

# Australian Automation and Robotics Precinct

Development Application – Use – Research and Development Centre

An aerial photograph of a mining site showing three yellow autonomous vehicles (excavators and trucks) operating on a dirt surface. Each vehicle is surrounded by concentric white circles representing sensor waves or communication signals. The text "AUTOMATION AND ROBOTICS PRECINCT IN NEERABUP" is overlaid on the image in large white letters, with blue horizontal lines underlining each line of text.

# AUTOMATION AND ROBOTICS PRECINCT IN NEERABUP

Prepared for DevelopmentWA  
Prepared by Taylor Burrell Barnett  
April 2021

# Document History & Status

**Use – Research and Development  
Centre**

**Development Application**

**Taylor Burrell Barnett  
Town Planning and Design**

Level 7, 160 St Georges Tce  
Perth WA 6000

Phone: 9226 4276

[admin@tbbplanning.com.au](mailto:admin@tbbplanning.com.au)

Revision	Reviewer	Date Issued
21/019-0	MW	April 2021

# Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>1</b>	<b>Technical Appendices</b>
1.1	Description of Proposal	1	APPENDIX A Application Forms and Checklist
<b>2.0</b>	<b>Site Context</b>	<b>3</b>	APPENDIX B Certificate of Title
2.1	Legal Description	3	APPENDIX C Site Plan
2.2	Subdivision Approval	3	
2.3	Locational Advantages of the proposed site	3	
2.4	Surrounding land uses and development	4	
<b>3.0</b>	<b>Development Proposal</b>	<b>5</b>	
3.1	Development Overview	5	
3.2	Access, Circulation and Parking	5	
3.2.1	Site access	5	
3.2.2	Internal circulation	6	
3.2.3	Parking	6	
3.3	Site works	7	
3.3.1	Test beds	7	
3.3.2	CUF Building Site	7	
3.4	Essential services	7	
3.4.1	Electricity	7	
3.4.2	Water Management	8	
3.4.3	Waste Management	8	
3.5	Planning Approvals process	8	
<b>4.0</b>	<b>Planning Framework</b>	<b>9</b>	
4.1	Strategic Framework	9	
4.1.1	Perth and Peel @3.5million	9	
4.1.2	Sub-regional Planning Framework	10	
4.1.3	Local Planning Strategy	10	
4.2	Statutory Framework	11	
4.2.1	Metropolitan Region Scheme	11	
4.2.2	Town Planning Scheme No. 2	11	
4.2.3	Car Parking	14	
4.2.4	Neerabup Industrial Area Structure Plan	14	
4.2.5	State Planning Policies	15	
<b>5.0</b>	<b>Conclusion</b>	<b>17</b>	

Section

1.0

Development  
Application Report

# 1.0 Introduction

Taylor Burrell Barnett, acting on behalf of DevelopmentWA, has prepared this report in support of a development application for a use 'Research and Development Centre' in order to facilitate the commencement of operations at the Australian Automation and Robotics Precinct (AARP) in Neerabup.

The development application area is approximately 51 hectares. The AARP will be used for testing, research and development, and training in autonomous, remote operations, and robotics systems and equipment.

This report describes the proposal and provides justification in respect of the statutory planning framework.

## 1.1 Description of Proposal

The AARP is intended to be a world leading facility serving as a development and testing ground, with potential to expand its land area. The AARP will provide opportunities for local industry and business sectors to test a range of technologies in a suitable environment.

This development application is for the 'Research and Development Centre' land use within the location generally shown in Figure 1. The first stage will introduce the 'Research and Development Centre' land use over the testing grounds, with a dedicated 4-hectare common user site fronting the future Pederick Road reserve as a location for a common user facility building. The proponent requires this land use to be favourably considered and determined, in order to provide certainty that operations can commence in 2022 with more permanent buildings and structures to be delivered as a second stage.

The first stage is proposed as follows:

- Use of land for Test Beds covering the northern sector (approximately 40 hectares); and
- Internal access routes and laydown areas associated with the Test Beds, including several areas fronting Pederick Road for third party leasehold opportunities; and
- A common user site that will incorporate crossovers and circulation up to RAV-7 type vehicles.

Ultimately, within the common user site, a Common User Facility building (CUF Building) will be proposed. The site will incorporate security gatehouse and inspection facilities, car parking, landscaping, circulation for RAV-7 type vehicles, and laydown areas.

It is understood that as part of the extractive industry activity, the land is being earthworked. This will assist with transitioning the site from the extractive industry operations to the 'Research and Development Centre' land use. Those earthworks will be completed in 2021. A subdivision approval (WAPC 160325) will facilitate the construction of public roads to the site including Pederick Road and an extension to Greenwich Parade, and the installation of services and utilities.

The proposal is summarised in the following Table 1. Additional details on the specifics of the development application are provided further in this report, together with justification against the planning framework.

Table 1 Summary of Proposed Development Application

Proposal	Details
LPS 2 – Land Use Definition	Not Defined: Research and Development Centre
Zoning Table – Land Use Permissibility	Unlisted Use, pursuant to clause 3.3 of the City's LPS 2
Land Details	Lot 9006, No. 370K Flynn Drive, Neerabup
Land Tenure	Freehold site which will be subject to future leasehold
Vehicle Access	From Pederick Road
Project Entity	DevelopmentWA
Development Area	51 hectares (approximate)



