

SUBJECT SITE

Laverton North Data Centre Screening (demo)

VIC · Data Centre · 24.7 ha drawn boundary

DECISION READOUT

NO FATAL FLAWS IDENTIFIED

Power and cluster read well: HV transmission adjoins the site (66 kV); Altona Terminal Station at 220 kV about 2,480 m; 10 data centre(s) within 8 km. The planning pathway is open: zoned IN2Z, no fatal flaws across the 19 of 19 constraints screened, with 4 Moderate issues to manage through the development application.

4 Moderate

6 Minor

9 Insignificant

TO
Site selection lead (sample)

FROM
DA Leads Planning Intelligence

DATE
11 July 2026



STATE
VIC

ZONE
IN2Z

SITE AREA
24.7 ha

NEAREST DWELLING
221 m

BACKGROUND

Instructions & Purpose

Desktop site decision memo for a candidate data-centre site prior to formal feasibility: grid power at the fence, whether the site joins an existing data-centre cluster, and whether the planning pathway is open.

Answer what a data-centre site decision turns on: is power close, would it join a cluster, and can it get planning consent. OpenStreetMap and drawn-boundary facts only; firm grid capacity, fibre routes and water for cooling are separate studies, not held here.

Power at the Fence, and the Cluster Around It



Substations (amber, with nominal voltage; the terminal station in darker amber) and existing data centres (server marks) within the 5 km ring around the candidate site.

How much grid power is at the fence and whether the site joins an existing data-centre cluster, from OpenStreetMap and the drawn boundary. Raw facts to size the opportunity; this is not a demand model.

GRID POWER

The first question for a data centre: how much power is at the fence, and the substations that would feed it.

NEAREST HV TRANSMISSION

Crosses / adjoins site (66 kV)

HIGHEST-VOLTAGE STATION

Altona Terminal Station — 220 kV
(2,480 m)

SUBSTATIONS WITHIN 6 KM

14 mapped

SUBSTATION	VOLTAGE	DISTANCE
Laverton North Zone Substation	66 kV	1,283 m
OneSteel Customer Substation	66 kV	1,874 m
AirTrunk Data Substation	66 kV	2,329 m
Altona Terminal Station	220 kV	2,480 m

Altona Chemical Zone Substation	66 kV	3,352 m
Air Liquide Customer Substation	66 kV	3,356 m

Source: OpenStreetMap (Overpass) substations + drawn-boundary HV proximity, at build time. Presence, distance and nominal voltage only; firm connection capacity and augmentation cost are a network study.

EXISTING DATA-CENTRE CLUSTER

13 data centres mapped within 8 km — joining an established cluster brings the fibre, power and peering ecosystem with it.

DATA CENTRE	OPERATOR	DISTANCE
CDC Laverton	CDC	3,091 m
Equinix ME4	Equinix	3,127 m
Stack Infrastructure MEL01A	Stack Infrastructure	3,777 m
Stack Infrastructure MEL01B	Stack Infrastructure	3,798 m
Amazon Web Services	Amazon Web Services	3,882 m
Digital Realty	Digital Realty	3,965 m
Microsoft MEL05	Microsoft	5,912 m
Microsoft MEL11	Microsoft	6,019 m

Source: OpenStreetMap (Overpass), queried at report build time. Names are OSM labels quoted as-is; fibre routes and firm capacity are separate enquiries.

INDUSTRIAL PIPELINE CONTEXT: WYNDHAM

Industrial / commercial DAs, LGA, last 12 months	9
Of which warehouse / logistics-described	3
Industrial / commercial DAs, state-wide, last 12 months	1,533 (180 warehouse / logistics-described)
Residents of Laverton North	119 — an industrial precinct is meant to be empty of residents, and this one largely is

Our tracking of Wyndham is currently partial, so the LGA count understates real activity; the state-wide figures are the reliable context.

Source: DA Leads tracked application records (da_records) + ABS SAL profile.

