSquareDC HOME OF AI

GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

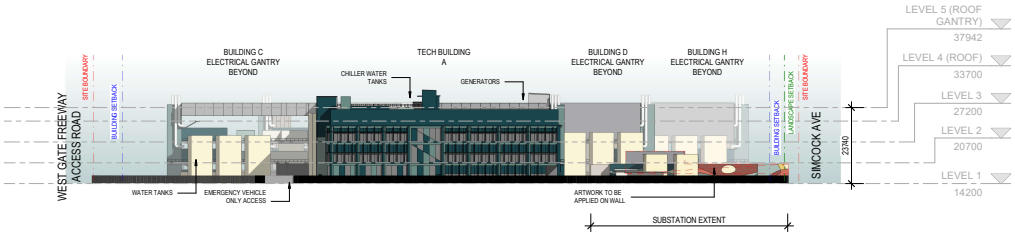
NORTH

ISSUE: REV 5 A1

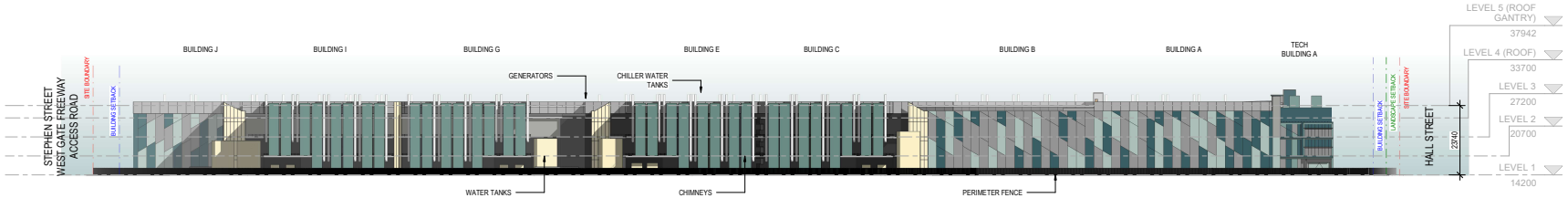
Received by Hobsons Bay City Council on 21/08/2026



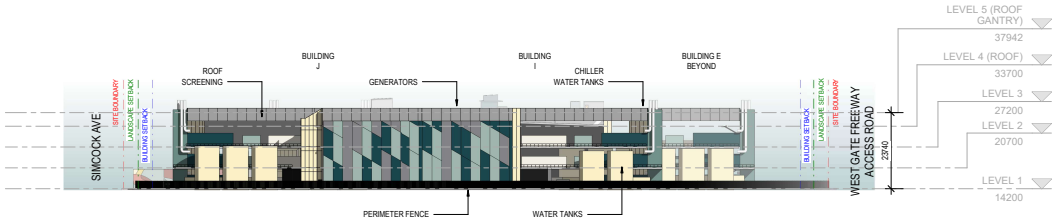
1 SITE ELEVATION - SOUTH
1 : 750



2 SITE ELEVATION - WEST
1 : 750



3 SITE ELEVATION - NORTH
1 : 750



4 SITE ELEVATION - EAST
1 : 750

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
SITE ELEVATIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION
4	22.07.2026	PLANNING APPLICATION

Scale
1 : 750
0 1 2 3 4 5 m

PRINT DATE
22.07.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000005

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

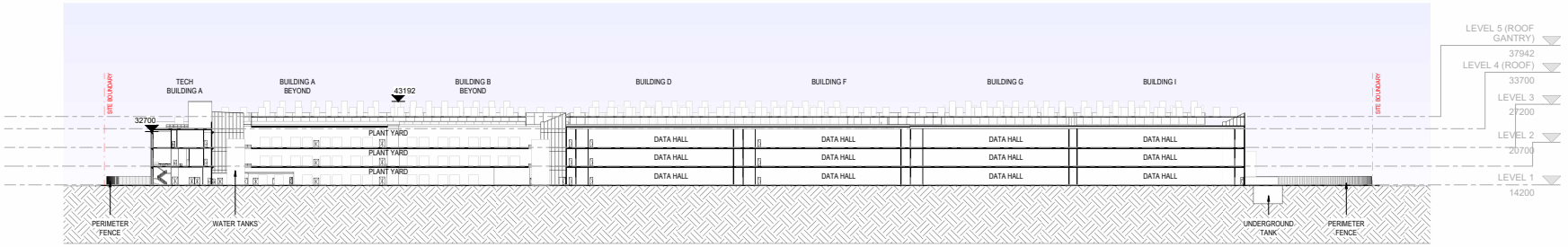
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

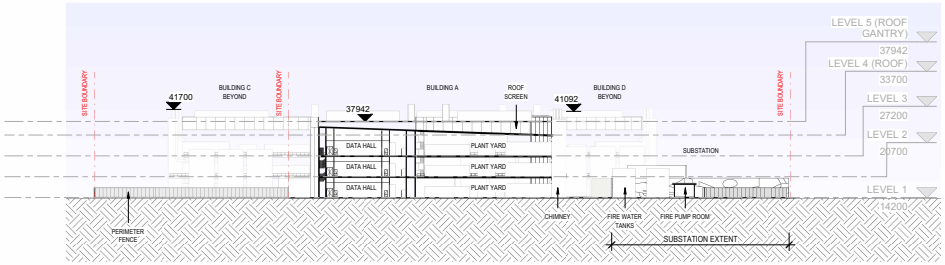
NORTH

ISSUE
REV 4
A1

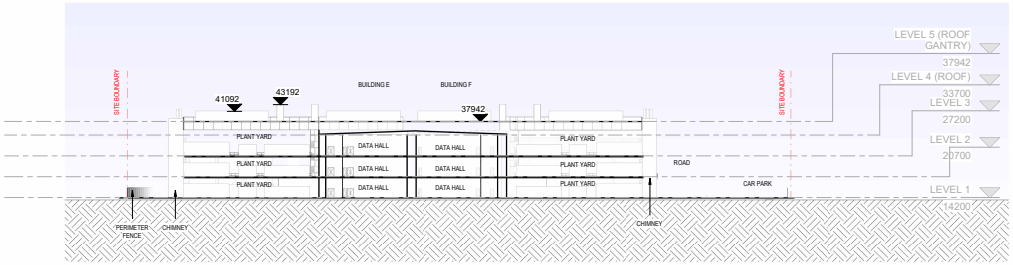
Received by Hobsons Bay City Council on 21/08/2026



1 SITE SECTION 1
1 : 750



2 SITE SECTION 2
1 : 750



3 SITE SECTION 3
1 : 750

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
SITE SECTIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

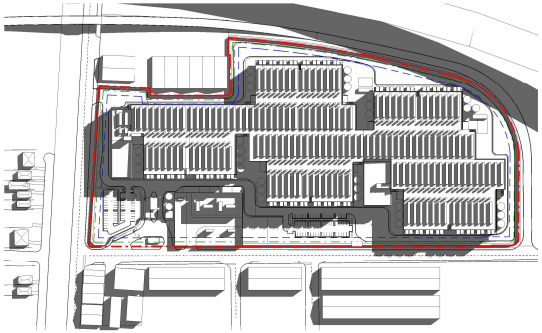
Scale
1 : 750
0 7.5 15 22.5 30 37.5 m

PRINT DATE
27.02.2026

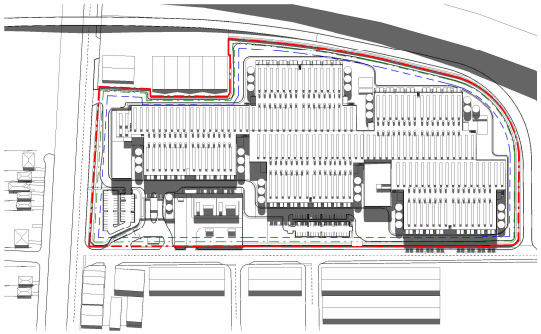
DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000006

ISSUE
REV 3 A1

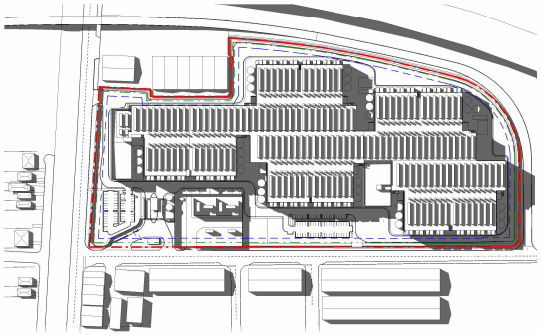
Received by Hobsons Bay City Council on 21/08/2026



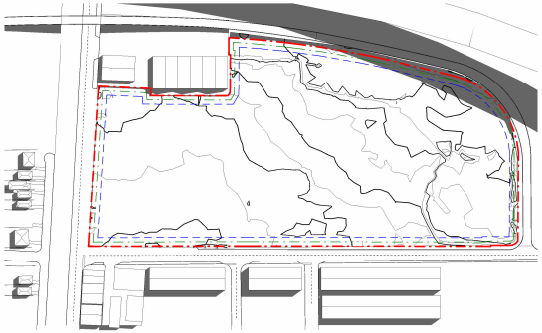
1 SHADOW DIAGRAM - SEPT EQUINOX 9 AM
1 : 2500



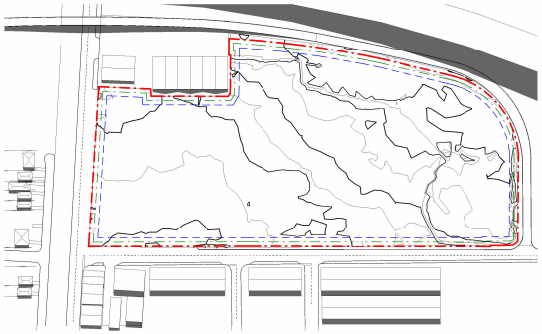
2 SHADOW DIAGRAM - SEPT EQUINOX 12 PM
1 : 2500



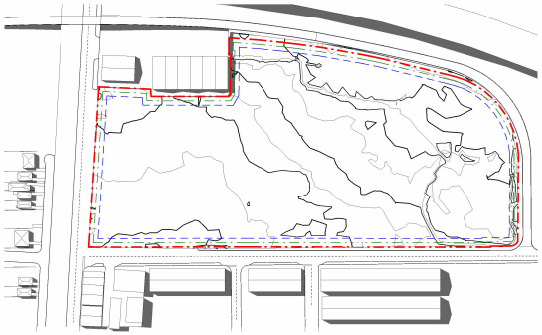
3 SHADOW DIAGRAM - SEPT EQUINOX 3 PM
1 : 2500



4 SHADOW DIAGRAM - EXISTING CONDITIONS 9 AM
1 : 2500



5 SHADOW DIAGRAM - EXISTING CONDITIONS 12 PM
1 : 2500



6 SHADOW DIAGRAM - EXISTING CONDITIONS 3 PM
1 : 2500

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
SHADOW DIAGRAMS

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

Scale
1 : 2500
0 25 50 75 100 125 m

PRINT DATE
27.02.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000007

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

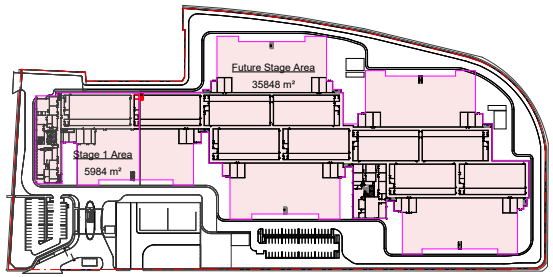
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

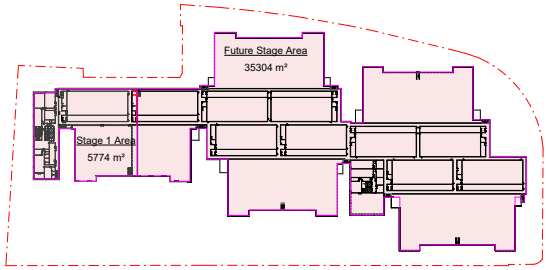
NORTH

ISSUE
REV 3 A1

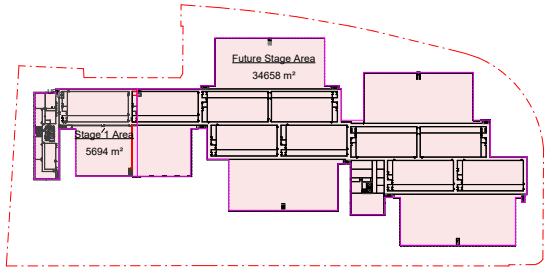
Received by Hobsons Bay City Council on 21/08/2026



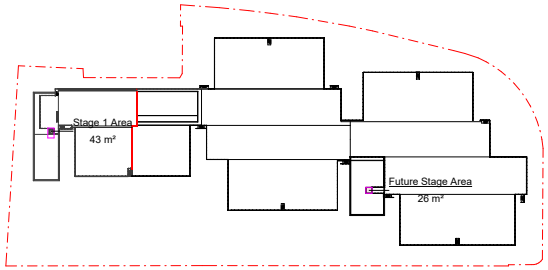
1 GFA CALCULATION - GROUND FLOOR
1 : 2000



2 GFA CALCULATION - LEVEL 1
1 : 2000



12 GFA CALCULATION - LEVEL 2
1 : 2000



4 GFA CALCULATION - LEVEL 3
1 : 2000

GROSS FLOOR AREA (GFA) DEFINITION:

"THE TOTAL FLOOR AREA OF A BUILDING, MEASURED FROM THE OUTSIDE OF EXTERNAL WALLS OR THE CENTRE OF PARTY WALLS, AND INCLUDES ALL ROOFED AREAS".