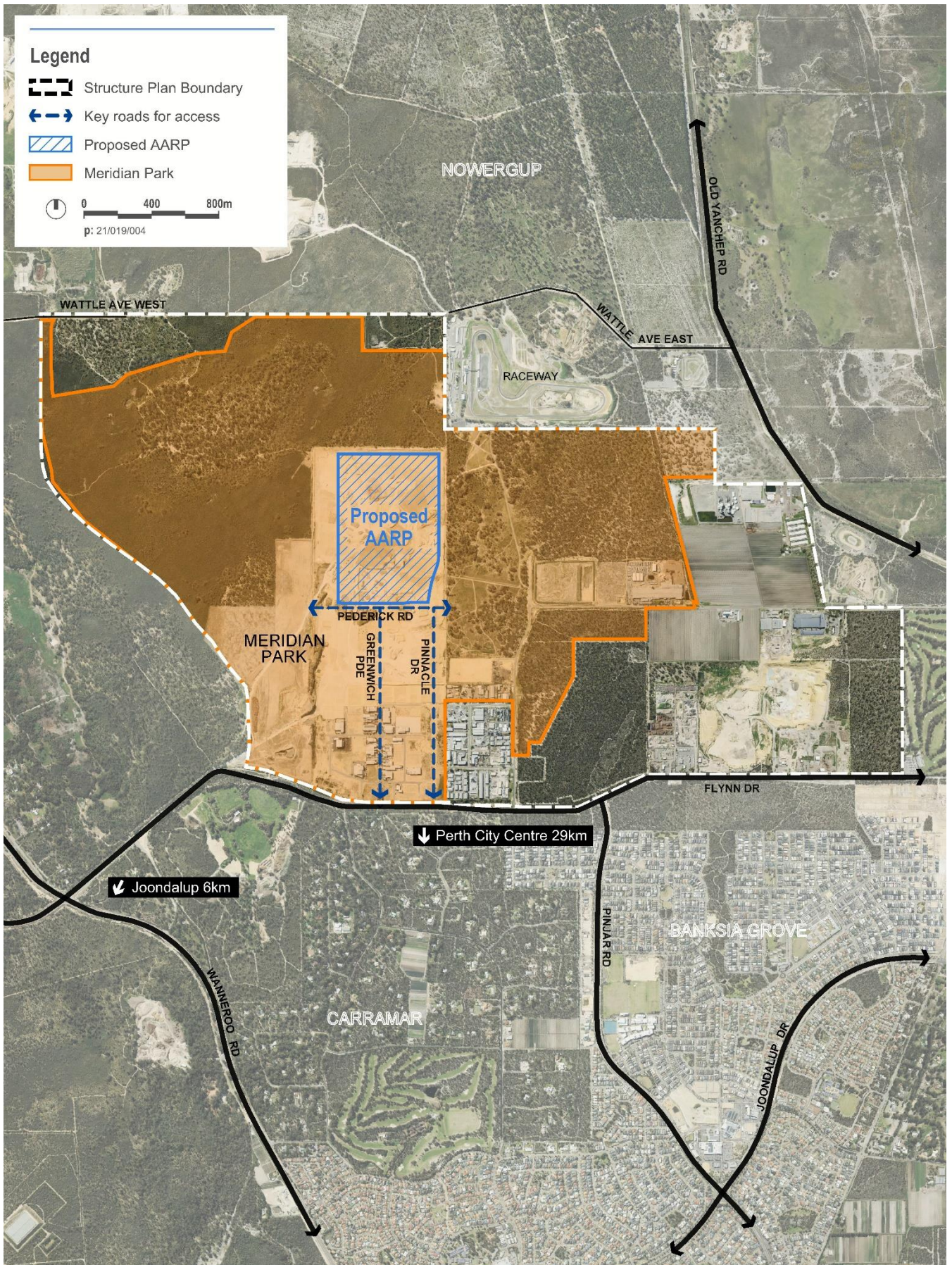


Figure 1 Location and Site Plan



## 2.0 Site Context

The subject land is owned in freehold by DevelopmentWA. DevelopmentWA has a long-standing interest in the area, having prepared the Neerabup Industrial Area Structure Plan and being the developer of the Meridian Park industrial estate.

The subject site has been cleared and basic raw materials (limestone) extracted as the result of approved extractive industry activities. The extractive industry operations are anticipated to cease mid-2021, which involves the final removal of stockpiles and the site being earthworked to a finished level, allowing the land to be available for this proposed 'Research and Development Centre' land use. Development of the AARP will be catalysed with a \$20 million funding injection into the project by the Western Australian State Government. The land is a prime location for the Australian Automation and Robotics Precinct (AARP), with suitable road access and capacity for connection to services.

The Development Application for the Research and Development Centre land use represents a significant investment that will boost capability in relation to autonomous and robotic systems research and development, and testing of systems and equipment.

### 2.1 Legal Description

The subject site is located on a portion of Lot 9006, No. 370K Flynn Drive, Neerabup. The land is within the City of Wanneroo local government area. The property is Subject to Dealing and the current property details and tenure of the land are described below in Table 2.

Table 2 Legal Lot Description

Lot No.	Volume/Folio	Plan	Tenure	Lot Area	Proprietor
9006, No. 370K Flynn Drive, Neerabup	2977/27	DP 416759	Freehold	141.6624 ha (Landgate)	Western Australian Land Authority (DevelopmentWA)

### 2.2 Subdivision Approval

The subject land is subject to a recent subdivision approval (WAPC 160325). As part of that subdivision approval, proposed Lot 9007 has an area of 73.0685 hectares. The subject site will occupy a part of that proposed Lot 9007.

The site layout for the proposal is consistent with the proposed lot dimensions of Lot 9007 (WAPC 160325), to enable the seamless implementation of both the subdivision approval and a development approval.

### 2.3 Locational Advantages of the proposed site

The AARP is important for the capacity building and research and development opportunities that can be harnessed within Western Australia. The location of this proposal has been carefully considered. Below is a summary of the relevant considerations that support the project:

- The land is owned by the Western Australian Lands Authority (DevelopmentWA), which is a Government Trading Enterprise with the principal function of providing land for the social and economic needs of the State. The AARP is a significant economic driver for the State's economy and is strategically important for the future growth and resilience of the state's economy, especially industrial development. The proposal is a significant development that will facilitate research and development outcomes that will contribute towards economic diversification and growth, which is of high public interest. Coupled with a \$20 million funding commitment by the State Government, DevelopmentWA is well-placed to coordinate the planning and delivery of the AARP.
- The land has been historically used for limestone extraction. The WA Limestone and Italia Stone Group Joint Venture (WALISJV) is scheduled to complete their activities on-site by mid-2021. The land will be suitably contoured and engineered so that land is readily available and capable for being used for the test beds and the future CUF building.
- Existing and proposed industrial development in Meridian Park will ensure that, in future, the AARP can be supported by complementary industries. In turn, the AARP could attract industry to the locality.
- A recent subdivision approval (WAPC 160325) will create Lot 9007, provide road frontage and legal road access, and facilitate the connection of the land to utilities and services.
- The subject land is clear of vegetation and there are no environmental constraints. The subject land is distant from residential areas or other sensitive land uses. The proposed use and development of the land is not identified to contribute to emissions to the surrounding locality that would be considered to be inappropriate or detrimental.
- The City of Wanneroo owns land that is abutting to the east of the subject land. Previous discussions with the City of Wanneroo have indicated that the City's land could serve as an expansion of the AARP in the future.
- The ultimate development of the CUF building and 4-hectare site would deliver a landscaped frontage that, in turn, will improve the aesthetics, amenity and character of the site.
- The planned road network will provide efficient access to the AARP. Circulation and movement will be facilitated through a secure internal network of access routes connecting to the test beds and the CUF building, and the site will include areas for parking and laydown.
- The AARP has carefully considered and facilitates the future northern extension of Pinnacle Drive, with an alignment that would abut to a boundary with the City's land and the Raceway site boundary to the north.
- The AARP has also carefully considered and respects the future provision of an east-west arterial road along the northern boundary of the precinct. This future east-west arterial road would avoid future conservation areas identified in the NIA SP 17, north-west of the AARP.

## 2.4 Surrounding land uses and development

The following Table 3 provides a summary of intended use and development on adjacent land. The colocation of the AARP within the industrial estate is appropriate and will not result in land use conflict. The subject site will be compatible with future general industrial development. Management of the proposal is outlined further in section 4.2.5.2.

Table 3 Surrounding Properties and Land Uses

Compass Direction	Lot Details	Intended Use and Development
North & West	Lot 801, 410 Flynn Drive, Neerabup	Part of the site is approved for extractive industry. Balance of the site is contained within the NIA SP 17 for general industry. Some land to the north-west and north is a proposed conservation area.
East	Lot 9003, 85 Mather Drive, Neerabup	Site is contained within the NIA SP 17 for general industry.
South	Future industrial lots	Contained within the NIA SP 17 for general industry.



# 3.0 Development Proposal

## 3.1 Development Overview

The AARP will provide facilities and land including test beds for the testing of equipment, technologies and systems that are related to automation and robotics innovations in various industrial sectors.

This development application seeks approval from the local government for the 'Research and Development Centre' land use for the whole AARP site. As part of this Development Application, land used for the 'Research and Development Centre' would include test beds covering the northern sector of the AARP for equipment testing, research and development and training. Companies will submit expressions of interest to have access to the test beds and future facilities. The first stage is primarily for the land use, including access and internal circulation.

This Development Application seeks approval for the land use and incidental activities for the whole site to facilitate the sequential use of the land (i.e., once the extractive industry activities are concluded). A staged approach is necessary given timing and funding arrangements.

For the City's information, a separate development application would be submitted in the future for works and use on a 4-hectare site (approximate) fronting Pederick Road. The 4-hectare site is in the early stages of design and consultation with stakeholders and community groups. The 4-hectare site, within the 'Research and Development Centre' land use application area, is proposed to front Pederick Road and would incorporate:

- A common user facility (CUF building) that is intended to be a 2,500m<sup>2</sup> floor plate, two-storey building that would contain shared use facilities, office space, laboratories, research and development space, small scale fabrication, and educational facilities linked to universities and other research organisations;
- Laydown for users of the CUF building and the test beds;
- Visitor and staff parking;
- Vehicle access and circulation, designed to accommodate RAV-7 vehicle types in a safe manner;
- Access routes between the test beds, CUF building and lease areas;
- Wash down facility suitable for large vehicles;
- Renewable energy production for use on-site, and allowance for battery storage;
- Utilities and services;
- Landscaping and outdoor break-out spaces for workers and visitors;
- Security gates/gatehouses and inspection facilities, and associated access controls/surveillance and barriers; and
- The above may be supported by other minor/incidental uses.

## 3.2 Access, Circulation and Parking

### 3.2.1 Site access

Access to the subject site will be provided via the construction of new roads, namely Greenwich Parade, Pinnacle Drive and Pederick Road. These roads will be constructed in accordance with the subdivision approval (WAPC 160325). The subject site is proposed with crossovers east and west of the future Pederick Road – Greenwich Parade intersection, providing flexibility for the efficient and safe ingress/egress of light and heavy vehicles.

Further information in relation to the types of vehicles and traffic volumes will be determined as part of the detailed design, and submitted with the next Development Application.

### 3.2.2 Internal circulation

Internal roads will be provided to allow users to deliver equipment to the test beds. These will not be created as public roads. The design of the internal access roads will ensure suitable manoeuvrability for heavy vehicles, service vehicles, and heavy wide loads. The internal circulation network will ensure a high degree of safety, legibility and connectivity between the CUF building, future leasehold sites, and the test beds.

### 3.2.3 Parking

Whilst details for the CUF building are not included as part of this development application, it is relevant to consider the potential supply of car parking and the land area requirement to provide car parking.

The initial vision is to deliver a CUF building with a floorplate of 2,500m<sup>2</sup> and at a height of two-storeys, implying a 5,000m<sup>2</sup> gross floor area (GFA). To determine a car parking requirement, it is important to calculate the potential net lettable area to provide guidance. For this calculation, we applied a methodology of converting GFA to NLA by selecting an efficiency rating of 70%-85% of the building's floorplate. By applying these ratios, the building may have a NLA of 3,500m<sup>2</sup> at 70% efficiency, or 4,250m<sup>2</sup> at 85% efficiency.

Whilst subject to a detailed design exercise, we understand that some components of the CUF building are intended to be used for collaborative office space, education space, laboratories, small scale fabrication, and other enclosed areas associated with the testing of automation and robotics. Several land uses were considered to help determine what could be a suitable parking requirement. In this regard, under the City's LPS 2, the parking ratios used for guidance are as follows:

- Office – 1 per 30m<sup>2</sup> NLA (this is a marginally lower rate compared to a Victorian example referenced below in Table 4 which equates to 3.33 bays to each 100m<sup>2</sup> NLA); or
- Industry - General – 1 per 50m<sup>2</sup> GFA, equating to 100 bays for a 5,000m<sup>2</sup> GFA building.

