



The Hon Sonya Kilkeny MP

Minister for Planning
Minister for Outdoor Recreation

8 Nicholson Street
East Melbourne, Victoria 3002 Australia

Ref: BMIN-1-23-1798

Ms Kathy Mitchell AM
Panel Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Dear Ms Mitchell AM

DEVELOPMENT FACILITATION PROGRAM – 140-204 WESTERN AVENUE, WESTMEADOWS

I refer to draft Planning Scheme Amendment C269 to the Hume Planning Scheme and to draft planning permits PA2302140, PA2302142 and PA2302143 affecting land at 140-204 Western Avenue, Westmeadows. The proposal has been considered by the Development Facilitation Program (DFP), which has deemed that it meets relevant criteria and should be prioritised for accelerated assessment and determination.

I am considering whether to prepare, adopt and approve draft Amendment C269 to the Hume Planning Scheme and to draft planning permits PA2302140, PA2302142 and PA2302143, and exempt myself under section 20(4) of the *Planning and Environment Act 1987* (PE Act) from the requirements of section 17, 18 and 19 of the PE Act and the Regulations.

Draft Amendment C269 proposes to rezone the land from Farming Zone to become a mixture of Industrial 3 Zone and Public Park and Recreation Zone, introduce a Design and Development Overlay Schedule 6, and to amend the planning scheme to make the Minister for Planning the responsible authority for the matters relating to the draft planning permits.

The three draft planning permits are for the use and development of a data centre (PA2302143), use and development of a warehouse, display of signage and reduction in car parking (PA2302140) and the subdivision of land into 34 lots including a stormwater bio-retention area, part removal of a drystone wall and removal of native vegetation (PA2302142).

A total of 64 submissions, including 59 objections, have been received. The main concerns relate to the proposed rezoning from Farming Zone to Industrial 3 Zone, disturbance of the

contaminated land, air and dust pollution, legacy remediation issues of the site, traffic and congestion, oversupply of industrial warehouses, impacts to wildlife and native vegetation removal, stormwater discharge into the Moonee Ponds Creek, preference for the land to remain as 'buffer' between residential establishment and existing landfills in the area, impacts arising from the contamination of land, and poor design response.

I have determined to refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on whether I should approve draft Amendment C269 to the Hume Planning Scheme and draft planning permits PA2302140, PA2302142 and PA2302143. I request that the committee's specific advice be constrained to the themes summarised above.

The draft amendment documentation, including the application and supporting documents, and submissions will be provided to the committee.

The cost of the committee process will be met by the proponent, MAB Corporation Pty Ltd.

If you have any questions, please contact [REDACTED]
[REDACTED]

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

16/11/23