Source: Victorian Planning Scheme (VPP / Clause 72)

LEGEND

GROSS FLOOR AREA

STAGE 1 GFA AREA	
LEVEL	AREA
LEVEL 1	5984 m²
LEVEL 2	5774 m²
LEVEL 3	5694 m²
LEVEL 4 (ROOF)	43 m²
Grand total	17496 m²

FUTURE STAGE GFA AREA	
LEVEL	AREA
LEVEL 1	35848 m²
LEVEL 2	35304 m²
LEVEL 3	34658 m²
LEVEL 4 (ROOF)	26 m²
Grand total	105836 m²

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
GFA CALCULATIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect – Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

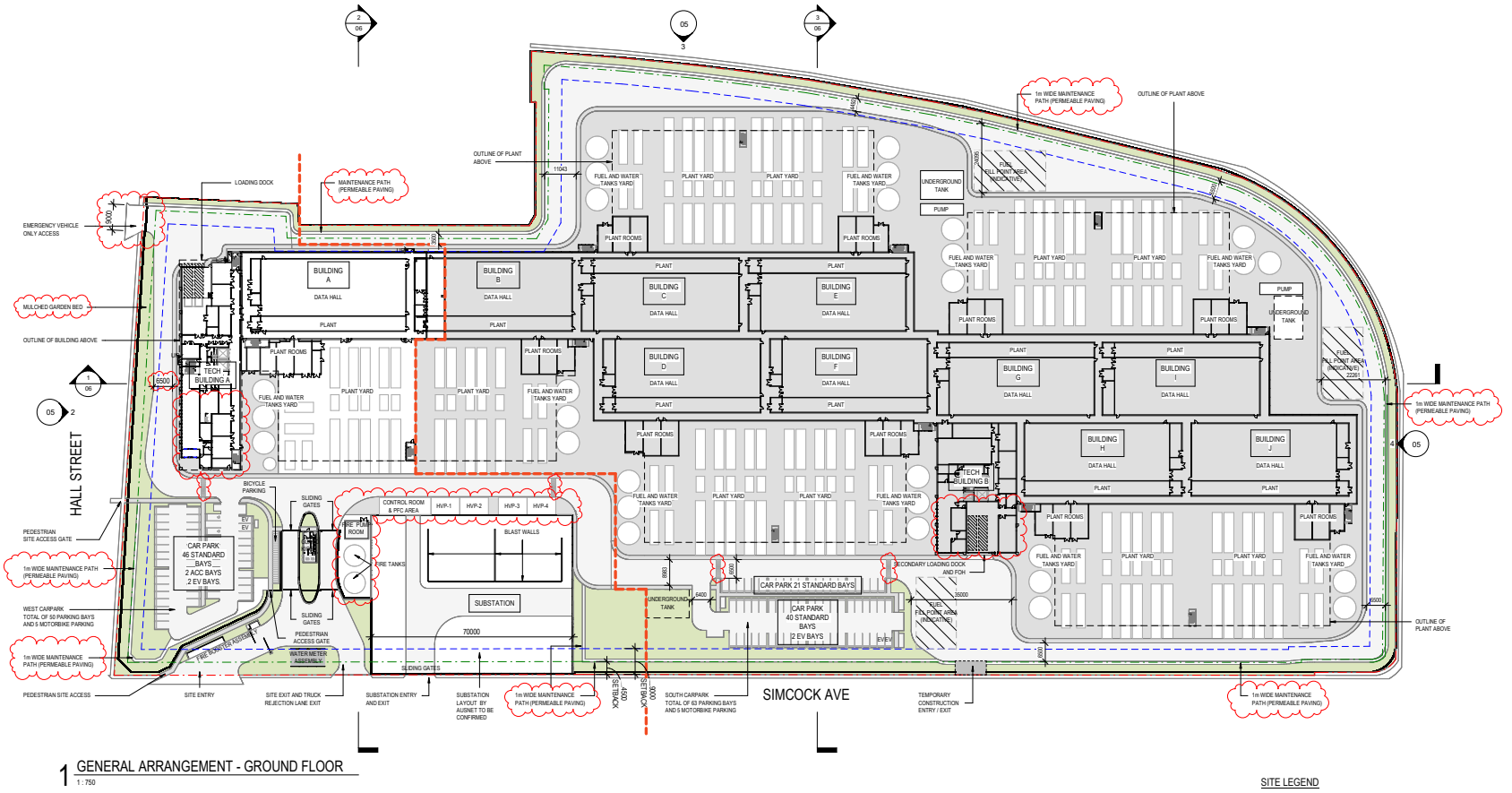
Scale
As indicated
0 20 40 60 80 100 m

PRINT DATE
27.02.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000008

ISSUE
REV 3
A1

Received by Hobsons Bay City Council on 21/08/2026



1 GENERAL ARRANGEMENT - GROUND FLOOR
1 : 750

SITE LEGEND
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK

PROJECT	DRAWING	PROJECT STATUS	
GreenSquareDC Spotswood 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015	GENERAL ARRANGEMENT PLAN - GF	SCHEMATIC DESIGN	
Scale: As indicated (0 1 2 3 4 5 m)	PRINT DATE: 06.07.2026	DRAWING NO.: MEL1-ST000-ARC-GBA-DRG-X-00-000009	

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	24.02.2026	FOR INFORMATION
3	25.02.2026	PLANNING APPLICATION
4	27.02.2026	PLANNING APPLICATION
5	06.07.2026	PLANNING APPLICATION

CLIENT: GreenSquareDC HOME OF A1
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

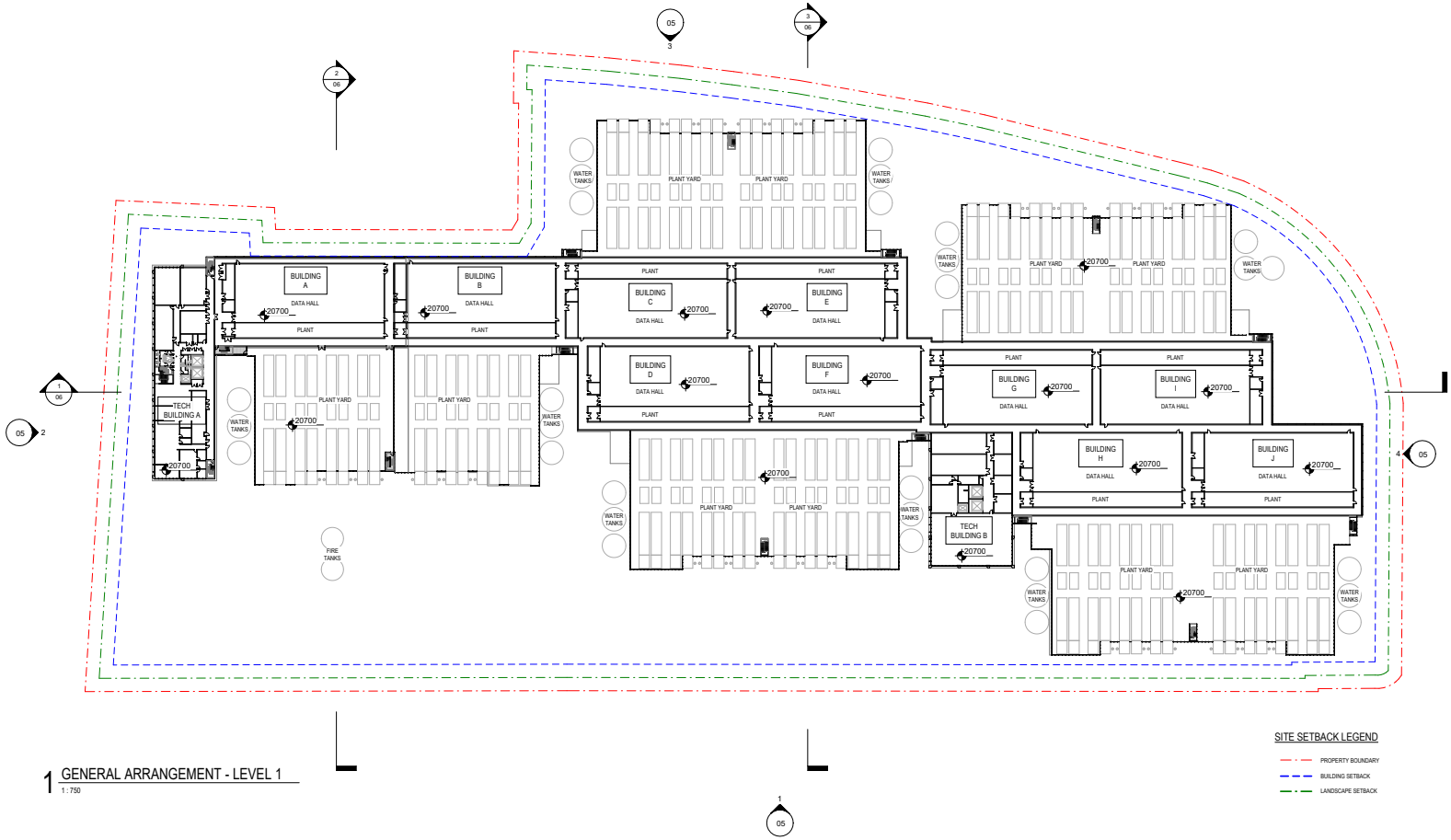
Greenbox A WOOLPERT COMPANY
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH: N

ISSUE: REV 5 A1

Received by Hobsons Bay City Council on 21/08/2026



1 GENERAL ARRANGEMENT - LEVEL 1
1 : 750

PROJECT	GreenSquareDC Spotswood 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015
Scale	As indicated @ A1 0 7.5 15 22.5 30 37.5 m
DRAWING	GENERAL ARRANGEMENT PLAN - L1
PROJECT STATUS	DEVELOPMENT APPLICATION
PRINT DATE	27.02.2026
DRAWING NO.	MEL1-ST000-ARC-GBA-DRG-X-00-000010

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

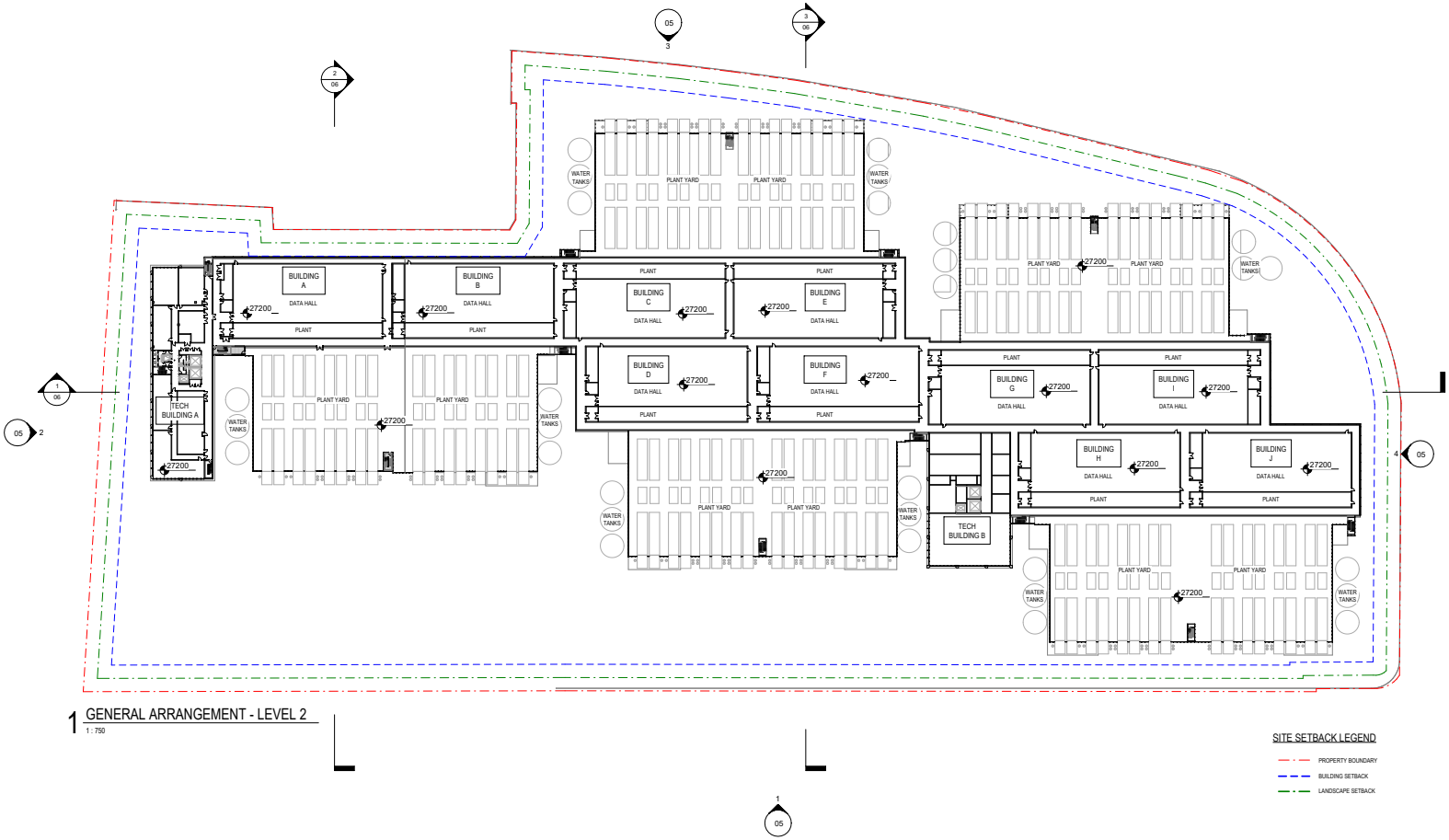
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect – Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

ISSUE
REV 3 A1

Received by Hobsons Bay City Council on 21/08/2026



1 GENERAL ARRANGEMENT - LEVEL 2
1 : 750

PROJECT	DRAWING	PROJECT STATUS
GreenSquareDC Spotswood 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015	GENERAL ARRANGEMENT PLAN - L2	DEVELOPMENT APPLICATION
Scale As indicated @ A1 (0 7.5 15 22.5 30 37.5 m)	PRINT DATE 27.02.2026	DRAWING NO. MEL1-ST000-ARC-GBA-DRG-X-00-000011