The *Victoria Planning Provisions* (Victoria State Government, 2020) provide a car parking requirement for a 'research and development centre' as follows:

- **"Research and Development Centre** – 3.5 bays to each 100m<sup>2</sup> of NLA; or 3 bays to each 100m<sup>2</sup> of NLA where identified within a principal public transport network area."

Using the floorplate of 5,000m<sup>2</sup> for a two-storey building and the 70%-85% efficiency of floorplates, parking has been calculated based on the City's office parking requirement and general industry parking requirement, and Victoria's research and development centre parking requirement. Table 4 demonstrates the Victorian example results in a marginally higher parking requirement.

Table 4 Parking Supply

Efficiency of Building (NLA)	NLA (m <sup>2</sup> )	City of Wanneroo LPS 2 General Industry – 1 per 50m <sup>2</sup> GFA	City of Wanneroo LPS 2 Office – 1 per 30m <sup>2</sup> NLA	Victoria Planning Provision Research and Development Centre – 3.5 bays per 100m <sup>2</sup> NLA
70%	3,500 m <sup>2</sup> NLA	100 bays (GFA 5,000m <sup>2</sup> )	117 bays (rounded up)	123 bays (rounded up)
80%	4,000 m <sup>2</sup> NLA		134 bays (rounded up)	140 bays
85%	4,250 m <sup>2</sup> NLA		142 bays (rounded up)	149 bays (rounded up)

By taking a conservative approach and applying the highest requirement at the highest efficiency of the building floorplate, a land requirement for 150 parking bays was considered. This helps build in additional capacity and future-proofing for the overall design. Initial calculations of the 4-hectare site demonstrated that there is sufficient land available to provide this amount of car parking on-site. In addition, the site is considered to also provide for other modes of transport, including a bus drop-off / parking bay, and short-term car parking. The parking arrangements will be determined as part of the detailed design.

Provision would be made for several electric vehicle charge points. This will help future-proof the development, having regard to the trend that car manufacturers are introducing more EV models amidst phasing out combustion engines.

### 3.3 Site works

Site works are being undertaken via the extractive industry operations, and through works associated with the subdivision approval. These are separated below in respect of the test beds and the CUF building site.

#### 3.3.1 Test beds

It is understood that the WALISJV is undertaking works to achieve a finished design level (minus 1.0m) based on structure plan levels. It is understood that 1m depth of capping material would be placed on future sites. A weighbridge on-site will also be removed as part of the extractive industry activities.

This will result in sequential land use being possible, to facilitate use of the land for test beds. Works are not required for the sequential land use, by virtue of the works being completed by the current users of the land.

It is important to recognise the clear need and nexus between the test beds, and the future CUF building and 4-hectare site. It is understood that the land capability will be confirmed as part of the geotechnical reporting by the WALISJV, as part of contractual handover from the JV to the civil works contractors.

#### 3.3.2 CUF Building Site

It is understood that the civil engineering design of Pederick Road will be undertaken and will inform levels. Construction will involve preliminary bulk earthworks, which will facilitate construction of the road. The road's design level will inform the design and construction of crossovers to the subject site.

### 3.4 Essential services

#### 3.4.1 Electricity

Consistent with the subdivision approval (WAPC 160325), the subject site will be provided with an electricity supply. Those arrangements will be made as part of the construction of lots in accordance with the subdivision approval.

##### 3.4.1.1 Renewable Energy Generation and Battery Storage

Renewable energy electricity generation is identified for the subject site for supplying energy for the premises. Whilst details are not available for the system, the proposed CUF building can potentially incorporate photovoltaic solar panels, whether on the roof or as shade structures over the car parking bays. The CUF building site is sufficiently large enough to also incorporate battery storage.

Battery storage will help future-proof the development, storing electricity for future consumption when the photovoltaic solar panels are not operating.



Essentially, these services are incidental to the predominant use of the site for a Research and Development Centre. Renewable energy sources will help reduce greenhouse gas emissions.

Importantly, the renewable energy electricity generation on-site would not fall within the definition of 'renewable energy facility' in the DPLH's Position Statement *Renewable energy facilities* (DPLH, 2020), as the renewable energy electricity generation is produced principally supplies the premises and any on-selling to the grid (if it occurs) would be secondary.

## 3.4.2 Water Management

### 3.4.2.1 Potable water

Consistent with the subdivision approval (WAPC 160325), the subject site will be provided with a potable water supply. Those arrangements will be made as part of the construction of lots and in accordance with the subdivision approval.

### 3.4.2.2 Stormwater

Water sensitive urban design principles will be incorporated into the stormwater management on-site. The proposal is aimed to incorporate innovative and sustainable use of water resources, and such measures may include (but not be limited to) rainwater harvesting, WSUD in stormwater management, and other measures that will support water use on-site and landscaping.

### 3.4.2.3 Wastewater

The proposed site will be connected to a reticulated waste water network.

## 3.4.3 Waste Management

It is not envisaged that the initial use and works will generate significant volumes of waste. A future development application for the CUF building can be submitted with a waste management plan.

## 3.5 Planning Approvals process

The intention is to seek development approval from the local government in accordance with its LPS 2. This is submitted in the broader context of a number of other processes, as follows:

- Subdivision Approval (WAPC 160325) – facilitates road construction, civil works and creation of proposed lots, including the proposed lot for the AARP;
- This Development Application – seeking approval as a 'Research and Development Centre' land use. This has been considered essential to provide certainty for subsequent development applications;
- Future Development Application – to propose a CUF building and associated works. The building and works are undergoing consultation with stakeholders and will be subject to a detailed design; and
- Future leases of land – to be prepared as required.

# 4.0 Planning Framework

## 4.1 Strategic Framework

### 4.1.1 Perth and Peel @3.5million

The following Figure 2 identifies the Neerabup industrial area in context of the existing urban front and future urban development areas within the north-west corridor. The subject site is identified within 6 kilometres of the Joondalup strategic metropolitan centre, which provides regional-level services and a diversity of retail, institutional, government, service and commercial land uses. The subject site is 7 kilometres (straight line) north of the Wanneroo town centre, which will provide land for commercial, retail, residential, civic and community uses and open space. Employment opportunities in the Neerabup industrial area would complement these respective centres.

