

MINISTER FOR PLANNING'S STATEMENT OF EXPECTATION FOR THE USE AND DEVELOPMENT OF A DATA CENTRE IN VICTORIA

1. Purpose

The Statement sets out the expectations for a permit application for the use and development of a data centre in Victoria.

It sets out the matters that proponents, responsible authorities and referral authorities are expected to consider when planning, assessing and determining a permit application for a data centre. The expectations support the implementation of the [Sustainable Data Centre Action Plan](#) and will inform future amendments to the Victoria Planning Provisions.

2. Application

The Statement applies to a permit application for a data centre lodged on or after 23 September 2026, including applications assessed through the Development Facilitation Program.

The Statement does not apply to:

- permit applications for a data centre lodged on or before 22 September 2026;
- amendments to those applications made before a decision is made; or
- applications to amend a permit granted in relation to those applications.

Responsible authorities and referral authorities should have regard to the Statement when exercising their functions and duties under the *Planning and Environment Act 1987*.

3. Expectations

Expectation 1: Data centres will be built away from homes, schools, childcare centres and other sensitive uses

Data centres are designed and located to minimise impacts on residential communities, protect productive agricultural land and efficiently use existing infrastructure.

All applications for a data centre development will be prohibited:

- In a residential zone.
- Within 150 metres of buildings associated with use of the land for accommodation, education centre or hospital. The distance is measured from buildings associated with use of the land for a data centre to buildings associated with the use of land for accommodation, education centre or hospital.
- In a Green Wedge Zone, Green Wedge A Zone, Rural Living Zone and Rural Conservation Zone.
- In a rural zone and Urban Growth Zone Part A, unless the application meets one of the following conditions:
 - The land is within five kilometres of a powerline or substation that operates at 66,000 volts or more.
 - The majority of electricity is supplied from either a renewable energy facility or a battery energy storage system to which the use is directly connected.
 - Only uses recycled or non-potable water.

Expectation 2: Referral of planning permit applications

All applications to develop land for a data centre are referred to:

- Environment Protection Authority Victoria (EPA) as a determining referral authority.
- Worksafe Victoria as a determining referral authority.
- Fire Rescue Victoria as a recommending referral authority.
- Country Fire Authority as a recommending referral authority.
- VicGrid as a recommending referral authority.
- The relevant water corporation as a recommending referral authority.

Expectation 3: Statewide planning policy

When assessing a data centre proposal, responsible authorities should consider the following objective and strategies:

Objective

To facilitate the sustainable development of data centres as critical infrastructure in locations that minimise land use impacts and support the efficient use of infrastructure and resources.

Strategies

- Minimise land use conflicts through appropriate siting, design and separation from surrounding uses.
- Locate data centres in areas well serviced by water supply, sewerage, energy generation, energy storage, energy transmission and telecommunications infrastructure.
- Encourage data centres that incorporate renewable energy, electricity generation and low-emission technologies.
- Ensure data centres are designed to minimise water use through water-efficient design measures.
- Encourage data centres to locate near and use non-potable water sources, including recycled water.

Expectation 4: Public consultation and visibility

All data centre applications are subject to notice requirements, regardless of whether exemptions from notice are specified in the planning scheme. The requirements include notice to adjoining landowners, display of prominent signage on the site and publishing detailed application documentation online.

These requirements are in addition to the existing consultation requirements established under EPA's Development Licence application process.

Expectation 5: Local investment guarantee

It is expected that a local investment guarantee that goes above and beyond the regulatory and compliance expectations established in the Action Plan will be provided and should deliver a proportionate, enduring and measurable local impact.

HON SONYA KILKENNY

Minister for Planning

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