WHAT THE FACTS SAY

Power is the first question, and it reads well here: HV transmission crosses or adjoins the site (66 kV); the highest-voltage station nearby is Altona Terminal Station at 220 kV, about 2,480 m. The site would join an established cluster: 10 data centre(s)

mapped within 8 km, including CDC Laverton, Equinix ME4, Stack Infrastructure MEL01A, with the fibre, power and peering ecosystem that brings. Firm grid capacity, fibre routes and water for cooling are separate enquiries, not desktop facts.

HV proximity and substation facts are OpenStreetMap and the drawn boundary; firm connection capacity and augmentation cost are a network connection study, not held. Fibre backbone routes and carrier availability are not in our data and are not shown. Water for cooling is a utility enquiry; we do not model it. Existing data centres are OSM labels at last refresh; a market or capacity census is not made.

02 / THE PLANNING PATHWAY

The Site, Zoning & the Contested Issues

The candidate site itself, then the statutory screen: 19 constraints on the four-level scale. The zone question and the issues this kind of development is typically assessed on are set out in full below; the remaining constraints are condensed into the screening table, ordered most severe first, with their full risk detail retained in the screening dataset.

4 Moderate

6 Minor

9 Insignificant

THE CANDIDATE SITE

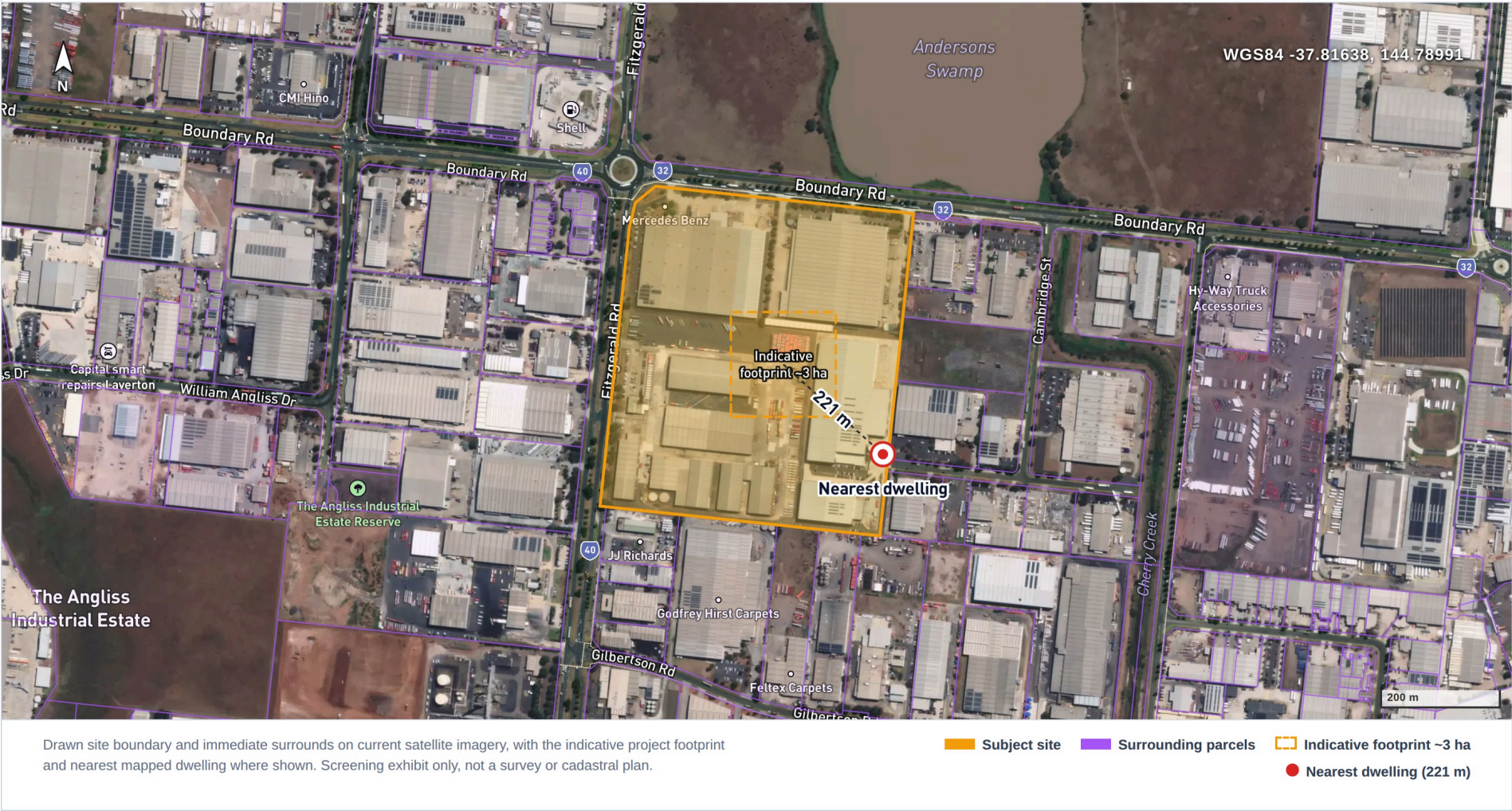