It is noted that significant developments can assist in achieving employment self-sufficiency targets, by providing local job opportunities. It is considered that the AARP will be an attractor, contributing towards employment and residential growth in the local area. The AARP is a major infrastructure and planning project as part of the WA Recovery Plan.

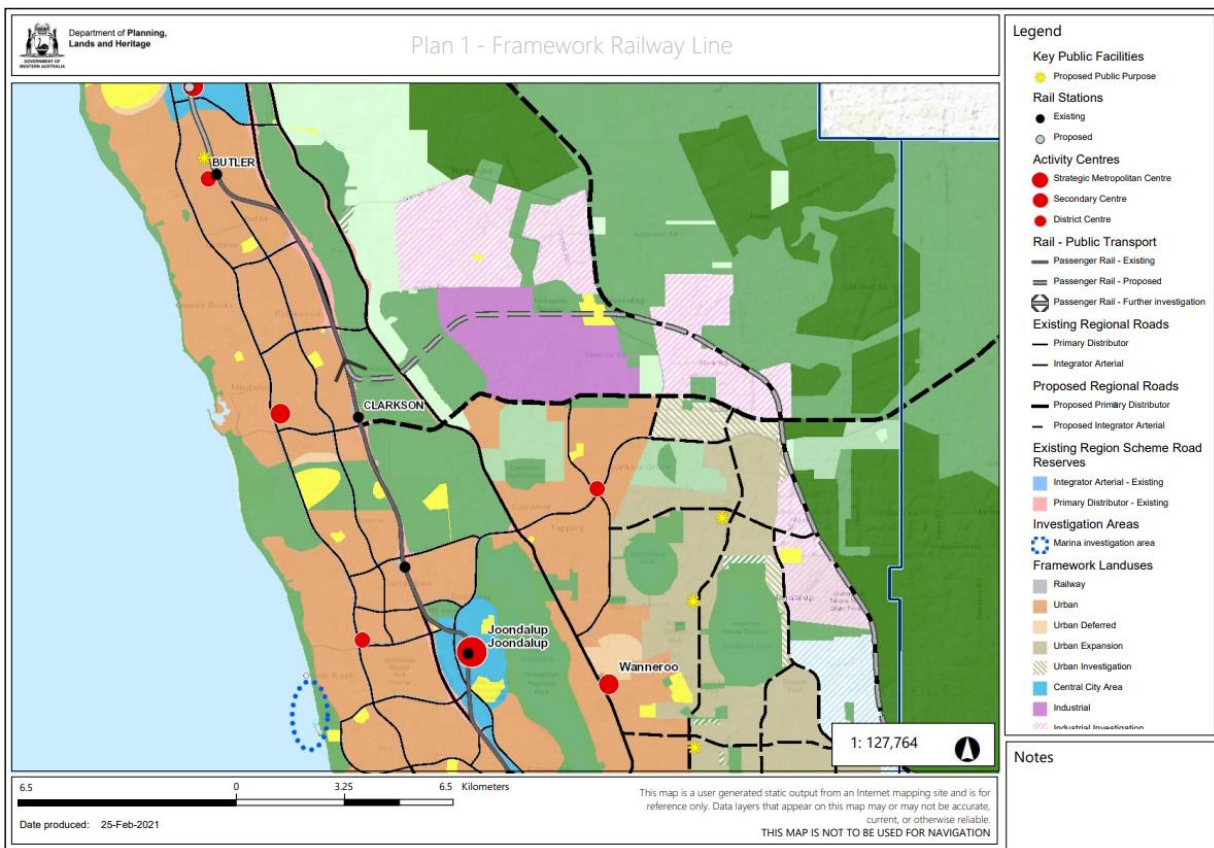


Figure 2 Extract of Perth and Peel @3.5million

## 4.1.2 Sub-regional Planning Framework

The *North-West Sub-regional Planning Framework (SRPF)* identifies Neerabup as an existing industrial area that will provide employment-generating uses. The AARP will contribute to the area's employment opportunities. The AARP benefits from its location within the Neerabup Industrial Area given the large size of the project's land-requirements, employment generating potential, and connections to the freight network.

The Neerabup Industrial Area is accessed via Flynn Drive, identified as a proposed primary distributor road. Neaves Road / Flynn Drive is identified to form part of the freight network and is intended to be upgraded to improve its capacity and efficiency for freight and general traffic. It is intended to provide an important east-west link to the Mitchell Freeway and the potential Bullsbrook intermodal terminal.

The *SRPF* identifies a proposed East Wanneroo Rail Link that is under further investigation in order to connect the Joondalup and Ellenbrook Rail Lines in the long term (refer Figure 3). Page 62 of the North-West sub-regional planning framework states that final alignment for the rail lines will be determined following further assessment of alignment options.