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

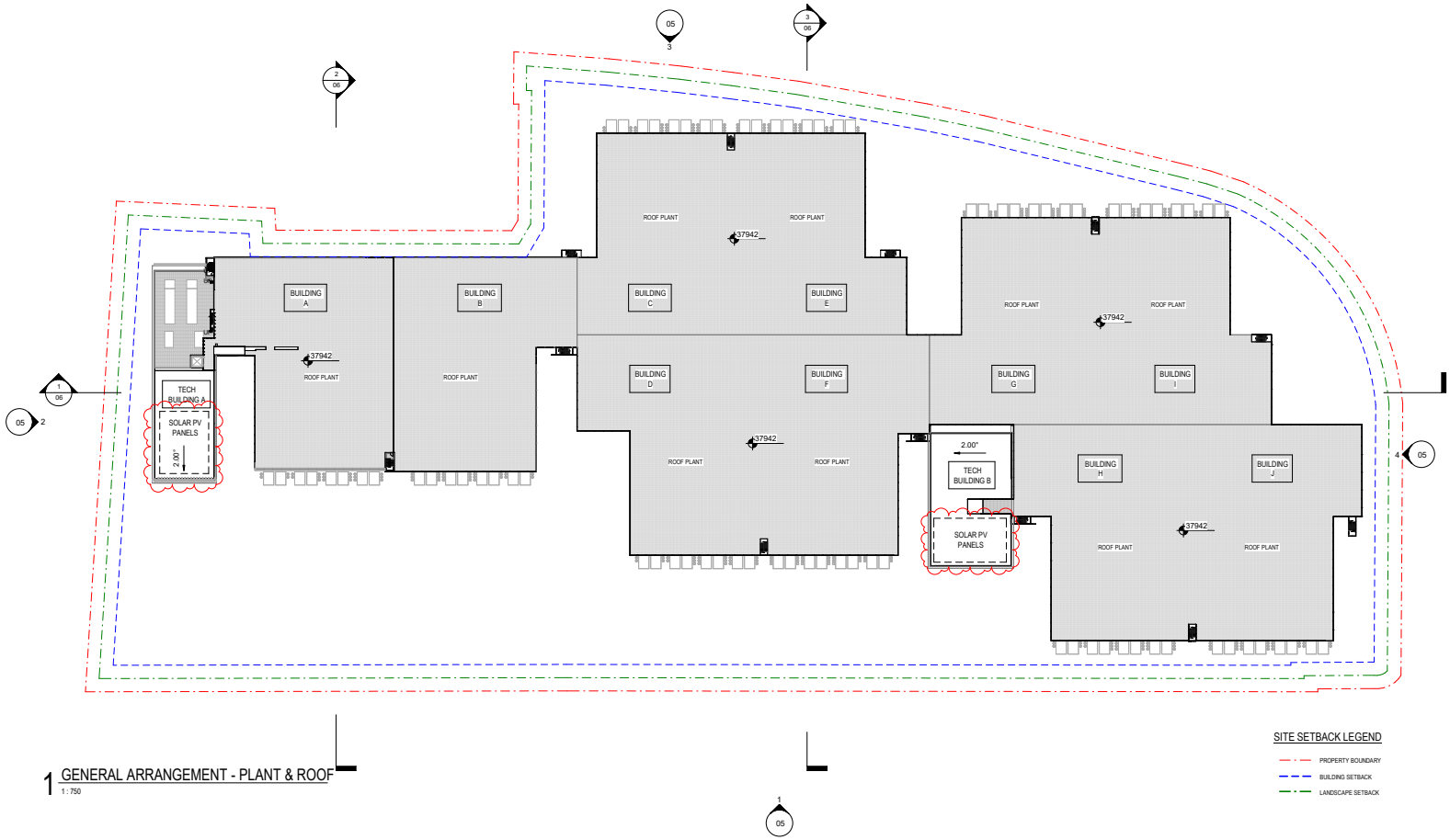
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect – Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

ISSUE
REV 3 A1

Received by Hobsons Bay City Council on 21/08/2026



1 GENERAL ARRANGEMENT - PLANT & ROOF
1 : 750

PROJECT	**GreenSquareDC Spotswood** 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015
Scale	As indicated @ A1 (0 7.5 15 22.5 30 37.5 m)
DRAWING	GENERAL ARRANGEMENT PLAN - PLANT & ROOF LEVEL
PROJECT STATUS	SCHEMATIC DESIGN
PRINT DATE	06.07.2026
DRAWING NO.	MEL1-ST000-ARC-GBA-DRG-X-00-000012

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION
4	06.07.2026	PLANNING APPLICATION

CLIENT: GreenSquareDC, LEVEL 3/143 MACQUARIE STREET, SYDNEY NSW 2000 AUSTRALIA

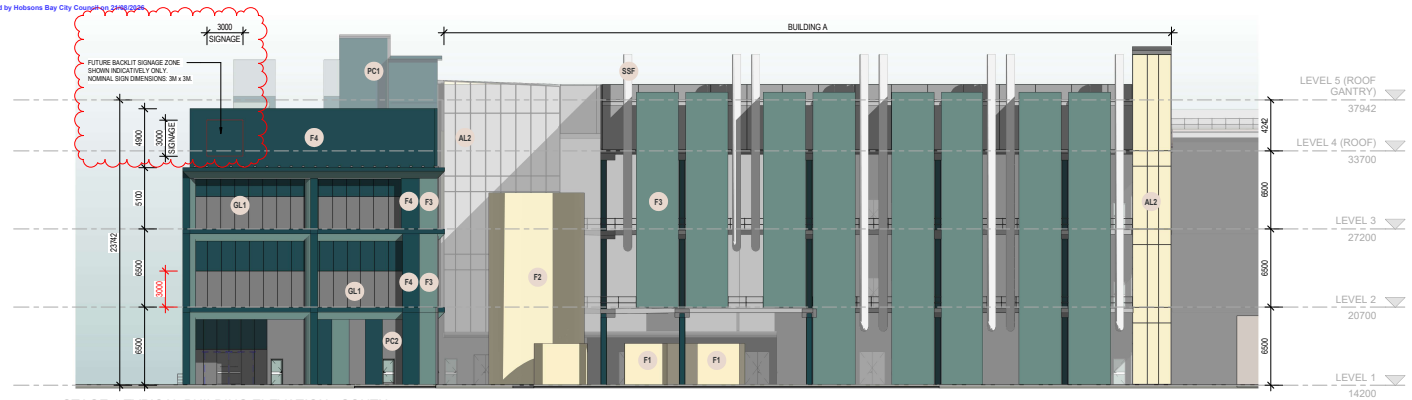
Greenbox A WOOLPERT COMPANY
GREENBOX ARCHITECTURE PTY LTD, LEVEL 22/68 PITT STREET, SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930, ABN: 79 139 779 098, ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page, NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

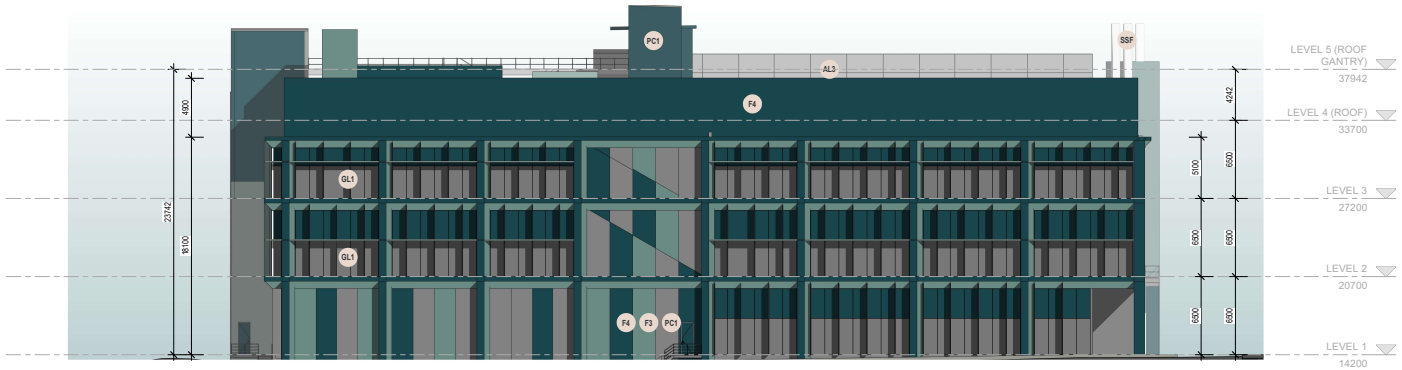
NORTH

ISSUE: REV 4 A1

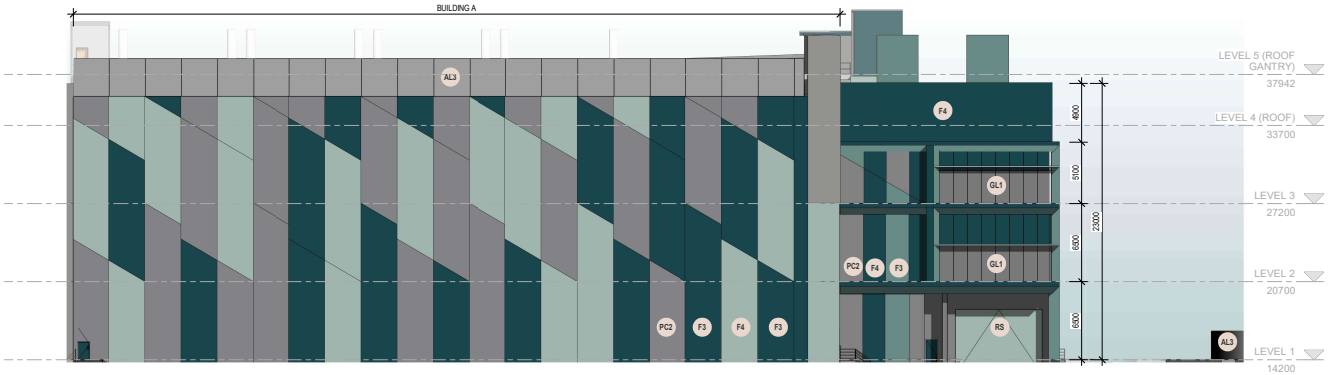
Received by Hobsons Bay City Council on 27/02/2026



1 STAGE 1 TYPICAL BUILDING ELEVATION - SOUTH
1 : 200

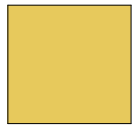


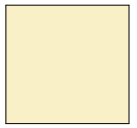
2 STAGE 1 TYPICAL BUILDING ELEVATION - WEST
1 : 200

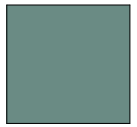


3 STAGE 1 TYPICAL BUILDING ELEVATION - NORTH
1 : 200

EXTERNAL FINSHES SCHEDULE

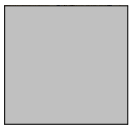

F1 - YELLOW PAINT FINISH TO EXTERNAL WATER TANKS


F2 - LIGHT YELLOW PAINT FINISH TO EXTERNAL WATER TANKS


F3- LIGHT GREEN PAINT FINISH TO EXTERNAL PRECAST, PLANT AND EQUIPMENT


F4 - BLUE PAINT FINISH TO PRECAST, PLANT AND EQUIPMENT


SSF- STAINLESS STEEL FLUES PAINTED


PC1 - PRECAST CONCRETE RAW CONCRETE FINISH


GL1 - GREY TINTED CLEAR GLAZING


AL2 - PERFORATED ALUMINIUM CLADDING


AL3 - WELDMESH ANTI CLIMB FENCE


RS - ROLLER SHUTTER DOOR GREY POWDER COATED


PC2 - RIBBED PRECAST CONCRETE RAW FINISH

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

DRAWING
TECH BUILDING A AND TYPICAL DATA HALL

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION
4	22.07.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
HOME OF A1
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

Greenbox
A WOOLPERT COMPANY
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page; NSW reg No.7247, Vic reg No.17664, QLD reg No.4538

NORTH

Scale
As indicated
0 1 2 3 4 5 m

PRINT DATE
22.07.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000013

ISSUE
REV 4
A1

Received by Hobsons Bay City Council on 21/08/2026



1 AXONOMETRIC VIEW

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale
1 : 1
0 1 2 3 4 5 m

DRAWING
3D VIEWS - AXONOMETRIC VIEW

PROJECT STATUS
SCHEMATIC DESIGN

PRINT DATE
06.07.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000014

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	27.02.2026	PLANNING APPLICATION
3	06.07.2026	PLANNING APPLICATION

CLIENT
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA

GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/68 PITT STREET
SYDNEY NSW 2000 AUSTRALIA
+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

NOTES
- Use written dimensions only
- Do not scale from drawing
- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Pace, NSW reg No.7247, Vic reg No.17684, QLD reg No.4538

NORTH

ISSUE
REV 3 A1

Office of the Mayor

HOBSONS BAY CITY COUNCIL

00 Month 2026

The Hon. Sonya Kilkenny MP
Minster for Planning
GPO Box 4356
Melbourne VIC 3001

Sent via email *sonya.kilkenny@parliament.vic.gov.au*

Dear Hon. Sonya Kilkenny MP,

Ministerial Planning Permit Application PA2604553: Data Centre at 44–76 Simcock Avenue, Spotswood

I write on behalf of Hobsons Bay City Council regarding Ministerial Planning Permit Application PA2604553 for the proposed data centre at 44-76 Simcock Avenue, Spotswood.

Council recognises that data centres are important digital infrastructure and supports appropriately located and designed data centre investment. Council generally supports the direction of the Victorian Government's Sustainable Data Centre Action Plan, particularly its focus on appropriate siting, sustainable energy and water use, managing community and infrastructure impacts, and delivering local benefits.

Council considers that the proposal does not meet the requirements or intent of the Action Plan. While the broader site may be capable of accommodating data centre development, the proposed facility is inappropriately positioned within the site due to its proximity to residential properties and other sensitive uses.

Council also considers that the proposal is inappropriately designed for this location. It has not adequately addressed potential amenity and environmental impacts, infrastructure demands or unresolved technical matters. These concerns are detailed in Council's accompanying officer submission to the Department of Transport and Planning.

Council also reiterates its concerns regarding the Department of Transport and Planning's assessment process, particularly the limited time, information and opportunities provided for meaningful Council and community participation.

Council therefore requests that the Minister not approve the application in its current form.

Any future proposal for the site should only be considered if it is substantially redesigned and can clearly demonstrate compliance with the Action Plan, including appropriate siting, design, amenity, safety, environmental and infrastructure outcomes.

Yours sincerely,

Mayor
Hobsons Bay City Council

ADVERTISED PLAN

1 Sargood Street, Altona

1 Sargood Street Altona VIC 3018
Kulin Nation



1 Location Plan

DRAWING SCHEDULE

#	Drawing Transmittal	
TP01	Location Plan and Drawing Schedule	02
TP02	Demolition Plan	02
TP03	Land Survey	02
TP04	Proposed Site Plan	02
TP05	Proposed Ground Floor Plan	02
TP06	Proposed Level 1 Plan	02
TP07	Proposed Roof Plan	02
TP08	Proposed Elevations	02
TP09	Proposed Elevations	02
TP10	Proposed Elevations	02
TP11	Proposed Sections	02
TP12	Shadow Studies	02
TP13	Shadow Studies	02
TP14	Shadow Studies	02
TP15	Shadow Studies	02
TP16	Materials Schedule	02
TP17	Development Summary	02

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SUSTAINABILITY DESIGN ASSESSMENT ESD NOTES

STORMWATER
MIN. 2000L RAINWATER TANKS TO EACH TOWNHOUSE (TOTAL 12,000L ON THE SITE), CONNECTED TO GARDEN & WCs, NO CONNECTION TO LAUNDRIES.