FIGURE 1 Site and surrounds — drawn site boundary, indicative project footprint and nearest dwelling on current satellite imagery. Screening exhibit only, not a survey or cadastral plan.

ADDRESS

20, Oxford Road, Laverton North, Melbourne, Victoria, 3026, Australia

SITE AREA (DRAWN)

24.7 ha

STATE

VIC

ZONE

IN2Z - INDUSTRIAL 2 ZONE

COUNCIL

Wyndham

NEAREST DWELLING

221 m

NEAREST HV POWER

1 m (66 kV)

NEAREST CONSERVATION AREA

Derrimut Grassland N.C.R. (about 39 m)

STATUTORY CONTROLS OVER THE SITE

ZONE	IN2Z - INDUSTRIAL 2 ZONE
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No planning overlays detected over the site from available data.

1

Zoning

INSIGNIFICANT

The site is zoned IN2Z - INDUSTRIAL 2 ZONE. Zoning establishes whether the proposed generation use is envisaged, assessable with consent, or prohibited, and sets the assessment pathway.

Legislation: State planning legislation and the applicable planning scheme / Planning and Design Code

ASPECT	RISK	MITIGATION	RATING
Applicable zone	Site zoned IN2Z - INDUSTRIAL 2 ZONE	Confirm the use is envisaged or assessable under the zone provisions	Insignificant

REQUIRED CHECKS

- Confirm zone provisions and the assessment pathway with the planning authority

2

Noise (residential amenity)

MODERATE

Noise impact was screened by distance to the nearest sensitive receptor (the closer of the nearest GNAF dwelling address point and the nearest residential zone). Combustion turbines and rotating plant emit mechanical noise; separation distance and attenuation determine compliance with the state noise policy.