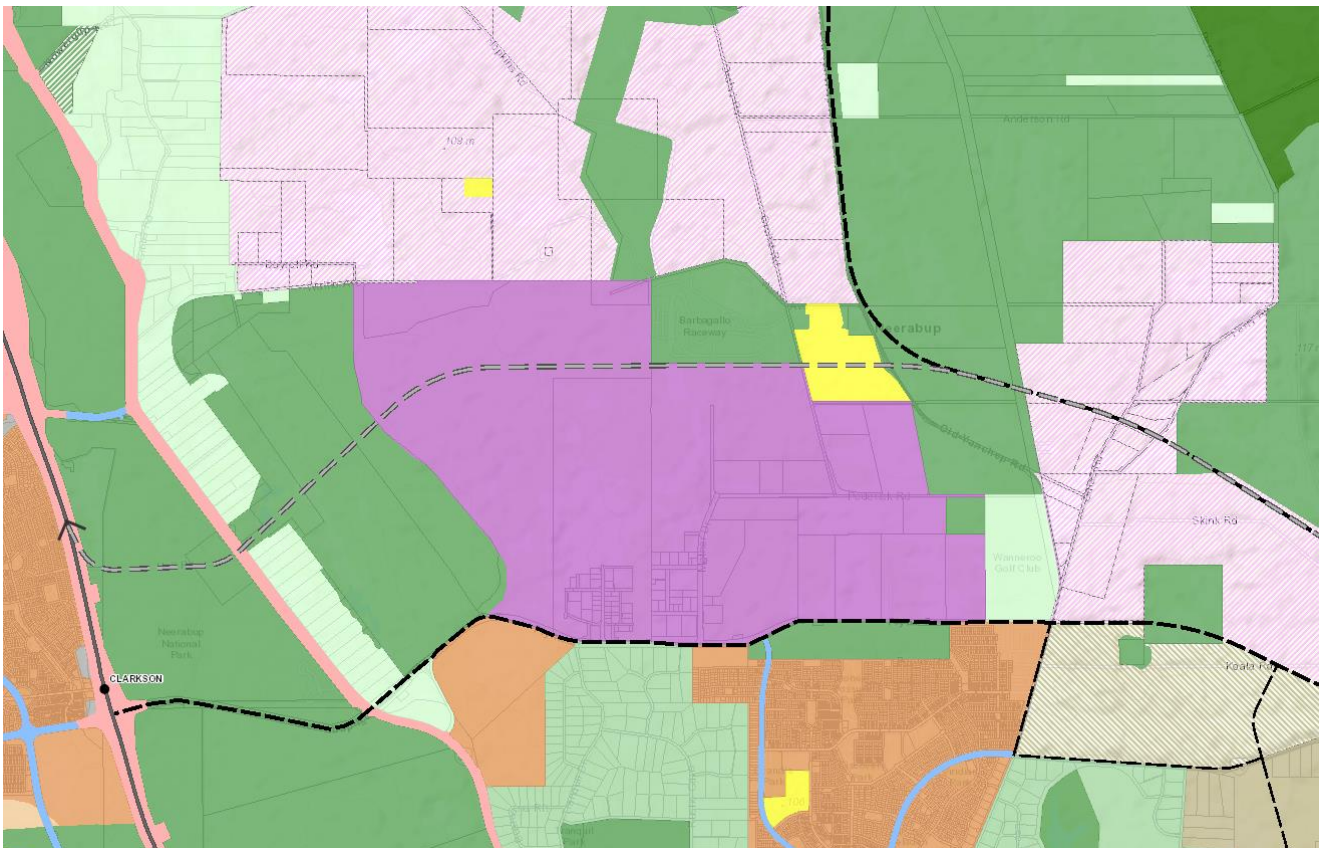


Figure 3 Extract of the Sub-regional Planning Framework

## 4.1.3 Local Planning Strategy

The City of Wanneroo does not have a Local Planning Strategy. The City of Wanneroo is encouraging residents and key stakeholders to provide input into the development of a new Local Planning Strategy covering a range of areas, including 'economy, retail and employment'. It is considered this proposal would provide for economic development and employment opportunities.



## 4.2 Statutory Framework

### 4.2.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) divides land in the region into zones and reservations and includes Bush Forever sites, which are shown on the scheme map. The subject land is zoned 'Industrial' under the MRS, refer Figure 4. The 'Industrial' zone is for land in which manufacturing, processing, warehousing and related activities are undertaken.

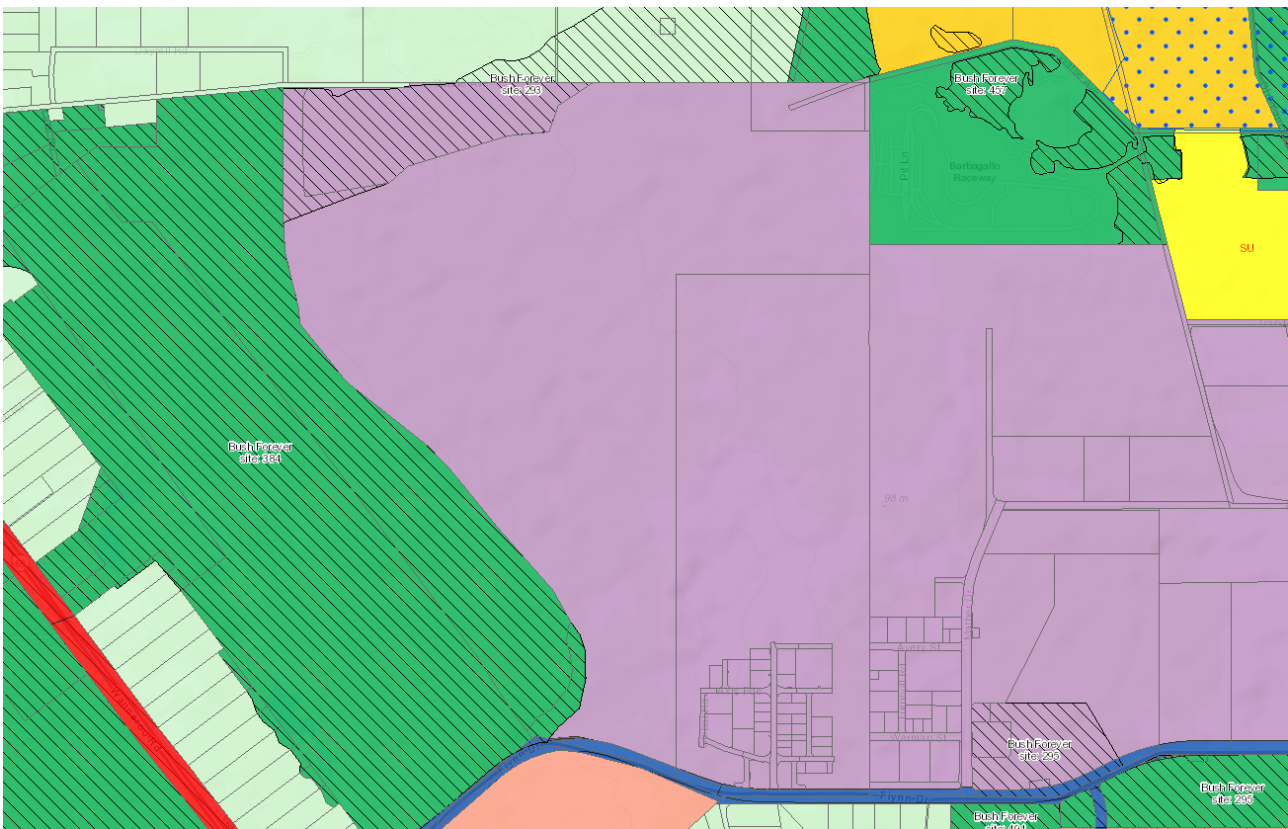


Figure 4 Extract of Metropolitan Region Scheme

It is considered that this proposal comfortably fits within the 'Industrial' zone.