SERVICES
ALL EXTERNAL LIGHTING SHALL BE CONNECTED TO MOTION SENSOR CONTROLS.

ALL INTERNAL LIGHTING SHALL BE 4W/m2 OR LESS.

ALL DWELLINGS FITTED WITH SOLAR PV BESS SYSTEM. REFER TO BESS / SUSTAINABILITY MANAGEMENT PLAN FOR SIZING.

FIXTURES & AMENITIES
ALL DWELLINGS SHALL BE FITTED WITH A PRIVATE OUTDOOR CLOTHESLINE (RETRACTABLE).

A SHARED COMMUNAL CLOTHESLINE SHALL BE PROVIDED TO CATER FOR LINEN AND BED SHEET WASHING.

ALL GLAZING SHALL BE DOUBLE GLAZED.

SHADING DEVICES SHALL BE PROVIDED TO ALL NORTH, EAST, AND WEST GLAZING.

MIN. 1x UNDER COVER & SECURE BIKE STORAGE LOCATIONS PROVIDED FOR EACH DWELLING. IT IS HOWEVER NOTED THAT THE OCCUPANT COHORT IS LESS LIKELY TO UTILISE BIKES FOR TRANSPORTATION.

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD
02	2524	14/9/2026	JM	EM

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Location Plan and Drawing Schedule

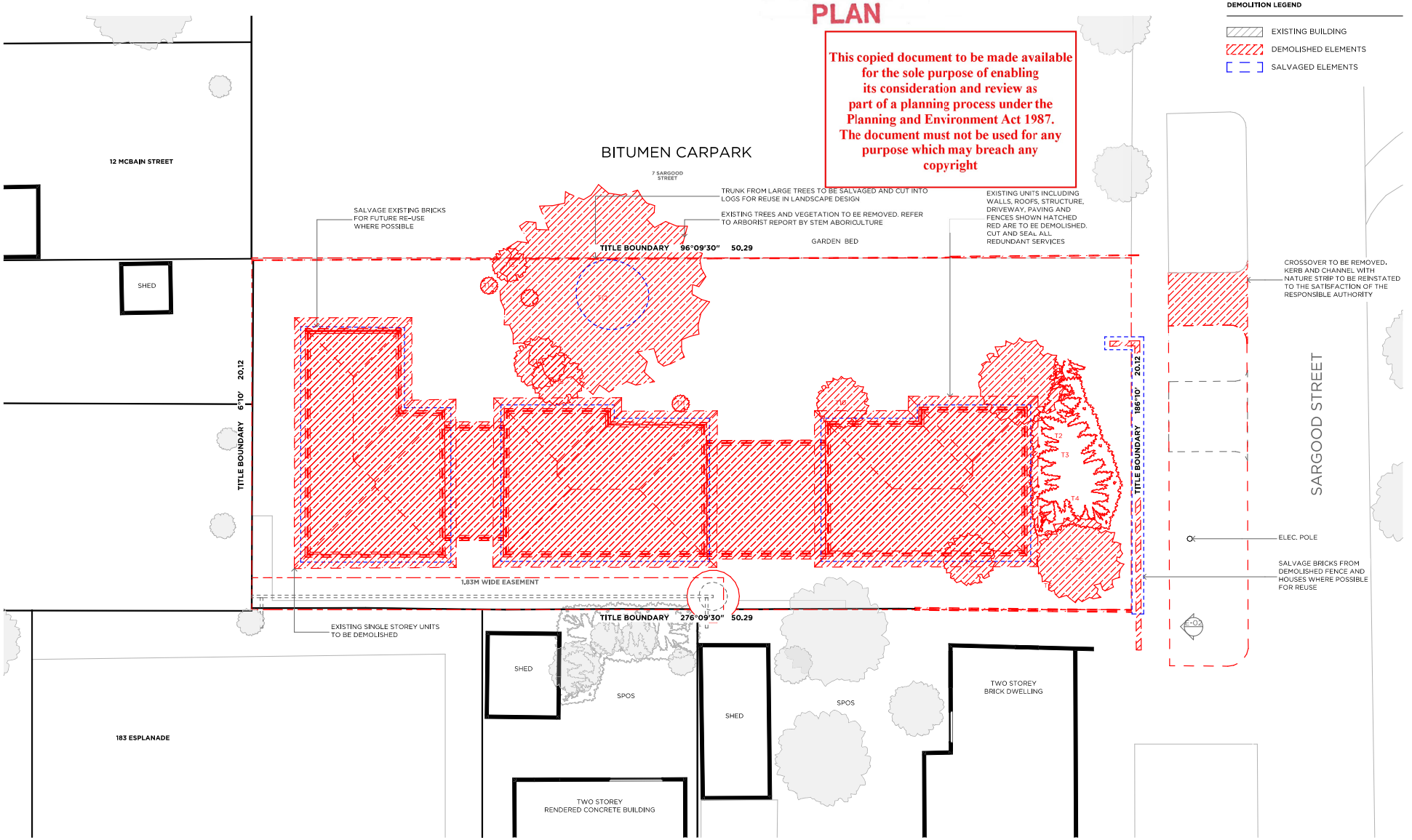
DRAWING
TP01

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



1 Demoliton Plan
1:200

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:200 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

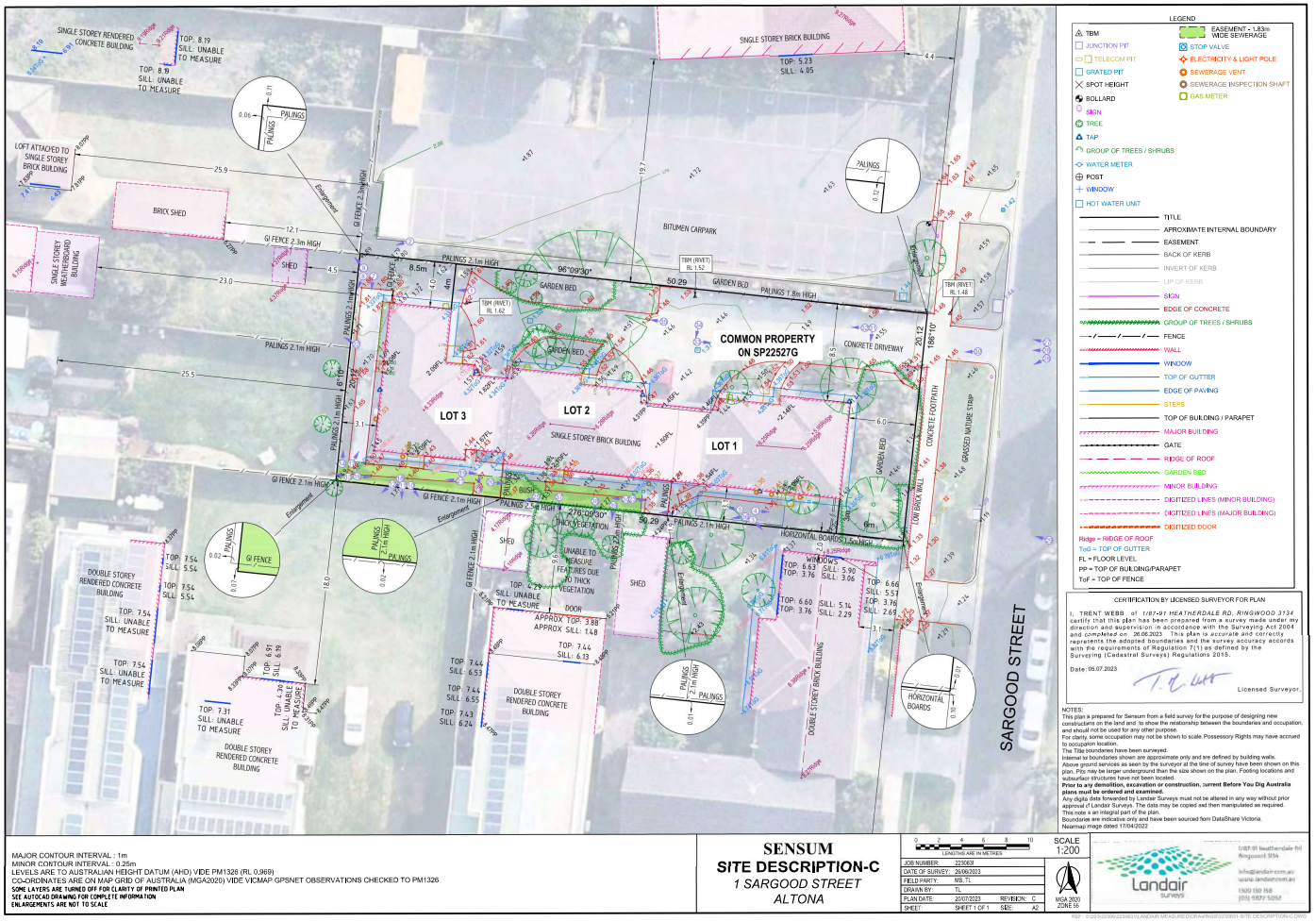
DRAWING TITLE
Demolition Plan

DRAWING
TP02

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:400 @ A3

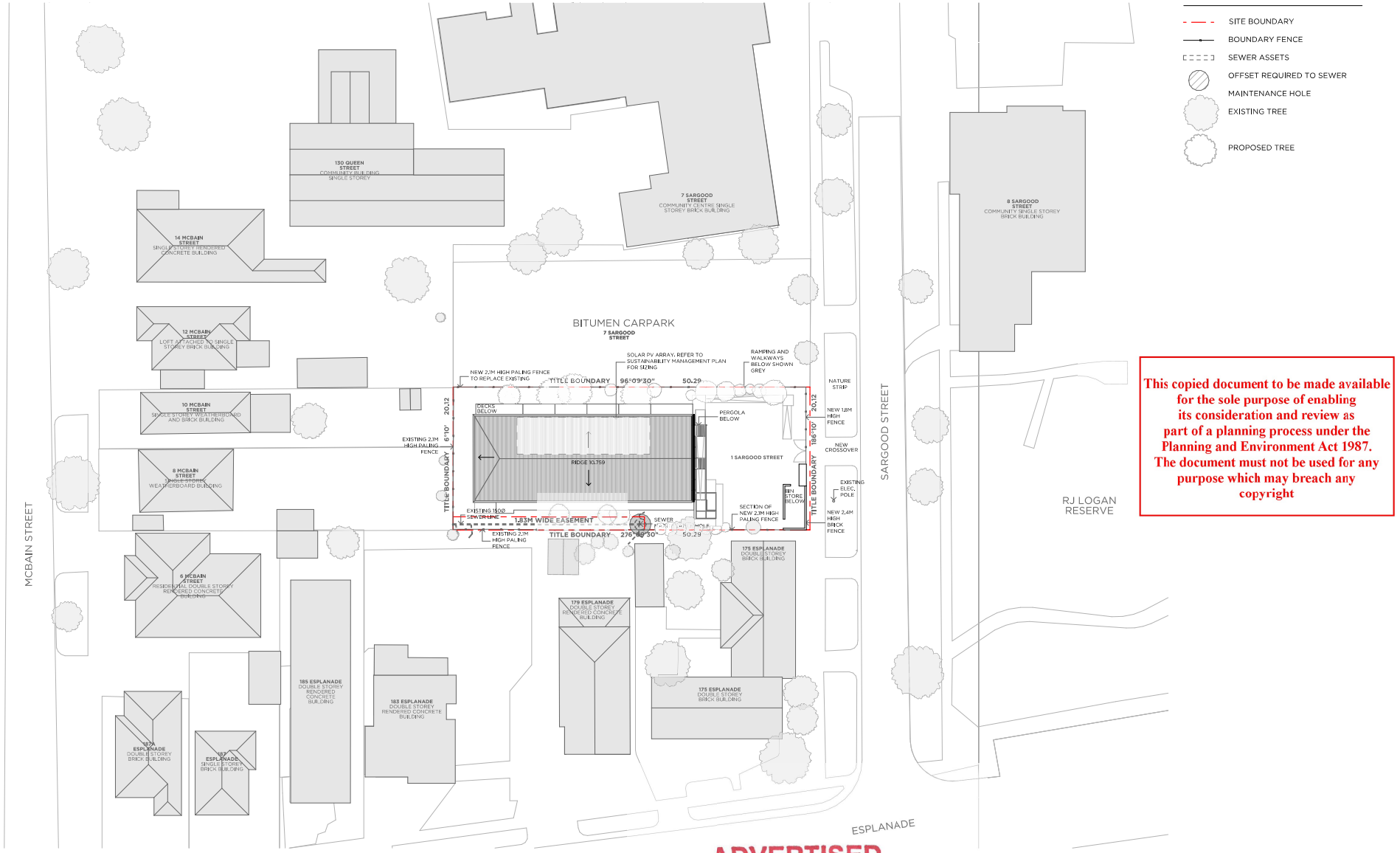
PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Land Survey

DRAWING
TP03

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)



1 Site Plan
1:500

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:500 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Site Plan