Legislation: Environment Protection Regulations 2021 (Vic) noise provisions

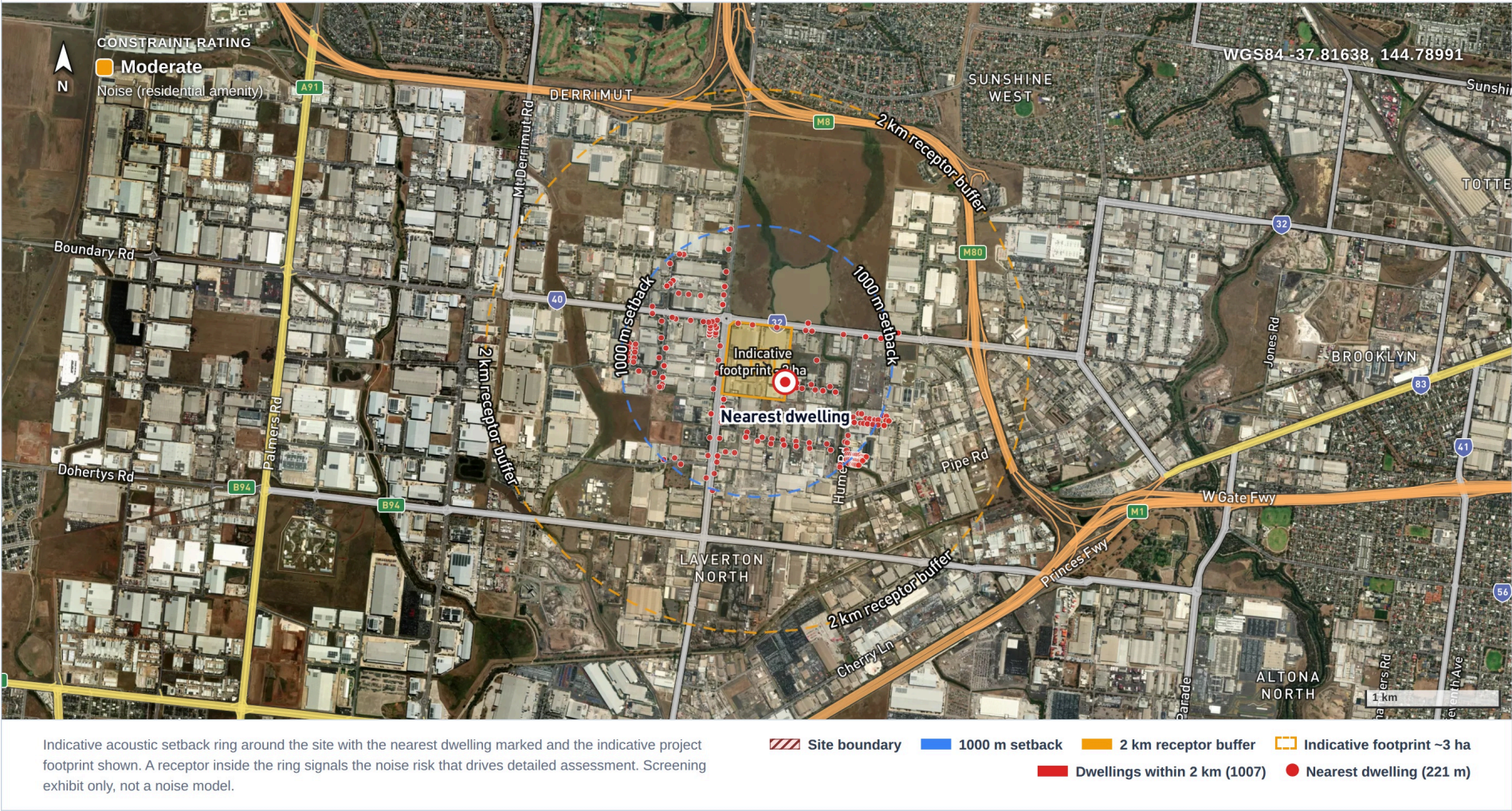


FIGURE 2 Noise (residential amenity) — mapped features near the drawn site boundary on current satellite imagery. Screening exhibit only; confirm against the source dataset and a planner.

ASPECT	RISK	MITIGATION	RATING
Noise at sensitive receptors	the nearest dwelling (20 OXFORD ROAD LAVERTON NORTH VIC 3026) about 221m away	- Noise modelling - Acoustic enclosures / silencers - Setback and siting	Moderate

REQUIRED CHECKS

- Environmental noise assessment / modelling against the state noise policy
- Select low-noise equipment and acoustic treatments as required

3

Traffic & Access

SURVEY REQUIRED

MINOR

Traffic was screened on project type rather than site-specific counts. Utility-scale energy projects generate concentrated heavy-vehicle traffic during construction and deliver major components as OSOM loads. A Traffic Impact Assessment and OSOM route assessment are required at the development application stage; operational traffic for a generation / storage site is low.