The subject land is not affected by any other reservations and does not contain Bush Forever sites.

### 4.2.2 Town Planning Scheme No. 2

The City of Wanneroo *Town Planning Scheme No. 2* (LPS 2) was gazetted on 6 July 2001 and applies zones and reserves. In addition, the LPS 2 provides a head of power for the preparation of structure plans, local development plans, and local planning policies. Due regard has been given to the General Industrial zone and Business zone.

#### 4.2.2.1 General Industrial zone

The subject site is zoned 'General Industrial' under LPS 2, refer Figure 5. The proposal has been considered against the zone objectives as demonstrated in Table 5. The proposal has the capacity to be developed and in future can be expanded

in a manner that will integrate with adjoining land and the future implementation of the Neerabup Industrial Area structure plan (NIA SP 17).

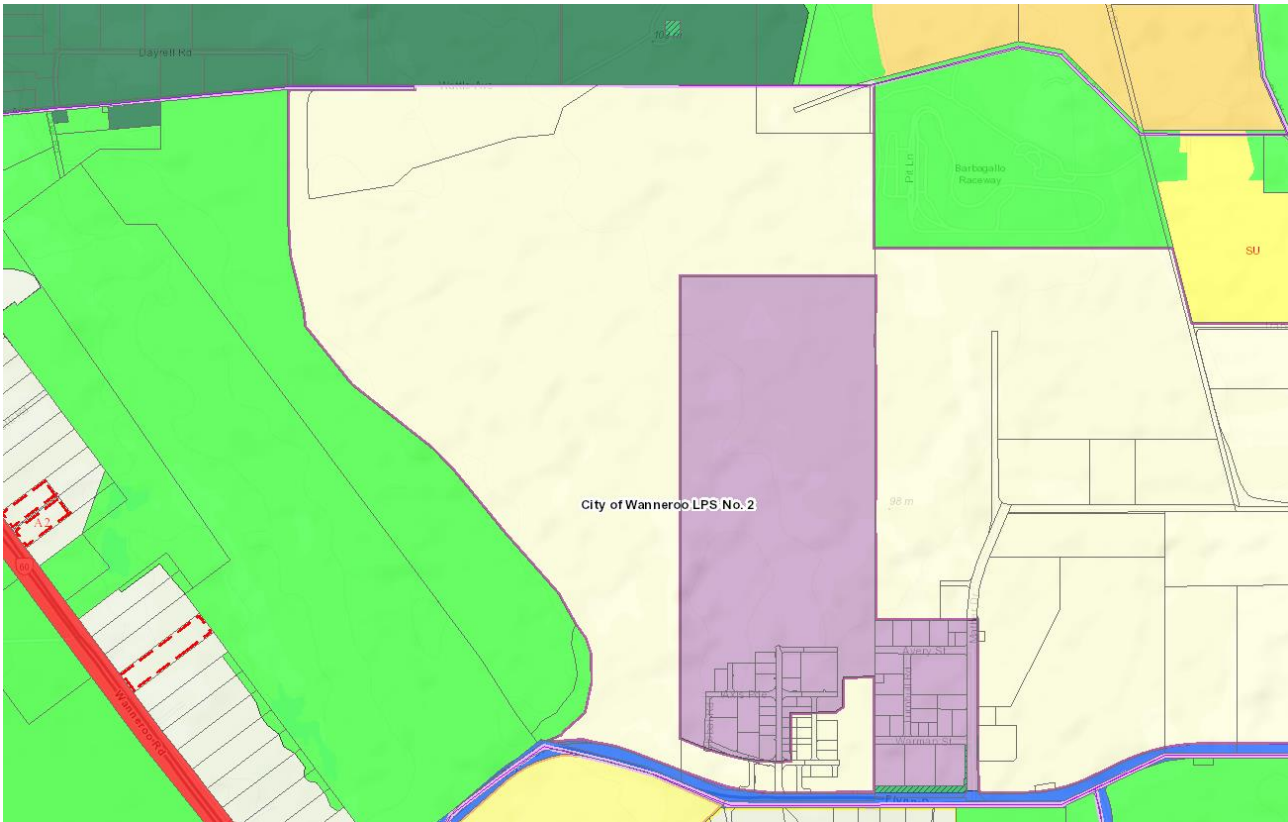


Figure 5 Scheme Map extract

The proposal has been considered in relation to the General Industrial zone objectives. It is considered the proposal is consistent with the objectives, as detailed further in Table 5.

Table 5 General Industrial zone objectives

General Industrial zone objectives	Comments
<p>3.11.1 The General Industrial Zone is intended to provide for industrial development which the local government considers would be obtrusive in or detrimental to the amenity of the Service Industrial Zone.</p>	<p>The AARP in Neerabup is zoned 'Industrial' in the MRS and 'General Industrial' in the City of Wanneroo LPS 2. Similar large-scale industrial precincts include the:</p> <ul style="list-style-type: none"> <li>• Australian Marine Complex in Henderson – zoned 'Industrial' in the MRS and 'Strategic Industry' in the City of Cockburn LPS 3; and</li> <li>• WA Food Innovation Precinct in Nambelup – zoned 'Industrial' in the PRS and 'Nambelup Industrial Development' in the Shire of Murray LPS 4.</li> </ul> <p>The nature of the proposal is industrial in nature and therefore its predominant activities are consistent with the zone. Research and Development is a core component of innovation and this extends to industrial sectors that need a facility of this nature to test advances in technology. The location of the subject site therefore ensures this important work can be undertaken in a way that does not detrimentally affect the amenity of other users or areas.</p>
<p>3.11.2 The objectives of the General Industrial Zone are to:</p>	<p>The proposal is consistent with objective 3.11.2(a) as:</p>