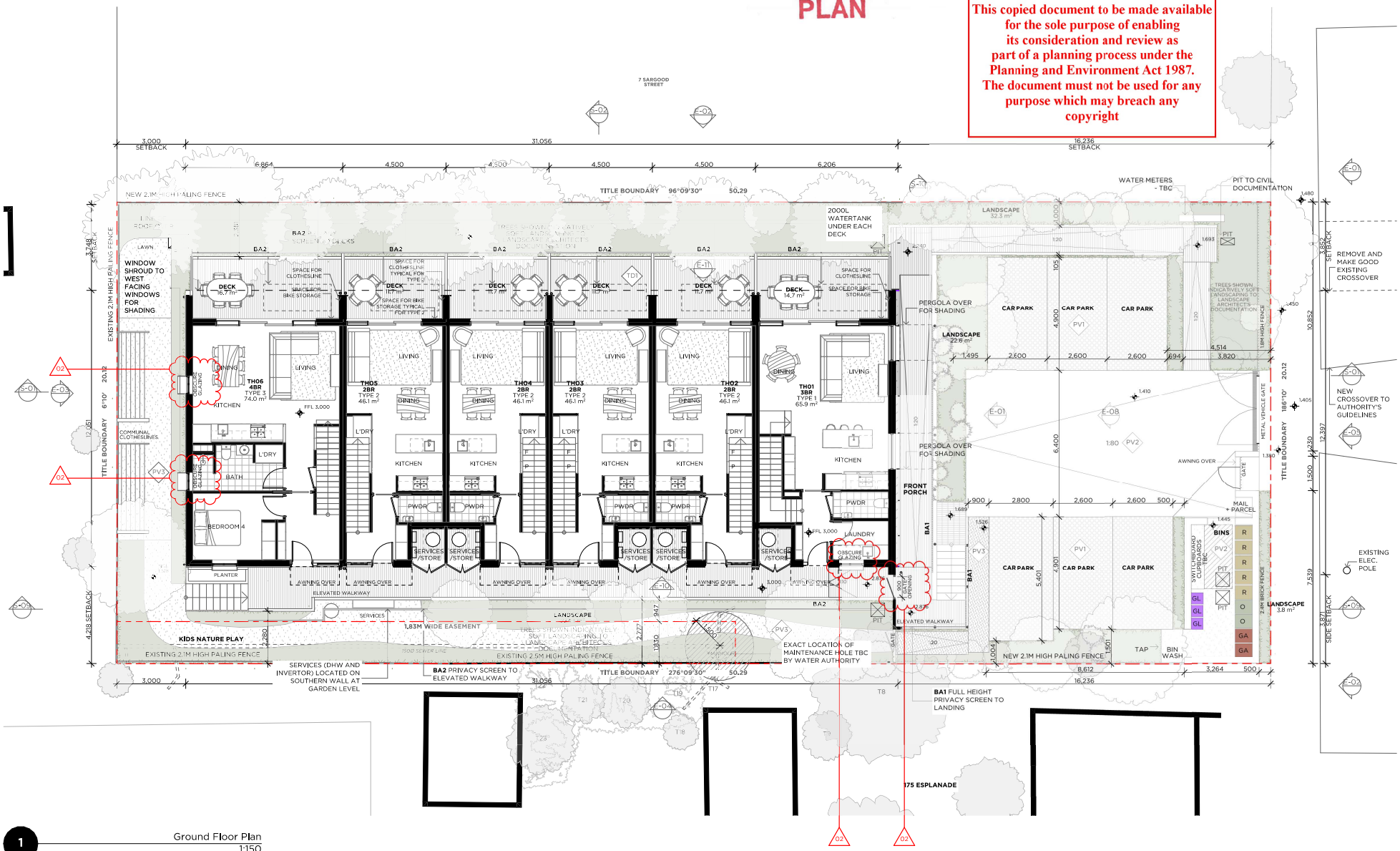
DRAWING
TP04

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



1 Ground Floor Plan
1:150

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Ground Floor Plan

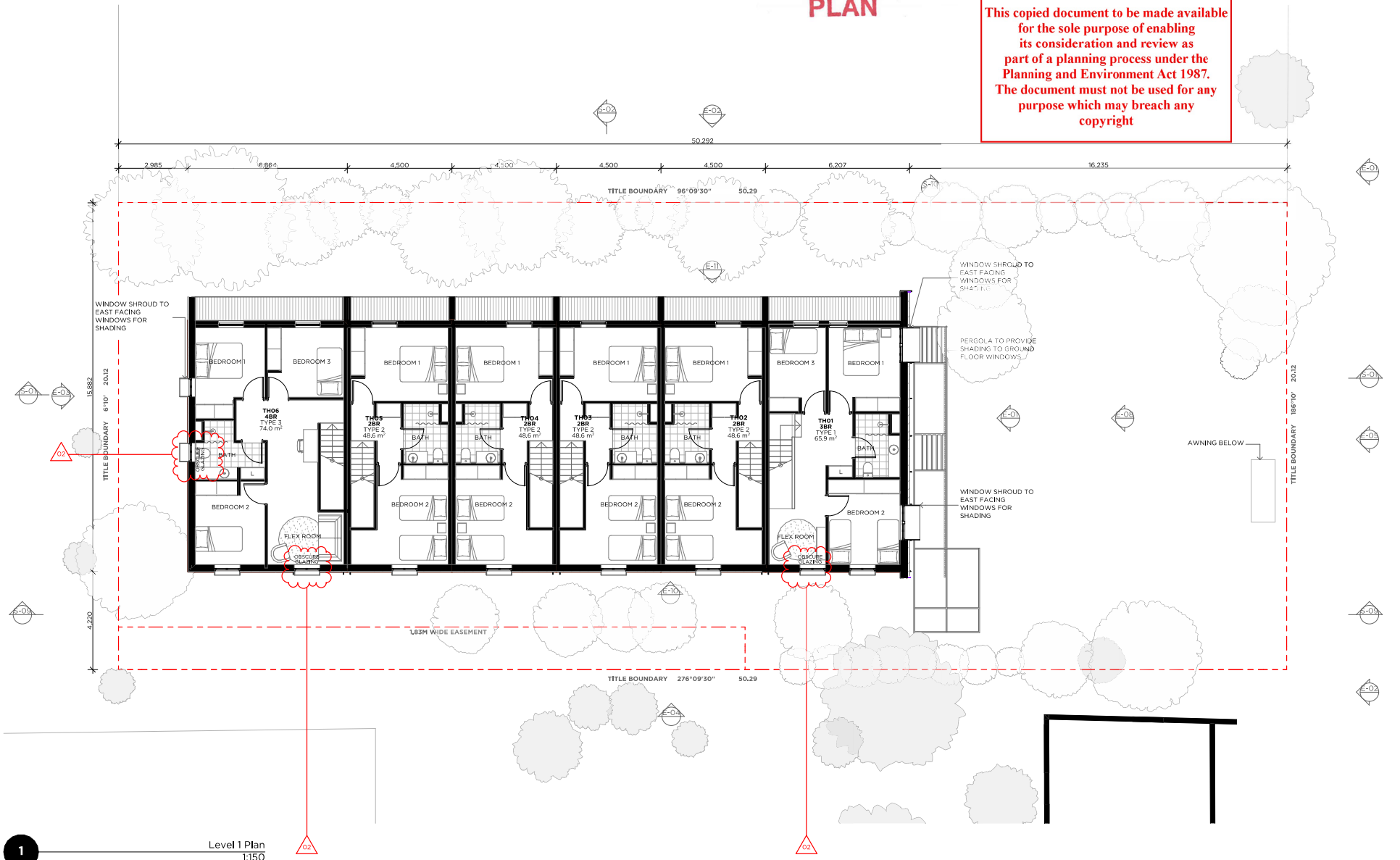
DRAWING
TP05

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



1 Level 1 Plan
1:150

BREATHE

L3 / 7 Alfred Place
Melbourne 3000 VIC

+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Level 1 Plan

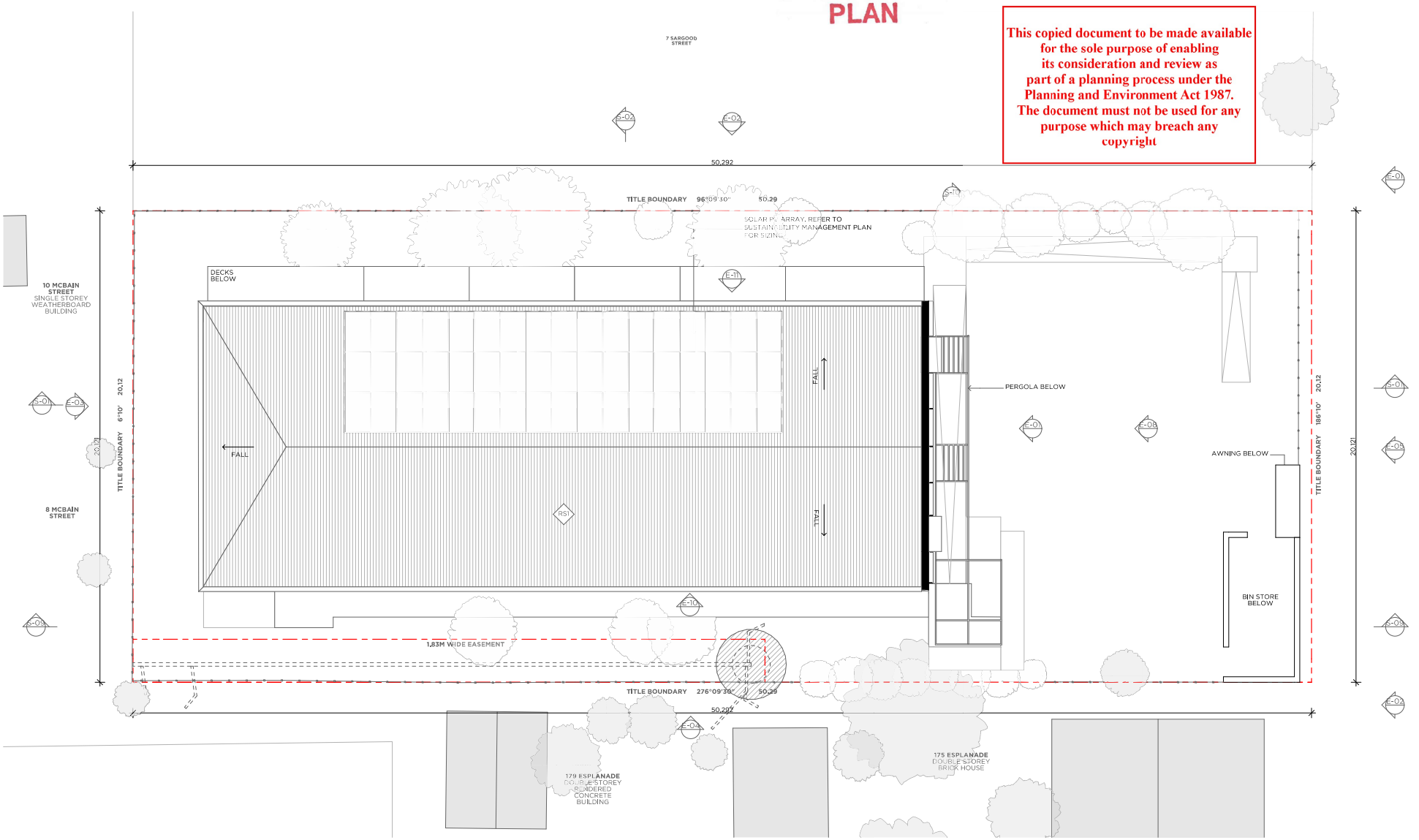
DRAWING
TP06

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



1 Roof Plan
1:150

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Roof Plan

DRAWING
TP07

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ELEVATION LEGEND

MATERIAL CODES

BA1	METAL BALUSTRADE
BA2	METAL FRAMED PRIVACY SCREEN (25% TRANSPARENCY)
BR1	PALE BRICK STRETCHER
BR2	PALE BRICK SOLDIER COURSE
FC1	TILED FIBRE CEMENT SHEET - LIGHT COLOURED
FC2	FIBRE CEMENT SHEET - LIGHT COLOURED
FC3	FIBRE CEMENT SHEET - GREEN COLOUR
FN1	METAL PICKET FENCE - GREEN COLOUR
GL1	CLEAR GLASS
GL2	OBSCURED GLASS
MT1	PAINTED METAL PERGOLA
PV1	PERMEABLE PAVING
PV2	NON-PERMEABLE DRIVEWAY
PV3	GRANITIC SAND/GRAVEL
RS1	ROOF SHEETING - LIGHT COLOURED
TD1	AUSTRALIAN HARDWOOD DECKING
WF1	ALUMINIUM WINDOW FRAMES AND SHADING SHROUDS - LIGHT COLOUR
WF2	ALUMINIUM WINDOW FRAMES AND SHADING SHROUDS - GREEN COLOUR