Legislation: State road / planning authority traffic impact and OSOM permit requirements

ASPECT	RISK	MITIGATION	RATING
Construction traffic	Heavy-vehicle movements on the local road network during construction	- Construction Traffic Management Plan - Confirm pavement capacity, access and intersection sight distance with the road authority	Minor
OSOM deliveries	Over-size / over-mass plant deliveries require route assessment and permits	- OSOM route assessment and permits - Upgrade site access / turning geometry if required	Minor
Operational traffic	Low ongoing traffic (staff / maintenance)	Standard access management	Insignificant

REQUIRED CHECKS

- Traffic Impact Assessment (TIA) covering construction and operation
- OSOM route assessment and permits for major plant deliveries
- Construction Traffic Management Plan agreed with the road authority

4

Hazard & Risk (fire / explosion)

MINOR

The principal on-site hazard is bulk diesel storage for standby generation, a dangerous good under AS 1940 storage and handling requirements. Quantities are typically below Major Hazard Facility thresholds but must be confirmed; any UPS battery rooms are subject to their own fire-safety standards.

Legislation: Dangerous goods (storage and handling) legislation (state); AS 1940:2017 (the storage and handling of flammable and combustible liquids)

ASPECT	RISK	MITIGATION	RATING
Bulk diesel storage / standby generation	the nearest dwelling (20 OXFORD ROAD LAVERTON NORTH VIC 3026) about 221m away; diesel quantities must be confirmed against dangerous-goods manifest and notification thresholds	- AS 1940 storage design - Dangerous-goods notification - Separation to receptors and boundaries	Minor

REQUIRED CHECKS

- Confirm diesel storage quantities against dangerous-goods manifest and notification thresholds
- Fuel storage design to AS 1940 (bundling, separation, fire protection)
- Fire safety study covering generator halls, fuel storage and any UPS battery rooms

THE REST OF THE SCREEN

#	CONSTRAINT	RATING	KEY FINDING	FIRST CHECK BEFORE RELIANCE

5	Cadastral / Title & Easements	Moderate	1 infrastructure corridor(s) / easement(s) cross the site; these carry registered easements and setbacks that constrain where plant can be built.	Order a Certificate of Title and plan of subdivision from the state land registry
6	Flora & Fauna / Ecology	Moderate	Threatened biota, native vegetation or a nearby reserve identified.	Flora and fauna survey by a qualified ecologist
7	EPBC / Matters of National Significance	Moderate	A Matter of National Environmental Significance is likely triggered; EPBC referral required.	Generate a Protected Matters Search Tool (PMST) report for the site
8	Aboriginal Heritage	Minor	Outside a mapped Area of Cultural Heritage Sensitivity; protection still applies (a sensitivity model, not a site register).	Unexpected finds procedure during ground-disturbing works
9	Visual Amenity	Minor	Terrain visibility moderate; Site at 32.0m has mixed surrounding terrain (7 points lower, 9 higher, 8 similar). Partial	Visual impact assessment with photomontages from key viewpoints
10	Geotechnical SURVEY REQUIRED	Minor	Not desktop-assessable; intrusive geotechnical investigation required.	Commission a geotechnical investigation (boreholes / test pits) at detailed design
11	Air Quality	Minor	Data centre: no continuous combustion, but standby diesel generators produce intermittent testing emissions; EPA licensing depends on the installed generator capacity.	Confirm EPA licensing thresholds for the aggregate standby generator capacity
12	Planning Overlays	Insignificant	No planning overlays intersect the site.	Confirm with the current planning scheme that no overlays apply
13	Historic / Federal Heritage	Insignificant	No listed historic heritage place within 1km.	Confirm against the Australian Heritage Database and the state heritage register
14	Bushfire	Insignificant	Site is not within a mapped bushfire prone area.	Confirm the classification with the fire authority before detailed design
15	Hydrology / Flooding	Insignificant	No mapped flood hazard or overlay affects the site.	Confirm the relevant flood level (e.g. 1% AEP) with the floodplain authority
16	Contours / Topography	Insignificant	Mean site slope about 0.6% from the SRTM 30m elevation model.	Confirm levels and gradients with a feature and level survey
17	Soils	Insignificant	No acid sulfate or reactive soils mapped over the site.	Confirm soil conditions in the geotechnical investigation

18	Utilities (power / gas / water / NBN)	Insignificant	Transmission line within 1m (66kV); Gas transmission pipeline within 370m; Water / sewer main within 23m	Network connection study with the transmission operator
19	Contaminated Land	Insignificant	No EPA-listed contaminated site within 500m.	Phase 1 environmental site assessment if prior industrial use is suspected

Ratings use the four-level scale in Appendix A. Constraints marked Survey required have NOT been assessed as low risk; the phased action plan sequences their checks.

