

**Date**

30 August 2022

**To**

Lachlan Forsyth  
Manager | Development Facilitation

**Address**

Department of Environment, Land, Water and Planning  
Level 8  
8 Nicholson Street  
EAST MELBOURNE VIC 3002

**Sent**

Email: [lachlan.forsyth@delwp.vic.gov.au](mailto:lachlan.forsyth@delwp.vic.gov.au)

Dear Lachlan

Proposed Planning Scheme Amendment and Planning Permit Applications pursuant to S96(A) of the *Planning and Environment Act 1987*.

140-204 Western Avenue, Westmeadows

We act for MAB Corporation Pty Ltd in relation to the above proposal.

We refer to previous correspondence from David Hall of MAB Corporation to Adam Henson of your office in March 2022 and subsequent discussions with representatives of the Development Facilitation Unit in relation to the above land.

On behalf of our client, we request that the Minister for Planning prepare, exhibit and approve an amendment to the Hume Planning Scheme to rezone part of the land from Farming Zone to Industrial 3 Zone and issue Planning Permits for a staged subdivision and removal of native vegetation on part of the land, the development of three warehouses and the development of a data centre pursuant to Section 96A of the *Planning and Environment Act 1987*.

The site is strategically positioned on the Tullamarine Freeway providing an opportunity to deliver an outstanding "Gateway to Melbourne" development as you leave the Melbourne Airport.

This is a 'shovel ready' project capable of delivering a carefully planned land use and urban design outcome with significant public open space and local employment benefits.

We provide the following reports relating to the proposed Planning Scheme Amendment to rezone part of the land from Farming to Industrial 3:

- Copies of Certificate of title for the subject land.
- Town Planning Report (Contour, August 2022)
  - This report addresses the proposed rezoning and separately each of the proposed applications for planning permit.
- Cultural Heritage Advice (CHMG, 23 August 2022) confirming that a CHMP has been prepared and is approved for the land to enable its future use and development.
- Environmental Summary Report (Senversa, 13 July 2022)



- This report confirms that an Audit under Section 53X has been prepared and confirms that part of the subject land which is affected by the Environmental Audit Overlay is suitable for the proposed use and development. The report also addresses the environmental assessments undertaken for nearby land.

The following documentation is provided in support of the proposed Applications for Planning Permit pursuant to Section 96A of the Planning and Environment Act 1987:

### **1. Staged Industrial Subdivision**

- a. Draft planning permit for staged multi lot subdivision, construction and use of a stormwater bioretention area and removal of native vegetation.
- b. Subdivision Concept Plan (Landair Surveys, 27 July 2022)
- c. Landscape Masterplan (Tract, 12 August 2022)
- d. Biodiversity Assessment: Western Avenue, Westmeadows, Victoria (Ecology and Heritage Partners, August 2022)
- e. Stormwater Management Strategy (Dalton Consulting Engineers. August 2022)
- f. Traffic and Transport Assessment (Impact 19 August 2022)
- g. Infrastructure Servicing Report (Dalton Consulting Engineers. August 2022)
- h. Plan of Subdivision (Landair Surveys, August 2022)
- i. Cultural Heritage Plan (Landair Surveys, 25 July 2022)
- j. Monitoring Well Location Plan (Landair Surveys, 27 July 2022)
- k. Road Works Plan (Landair Surveys, 5 August 2022)
- l. Feature and Level Survey (Landair Surveys, 20 June 2019)
- m. Title Re-Establishment Survey (Landair Surveys, 20 September 2019)
- n. Approved CHMP (Cultural Heritage Management Group, 5 November 2010)
- o. Historic Cultural Heritage Assessment (Tardis, 11 July 2011)
- p. Environmental Audit Report and Statement (Cardno, February 2014)

### **2. Warehouses**

- a. Draft planning permit for staged development of the land for use as warehouse, construction and display of advertising signs and a reduction in the car parking requirements of Clause 52.06.
- b. Architectural Plans (Watson Young, July 2022)
- c. Landscape Masterplan (Tract, 12 August 2022)
- d. Sustainability Management Plan (Sustainable Development Consultants, August 2022)
- e. Waste Management Plan (Leigh Design, 4 August 2022)
- f. Traffic and Transport Assessment (Impact 19 August 2022)

### **3. Data Centre**

- a. Draft planning permit for use and development of the land for a utility installation (data centre) and associated office, construction and display of advertising signs.
- b. Architectural Plans (Watson Young, July 2022)
- c. Landscape Masterplan (Tract, 12 August 2022)
- d. Sustainability Management Plan (Sustainable Development Consultants, August 2022)
- e. Waste Management Plan (Leigh Design, 18 August 2022)
- f. Traffic and Transport Assessment (Impact 19 August 2022)

Our client is keen to progress this project and looks forward to further contact from your office.



Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Rodda', followed by a period.

Andrew Rodda