1 North Elevation 1
1:150



2 North Elevation 2
1:150

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Elevations

DRAWING
TP08

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

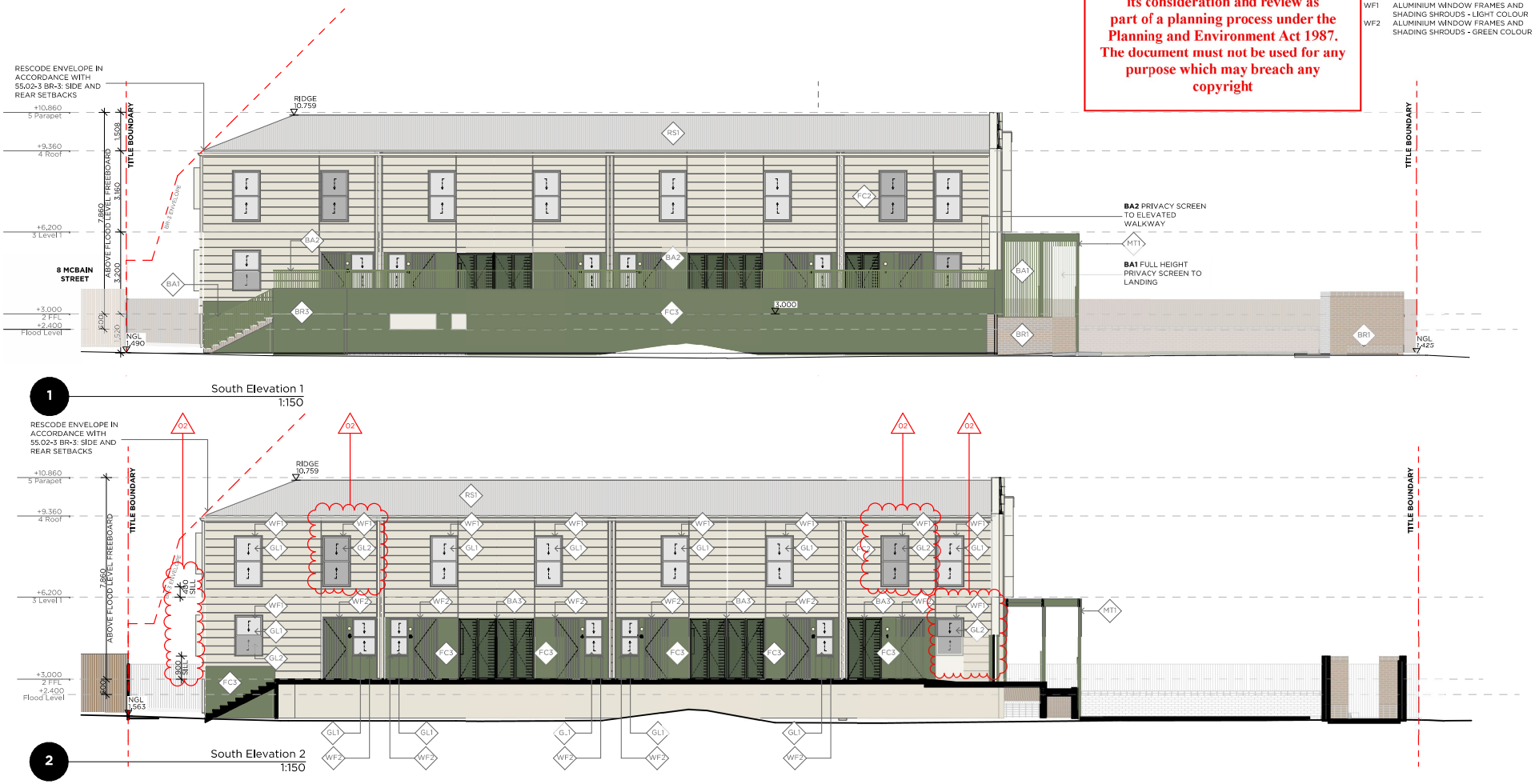
ADVERTISED
PLAN

ELEVATION LEGEND

MATERIAL CODES

BA1	METAL BALUSTRADE
BA2	METAL FRAMED PRIVACY SCREEN (25% TRANSPARENCY)
BR1	PALE BRICK STRETCHER
BR2	PALE BRICK SOLDIER COURSE
FC1	TILED FIBRE CEMENT SHEET - LIGHT COLOURED
FC2	FIBRE CEMENT SHEET - LIGHT COLOURED
FC3	FIBRE CEMENT SHEET - GREEN COLOUR
FN1	METAL PICKET FENCE - GREEN COLOUR
GL1	CLEAR GLASS
GL2	OBSCURED GLASS
MT1	PAINTED METAL PERGOLA
PV1	PERMEABLE PAVING
PV2	NON-PERMEABLE DRIVEWAY
PV3	GRANITIC SAND/GRAVEL
RS1	ROOF SHEETING - LIGHT COLOURED
TD1	AUSTRALIAN HARDWOOD DECKING
WF1	ALUMINIUM WINDOW FRAMES AND SHADING SHROUDS - LIGHT COLOUR
WF2	ALUMINIUM WINDOW FRAMES AND SHADING SHROUDS - GREEN COLOUR

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



BREATHE

L3 / 7 Alfred Place
Melbourne 3000 VIC

+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Elevations

DRAWING
TP09

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

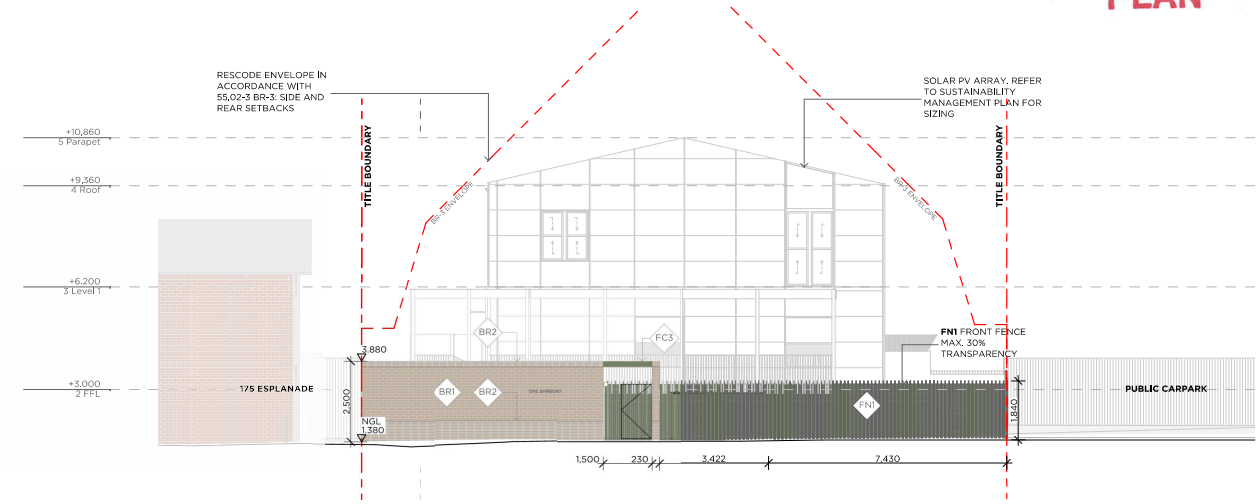
FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN

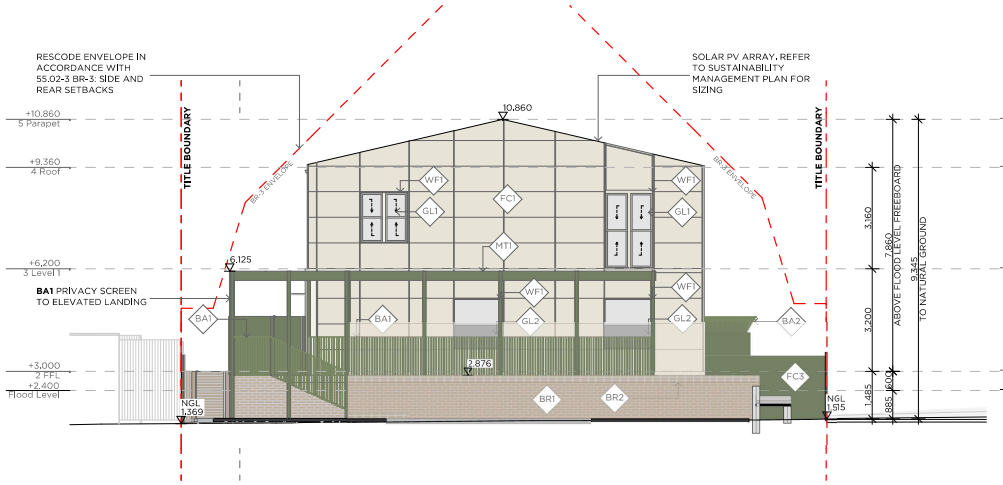
ELEVATION LEGEND

MATERIAL CODES

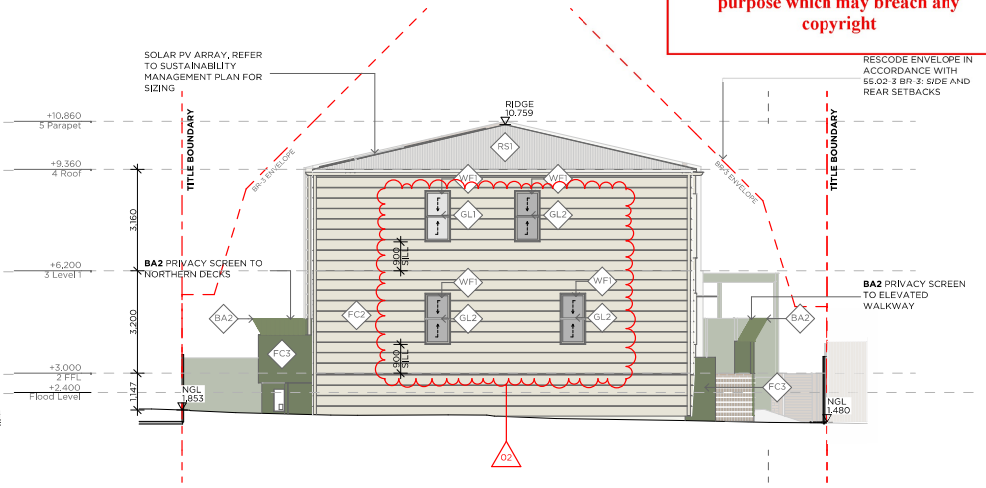
BA1	METAL BALUSTRADE
BA2	METAL FRAMED PRIVACY SCREEN (25% TRANSPARENCY)
BR1	PALE BRICK STRETCHER
BR2	PALE BRICK SOLDIER COURSE
FC1	TILED FIBRE CEMENT SHEET - LIGHT COLOURED
FC2	FIBRE CEMENT SHEET - LIGHT COLOURED
FC3	FIBRE CEMENT SHEET - GREEN COLOUR
FN1	METAL PICKET FENCE - GREEN COLOUR
GL1	CLEAR GLASS
GL2	OBSCURED GLASS
MT1	PAINTED METAL PERGOLA
PV1	PERMEABLE PAVING
PV2	NON-PERMEABLE DRIVEWAY
PV3	GRANITIC SAND/GRAVEL
RS1	ROOF SHEETING - LIGHT COLOURED
TD1	AUSTRALIAN HARDWOOD DECKING
WF1	ALUMINIUM WINDOW FRAMES AND SHADING SHROUDS - LIGHT COLOUR
WF2	ALUMINIUM WINDOW FRAMES AND SHADING SHROUDS - GREEN COLOUR



1 Street Elevation 1:150



2 East Elevation 1:150



3 West Elevation 1:150

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

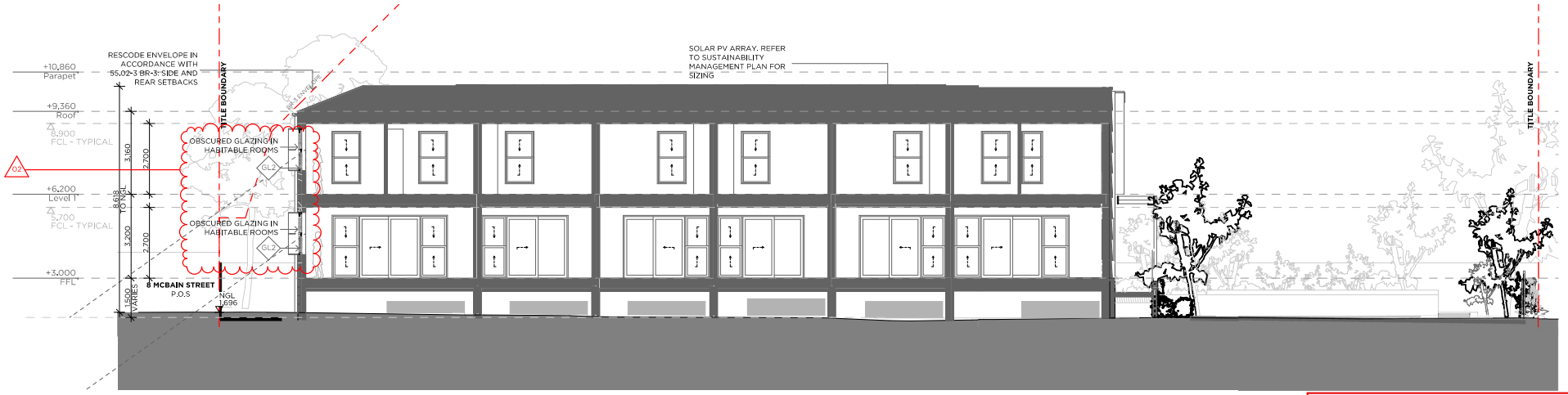
DRAWING TITLE
Proposed Elevations

DRAWING
TP10

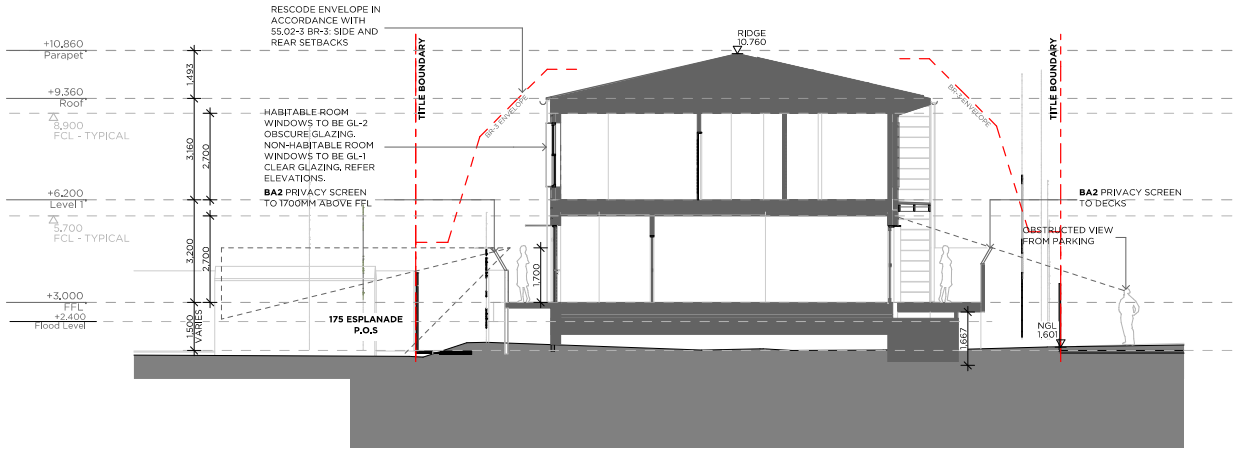
CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED
PLAN