03 / APPROVALS

The Consent Pathway, and What Has Been Approved

The approvals a project of this type would typically require, and recent comparable projects approved on a similar pathway.

APPROVAL	AUTHORITY	TRIGGER
State planning consent	Responsible authority / Minister for Planning	Applicable state planning legislation
EPBC referral (if MNES significantly impacted)	DCCEEW (Commonwealth)	Potential significant impact on a Matter of National Environmental Significance
Native vegetation clearance	State native vegetation authority	Clearance of native vegetation
Network connection (major load)	Distribution / transmission network operator	Connection application and agreement for a new high-voltage load

COMPARABLE APPROVED PROJECTS

Precedents de-risk the approval thesis; they are indicative only and each application turns on its own merits.

PROJECT	SCALE	APPROVAL PATHWAY	YEAR
West Footscray data centre, 63 Sunshine Road (PA2403320) Melbourne data centre approved on the DFP ministerial pathway.	Data centre with associated car parking, access and landscaping	Ministerial planning permit via the Development Facilitation Program (significant economic development class); decided 4 April 2025.	2025 source

NEXTDC S4 Data Centre, Horsley Park (SSD-63741210) Recent approved Western Sydney hyperscale campus on the SSD pathway.	Six data centre buildings, ~250 MW operational capacity	State Significant Development under the NSW EP&A Act 1979 (data centres above the SEPP power-consumption threshold are SSD); approved 24 December 2025.	2025 source
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NEXT STEPS

Recommended Action Plan

The phased sequence from this memo to a lodged development application.

PHASE	ACTIONS
Immediate (week 1 to 2)	Order a Certificate of Title and plan of subdivision from the state land registry
Pre-DA specialist work (week 3 to 12)	- Confirm zone provisions and the assessment pathway with the planning authority - Commission a survey-grade boundary identification if the project proceeds to design - Flora and fauna survey by a qualified ecologist - Native vegetation clearance assessment and offsets if required - EPBC Act self-assessment / referral if a listed matter may be significantly impacted - Generate a Protected Matters Search Tool (PMST) report for the site
Detailed design	- Confirm with the current planning scheme that no overlays apply - Unexpected finds procedure during ground-disturbing works - Confirm with a Heritage Advisor if the activity is high-impact - Confirm against the Australian Heritage Database and the state heritage register - Confirm the classification with the fire authority before detailed design - Self-assess against the nine MNES and refer to DCCEEW if a significant impact is likely

THE SITE VERDICT

No fatal flaws identified

Power and cluster read well: HV transmission adjoins the site (66 kV); Altona Terminal Station at 220 kV about 2,480 m; 10 data centre(s) within 8 km. The planning pathway is open: zoned IN2Z, no fatal flaws across the 19 of 19 constraints screened, with 4 Moderate issues to manage through the development application.

WHAT THIS SITE HAS GOING FOR IT

- Power is at the fence: HV transmission crosses or adjoins the site (66 kV); the highest-voltage station nearby is Altona Terminal Station at 220 kV, ~2,480 m

WHAT TO WATCH

- Firm grid capacity is the real gate, and mapped HV proximity is not it: a network connection study decides how many MW can actually be delivered and at what cost

- Joins an established cluster: 10 data centre(s) mapped within 8 km, including CDC Laverton, Equinix ME4, Stack Infrastructure MEL01A, with the fibre, power and peering ecosystem that brings
- Fibre backbone routes and water for cooling are separate carrier and utility enquiries, not desktop facts
- The planning pathway is open: zoned IN2Z, no fatal flaws across the 19 of 19 constraints screened, with 4 Moderate issues to manage through the DA

Every line above stands on a number earlier in this memo; none of it replaces the specialist assessments in the action plan.