1 East-West Section
1:150



2 North-South Section
1:150

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:150 @ A3

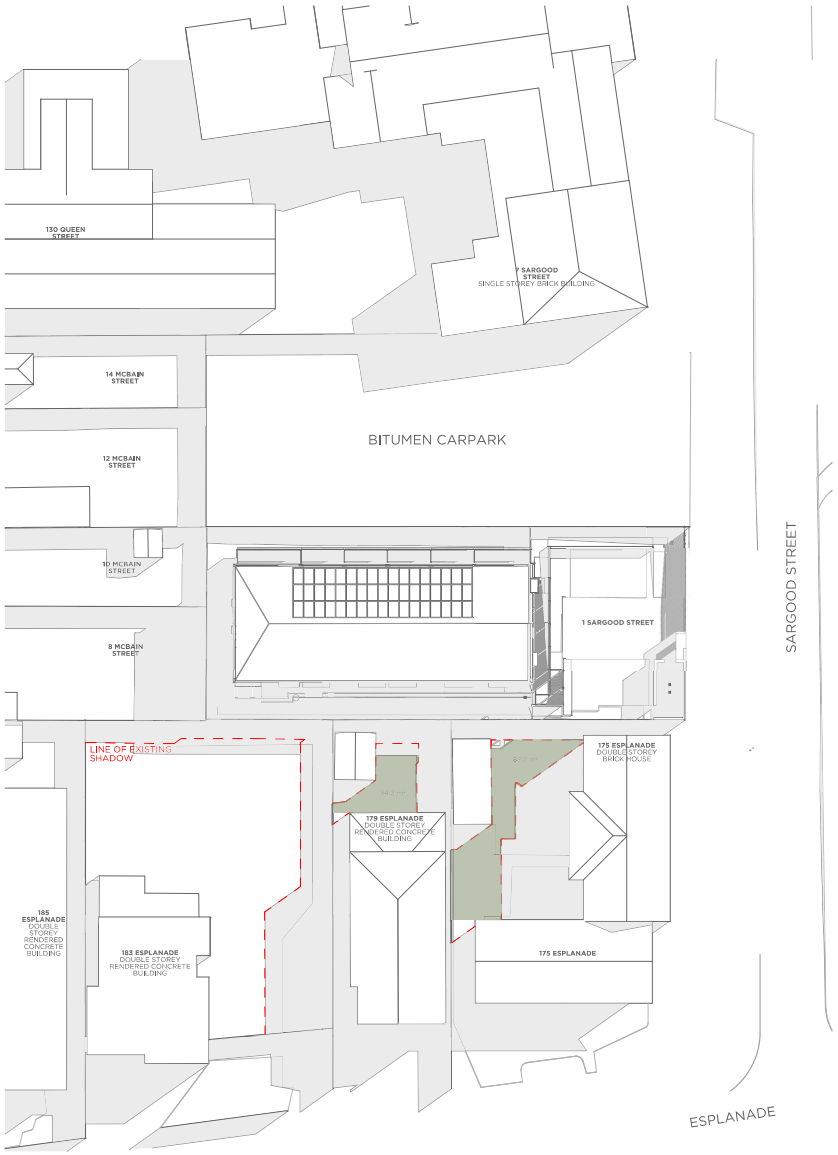
PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Proposed Sections

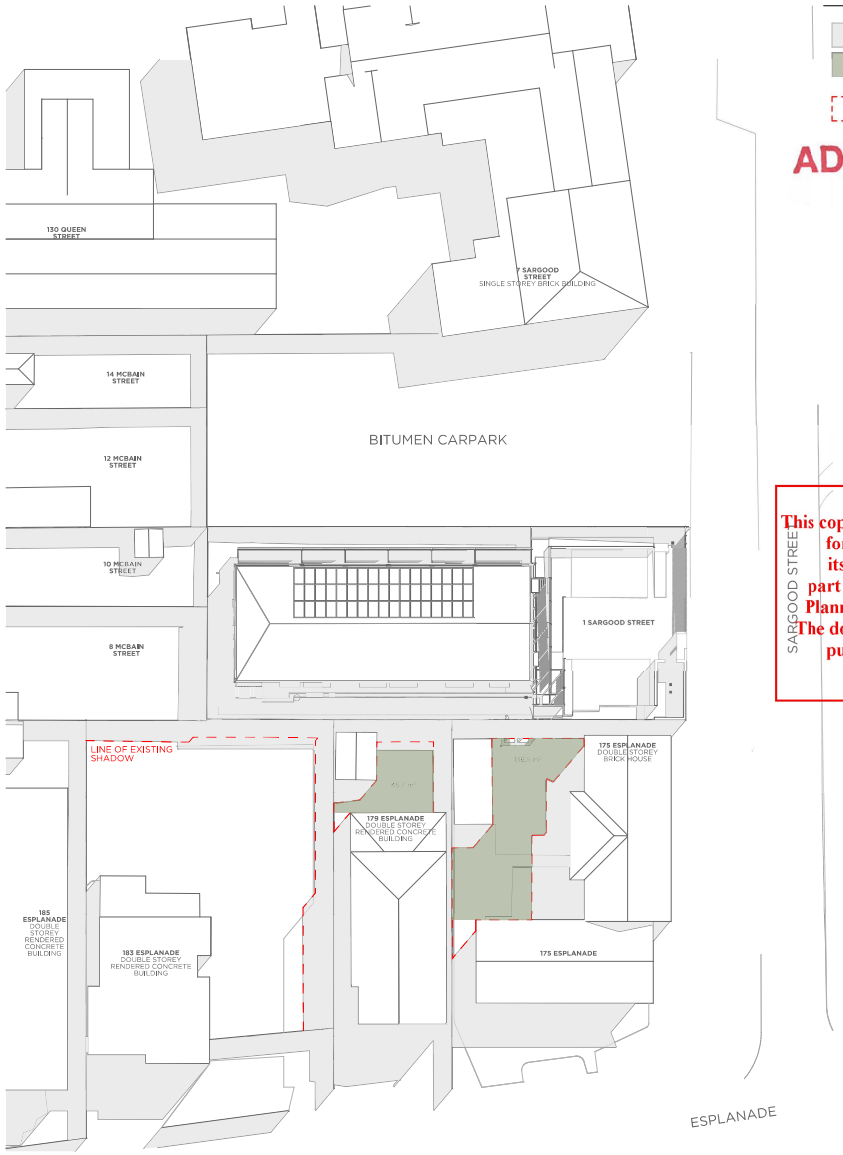
DRAWING
TP11

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*



1 Shadow Studies – 21 September 9AM
1:500



2 Shadow Studies – 21 September 10AM
1:500

SHADOW STUDIES LEGEND

- SHADOW
- AREA OF DIRECT SUNLIGHT ON NEIGHBOURING P.O.S
- EXTENT OF EXISTING SHADOW CAST

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:500 @ A3

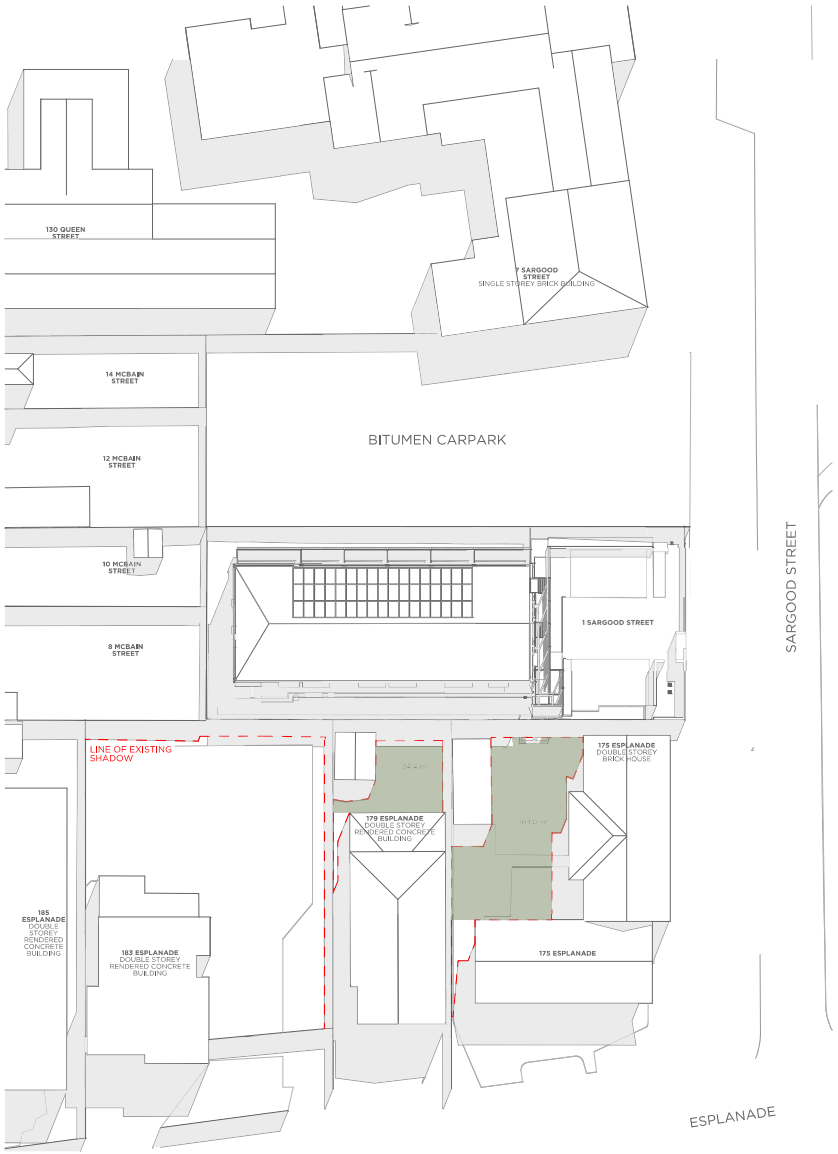
PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Shadow Studies

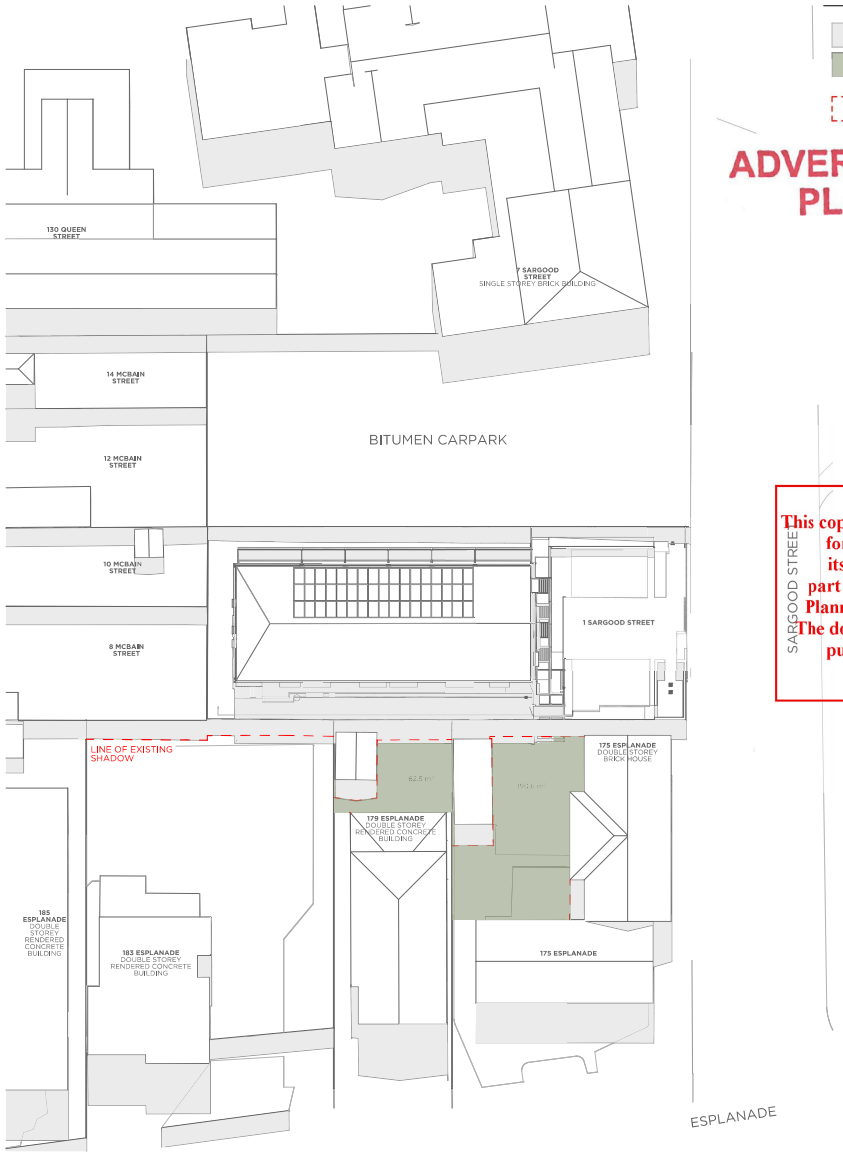
DRAWING
TP12

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*



1 Shadow Studies – 21 September 11AM
1:500



2 Shadow Studies – 21 September 12PM
1:500

SHADOW STUDIES LEGEND

- SHADOW
- AREA OF DIRECT SUNLIGHT ON NEIGHBOURING P.O.S
- EXTENT OF EXISTING SHADOW CAST

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:500 @ A3

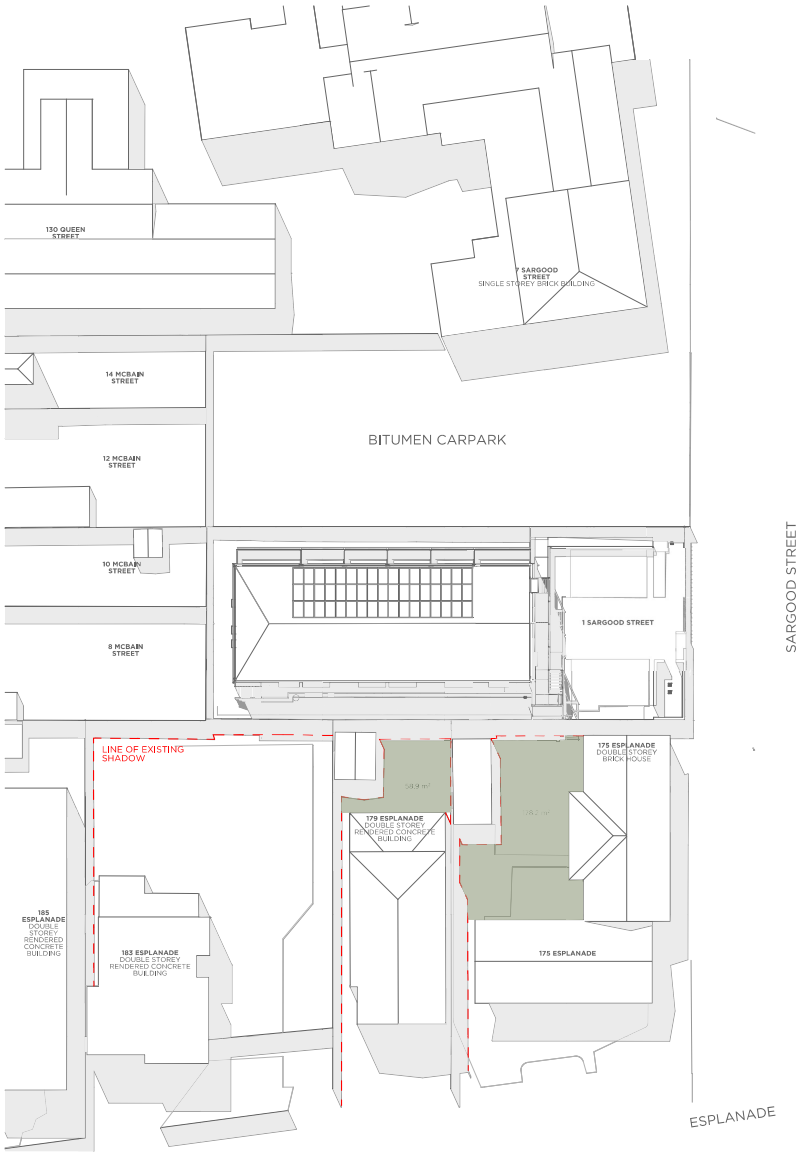
PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Shadow Studies