Planning screen detail: No Major red flags across the 19 assessable constraint(s). 4 Moderate constraint(s) require mitigation through the development application.

Indicative screening fee: A\$1000 per site.

APPENDIX A

Method, Data & Rating Scale

This is a desktop red flags screen. The drawn site boundary was intersected against national and state planning, hazard and environmental spatial layers, supplemented by state planning services and an SRTM elevation model. Each constraint is rated on the four-level scale, and where data is unavailable for the state it is flagged for survey rather than assumed clear.

HOW THIS SCREEN WAS PRODUCED

- Spatial intersection of the site polygon against the mapped constraint layers
- State planning service queries for zoning, overlays and the nearest residential receptor
- Terrain analysis (slope and visibility) from a 30m elevation model
- Rule-based rating per constraint, with a data status recorded separately from the rating

LIMITATIONS

- Mapped vector data is generalised at zoom and is not survey accurate; boundaries and distances are indicative.
- Data coverage varies by state. Constraints flagged data-limited require a specialist survey and are NOT low-risk.
- EPBC matters are screened by proximity and mapped layers only; a Protected Matters Search Tool report and self-assessment are still required.
- This screen does not replace a title search, specialist assessments, modelling, or the formal development application.

RISK RATING SCALE

Each constraint is rated on a four-level scale. Constraints that could not be assessed from available data are shown separately and are not treated as low risk.

Major Significant; likely to preclude development unless rectified (potential fatal flaw).	Moderate Significant; will need to be mitigated.	Minor Evident but not significant; readily mitigated.	Insignificant No constraint on development proceeding.	Data not available Could not be assessed from available data; further investigation required. This is NOT a low-risk finding.
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ATTACHMENT A

Indicative Scope of Work & Fees

Indicative scope and fees to take this site from screening to a lodged development application. The site screen is a fixed fee; later phases are scoped against the red flags identified above and are a small fraction of the cost of progressing an unscreened site to formal feasibility.

TASK	DETAIL
Site screening (this report)	Desktop red flags across planning and environmental constraints to confirm no fatal flaw before feasibility spend.
Title and cadastral review	Certificate of Title, plan of subdivision, easements and ownership consolidation.
Pre-lodgement planning advice	Confirm the zone pathway and overlay requirements with the planning authority.
Specialist assessments (as triggered)	Flora and fauna, heritage, noise, air quality, bushfire, hydrology and geotechnical scopes set by the red flags above.
Development application preparation and lodgement	Compile and lodge the development application with the supporting specialist reports.

ITEM	INDICATIVE FEE (EX GST)
Red flags site screen (per site)	A\$1,000
Title and cadastral review	A\$0.5K to A\$1K
Pre-lodgement planning advice	A\$3K to A\$6K
Flora and fauna assessment	A\$15K to A\$30K
Heritage assessment / CHMP	A\$10K to A\$40K
Noise assessment	A\$15K to A\$25K
Geotechnical investigation	A\$10K to A\$25K
Development application preparation	A\$30K to A\$60K

Fees are indicative ranges excluding GST and vary with site complexity and the assessments triggered.

DATA SOURCES

EPBC referrals and threatened species / communities (DCCEEW)	+	+	+	+
CAPAD conservation reserves / Ramsar wetlands (DCCEEW)				
State planning zones and overlays (state planning portals)				

METHOD

Drawn-polygon spatial intersection against live vector tiles plus state WFS and SRTM elevation
19 constraints assessed

Gas and electricity transmission infrastructure (Geoscape / state datasets)	+	+	+	+	+	+	+	+	+
SRTM 30m elevation model (open-elevation.com)									

This is a preliminary desktop screening based on publicly available spatial data current to the generation date, prepared to support early site selection. It is not a substitute for specialist planning, ecological, heritage, geotechnical, acoustic or engineering assessment required for a development application or EPBC referral, and must not be relied upon for investment decisions. Constraints shown as Data not available have NOT been assessed as low risk; they require the specialist checks listed in their sections.