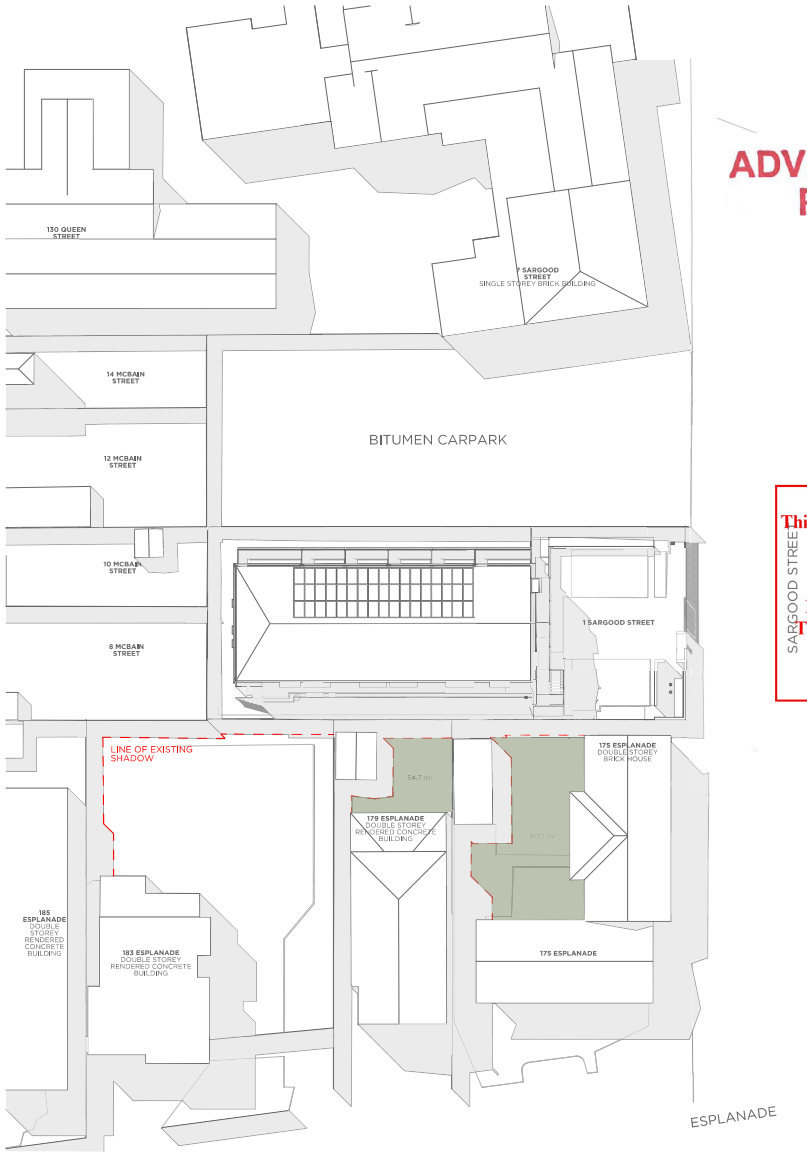
DRAWING
TP13

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*



1 Shadow Studies – 21 September 1PM
1:500



2 Shadow Studies – 21 September 2PM
1:500

SHADOW STUDIES LEGEND

- SHADOW
- AREA OF DIRECT SUNLIGHT ON NEIGHBOURING P.O.S
- EXTENT OF EXISTING SHADOW CAST

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:500 @ A3

N

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

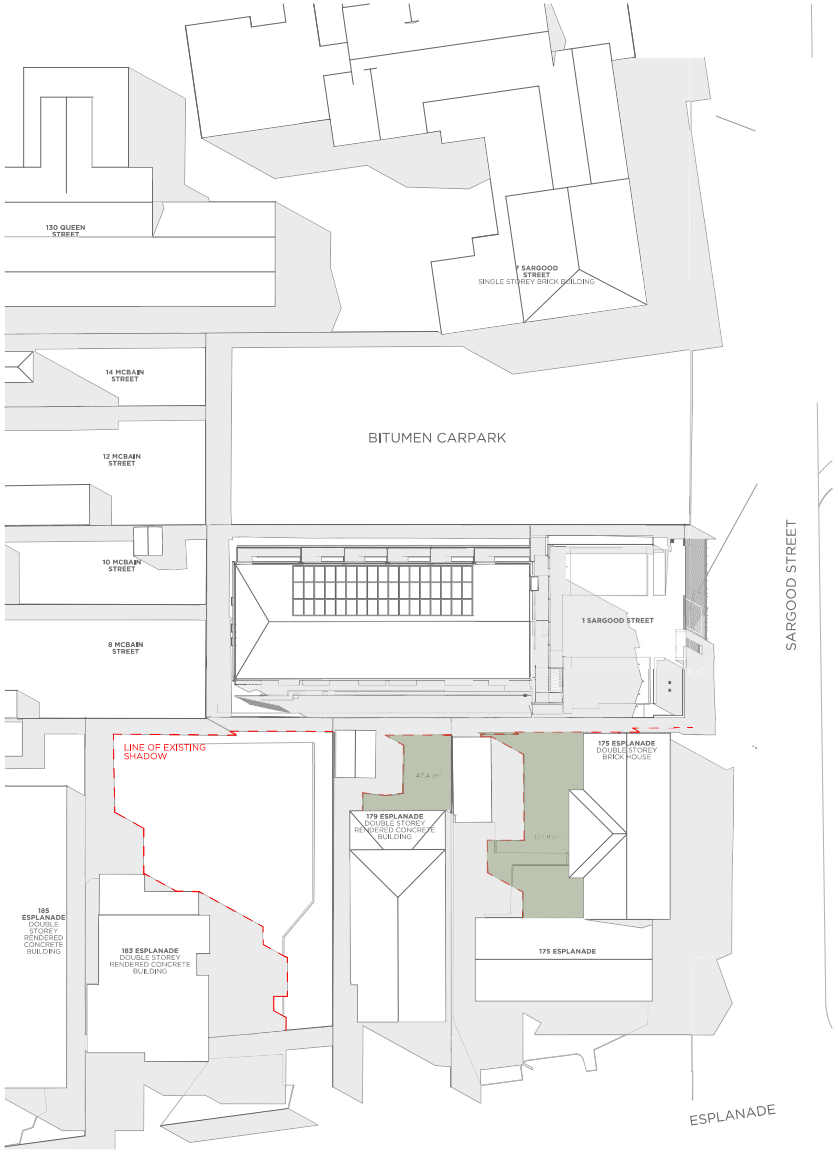
DRAWING TITLE
Shadow Studies

DRAWING
TP14

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN



1 Shadow Studies – 21 September 3PM
1:500

SHADOW STUDIES LEGEND

- SHADOW
- AREA OF DIRECT SUNLIGHT ON NEIGHBOURING P.O.S
- EXTENT OF EXISTING SHADOW CAST

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
02	2524	14/9/2026	JM	EM	1:500 @ A3

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Shadow Studies

DRAWING
TP15

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED
PLAN



BA1
Metal Balustrade
Green Colour



BA2
Fine Metal Privacy Screen
(max 25% transparency)
Green Colour



BA3
Metal Screen
Green Colour



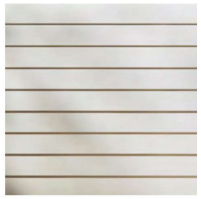
BR1
Pale Brick Stetcher
Light Colour



BR2
Pale Brick Soldier Course
Light Colour



FC1
Lightweight Cladding
Light Colour



FC2
Lightweight Cladding
Light Colour



FC3
Lightweight Cladding
Green Colour



FN1
Aluminium Fence
(max 30% transparency)
Green Colour



GL1
Clear Glass



GL2
Obscured Glass



MT1
Painted metal pergola
Green Colour



PV1
Permeable paving



PV2
Non-permeable driveway



PV3
Granitic Sand / Gravel



RS1
Light Coloured Roof
Sheeting



TD1
Australian Hardwood
Timber Decking



WF1
Aluminium Window
Frames and Shading
Shrouds
Light Colour



WF2
Aluminium Window
Frames and Shading
Shrouds
Green Colour

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD
02	2524	14/9/2026	JM	EM

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Materials Schedule

DRAWING
TP16

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

ADVERTISED PLAN

DEVELOPMENT SUMMARY

OVERALL

	NSA	Landscape	Deck
FFL	324	295	78
Level 1	335	0	0
	659 m²	**295 m²**	**78 m²**

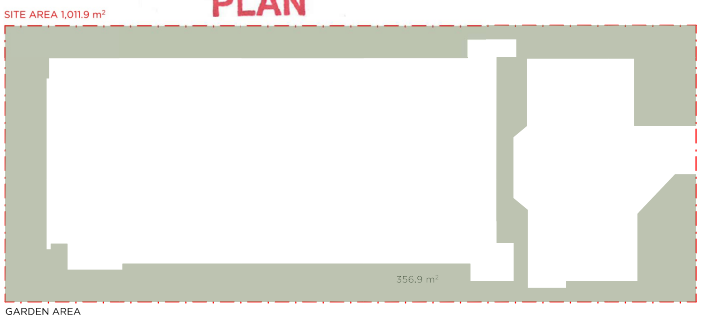
RESIDENTIAL

Apartment Mix	
2BR	4
3BR	1
4BR	1
	6

PARKING

Car Parks
6
6

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

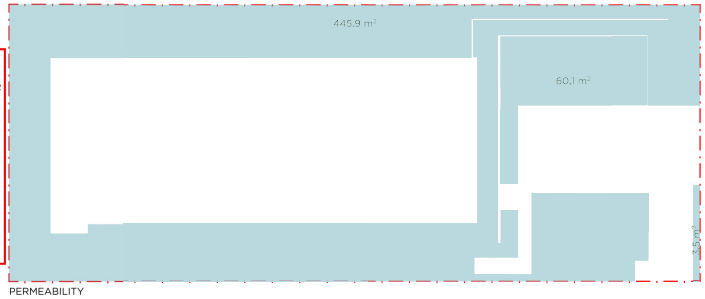


1 Site Plan – Garden Area 1:350

GARDEN AREA

356.9m² (35.3%)

MIN. ALLOWABLE AREA = 35%

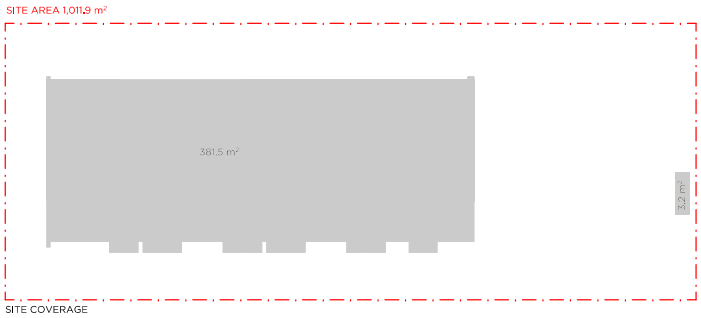


2 Site Plan – Permeability 1:350

PERMEABILITY

509.5m² (50.4%)

MIN. ALLOWABLE AREA = 20%



3 Site Plan – Coverage 1:350

SITE COVERAGE

384.7m² (38%)

MAX. ALLOWABLE AREA = 65%

BREATHE
L3 / 7 Alfred Place
Melbourne 3000 VIC
+61 3 9381 2007
www.breathe.com.au

This Drawing is COPYRIGHT and shall remain the property of BREATHE.

REV	COMMENTS	DATE
01	Town Planning Submission	6/8/2026
02	Town Planning RFI Response	14/9/2026

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD
02	2524	14/9/2026	JM	EM

PROJECT
1 Sargood Street, Altona VIC
Kulin Nation

DRAWING TITLE
Development Summary

DRAWING
TP17

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

FILE PATH: *BIMcloud: breathe - BIMcloud Software as a Service/2524_Launch Housing Altona/2524_SK-TP (2026)*

Received by Hobsons Bay City Council on 01/10/2026

HOBSONS BAY CITY COUNCIL

1 October 2026

Steven Mielczarek
Department of Transport and Planning
GPO Box 2392, VIC 3001

Ask for: David De Thomasis
Phone: 9932 1270
Email: ddethomasis@hobsonsbay.vic.gov.au
Our Ref: GE260615

Dear Steven,

Related Address: 1 Sargood St, Altona VIC 3018
PA2604587

Thank-you for notifying Council of Planning Permit application PA2604587.

I am writing to advise that Council officers **do not object** to the planning permit application.

Council officers have previously provided pre-application advice on an earlier revision of the proposal. Having reviewed the current plans, it appears that several of the recommendations contained in earlier pre-application advice have been incorporated into the revised design. However, it is recommended that the following revisions are incorporated into the proposal –

1. Whilst noting the security and privacy requirements, the design should provide for additional windows, glazing or balconies at first floor facing Sargood Street, or varied materiality to achieve a lighter built form response consistent with the DDO4 design objectives, and better passive surveillance opportunities towards Sargood Street and Logan Reserve.
2. The proposed stormwater pit within the front landscape setback relocated to the accessway/carparking area to maximise deep soil area for tree planting.
3. Relocate the front entrance ramp to align with the edge of the car park (ie. delete the landscape strip between the car parking space and the ramp) so as to increase the width of the front landscaping to better facilitate canopy tree growth.
4. The front brick fence to the bin enclosure reduced to a maximum height of 2m.

We understand that as part of the assessment, the Department will undertake a comprehensive assessment of the proposal against the relevant provisions of the Hobsons Bay Planning Scheme, including any potential amenity impacts on the adjoining residential properties.

Should you have any further queries please contact David De Thomasis on 9932 1270.

Yours sincerely

[redacted]

Arthur Vatzakis
Manager Planning, Building and Health Services