General Industrial zone objectives	Comments
<i>(a) accommodate a wide range of industrial activities, including those generally involving production, processing, storage, wholesaling or distribution processes;</i>	<ul style="list-style-type: none"> <li>Automation and robotics are a key component in a range of industrial activities and sectors. This precinct will further work in advances in technology that will benefit a range of users in scientific, industrial and commercial applications.</li> <li>Automation and robotics are becoming more important in a range of production, processing, storage and distribution processes.</li> </ul>
<i>(b) minimise adverse visual and environmental effects of industrial uses on surrounding areas.</i>	<p>The proposal is consistent with objective 3.11.2(b) as:</p> <ul style="list-style-type: none"> <li>The proposal does not impact upon visual amenity due to the isolated nature of the project, and the ability to integrate this project within the broader Neerabup Industrial Area structure plan;</li> <li>The proposal is within an extractive industry area that is nearing the end of the resource life cycle and is being designed and earthworked for sequential land use and development; and</li> <li>There are no impacts to environmental values.</li> </ul>
<i>3.11.3 Non-industrial development is not favoured in the General Industrial Zone.</i>	<p>The proposal is able to be consistent with objective 3.11.2(c) as:</p> <ul style="list-style-type: none"> <li>Research and Development is an important component of industry, to ensure the sector is capable of undertaking innovations, improve efficiency, and remain competitive.</li> <li>There are demonstrated benefits of integrating research and development and education with industrial development.</li> <li>The project will deliver significant economic benefits, significant competitive advantage to local industry, and does not jeopardise the orderly and proper planning of the balance of the structure plan area.</li> </ul>

#### 4.2.2.2 Business zone

Subject to section 14 of the NIA SP 17, use and permissibility is in accordance with the relevant zones in the LPS 2. Overlying part of the subject site is the Business zone and the General Industrial zone (refer Table 5 and Table 6).

The proposal has been considered in relation to the Business zone objectives. It is considered the proposal is consistent with the objectives, as detailed further in Table 6.

**Table 6 Business zone objectives**

Business zone objectives	Comments
<i>3.6.1 The Business Zone is intended to accommodate warehouses, showrooms, trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme-based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.</i>	<p>The nature of the proposal is industrial in nature and therefore its predominant activities are consistent with that zone. Research and Development is a core component of innovation and this extends to industrial sectors that need a facility of this nature to test advances in technology. The location of the subject site therefore ensures this important work can be undertaken in a way that does not detrimentally affect the amenity of other users or areas.</p> <p>It is noted that educational and office uses are also listed as land uses in the Business zone, in the Zoning Table. It is envisioned that similar uses will be within the CUF Building and are captured in the proposed 'Research and Development Centre' land use.</p>
<i>3.6.2 The objectives of the Business zone are to:</i>	Discussed further against objectives (a) and (b).
<i>(a) provide for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets as well as complementary business services;</i>	The proposal is consistent as the 'Research and Development Centre' requires a large area for use by industry, business, research and educational organisations. The operation of the AARP as a 'Research and Development Centre' land use will in turn be complementary to industry and business services.



Business zone objectives	Comments
(b) ensure that development within the zone create an attractive façade to the street for the visual amenity of surrounding areas.	Not applicable. The 'Research and Development Centre' will be subject to detailed design and a separate development application, which will have regard to an attractive façade of the building(s), and will have regard to the visual amenity of the subject site in context of the surrounding area.

### 4.2.2.3 Zoning Table

The LPS 2 contains a Zoning Table that outlines a range of land uses. As per section 14 of NIA SP 17, the permissibility of uses and development shall be in accordance with the relevant zones in the LPS 2. The components of Stage 1 have been considered against the land use permissibility in both the Business and General Industrial zone, due to the two zones being shown on the NIA SP 17, as per the following Table 7.

Table 7 Current zoning of the subject site

Metropolitan Region Scheme	City of Wanneroo LPS 2	Neerabup Structure Plan (NIA SP 17)
Industrial	General Industrial	General Industrial Business

The AARP does not comfortably fit into any defined land use within LPS 2. In accordance with clause 3.3 of LPS 2, if the use of the land for a particular purpose is not specifically mentioned in Table 1 [zoning table] and cannot reasonably be determined as falling within the interpretation of a use category, the local government can consider the proposed use in context of the objectives and purposes of the zone and follow the 'D' procedures of clause 6.2.2 in considering an application for development approval.

The *Victoria Planning Provisions* (Victoria State Government, 2020) contain a land use term for 'Research and Development Centre', which is defined as "land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas." It is considered that this 'Research and Development Centre' land use is suitable, and it represents the proposed activities to be carried out within the AARP. The *Victoria Planning Provisions* note that this land use is included in the broader term of "Industry", which aligns with Neerabup.

In this regard, the City's consideration of the AARP overall as a 'Research and Development Centre' will provide development certainty and clarity for subsequent stages of development to follow.

### 4.2.3 Car Parking

Table 2 of the LPS 2 provides on-site car parking requirements. In relation to a 'Research and Development Centre', calculations for identifying suitable land area requirements for car parking have been undertaken. As per section 3.2.3, sufficient land is available. The provision of car parking is proposed as part of a subsequent development application.

### 4.2.4 Neerabup Industrial Area Structure Plan

The Neerabup Industrial Area Structure Plan (NIA SP 17) was prepared in accordance with the City's LPS 2. The latest Amendment No. 6 was approved by the WAPC on 9 October 2020 (WAPC ref: SPN-0813M-2). The NIA SP 17 is shown in Figure 6.

The WAPC 160325 subdivision approval included a road network that generally reflects the road layout shown on the NIA SP 17. The subdivision approval included a northern extension of Greenwich Parade to an intersection with Pederick Road (the

main east-west distributor road). These roads will be constructed in accordance with the subdivision approval, and will provide legal road access/frontage for the proposal.

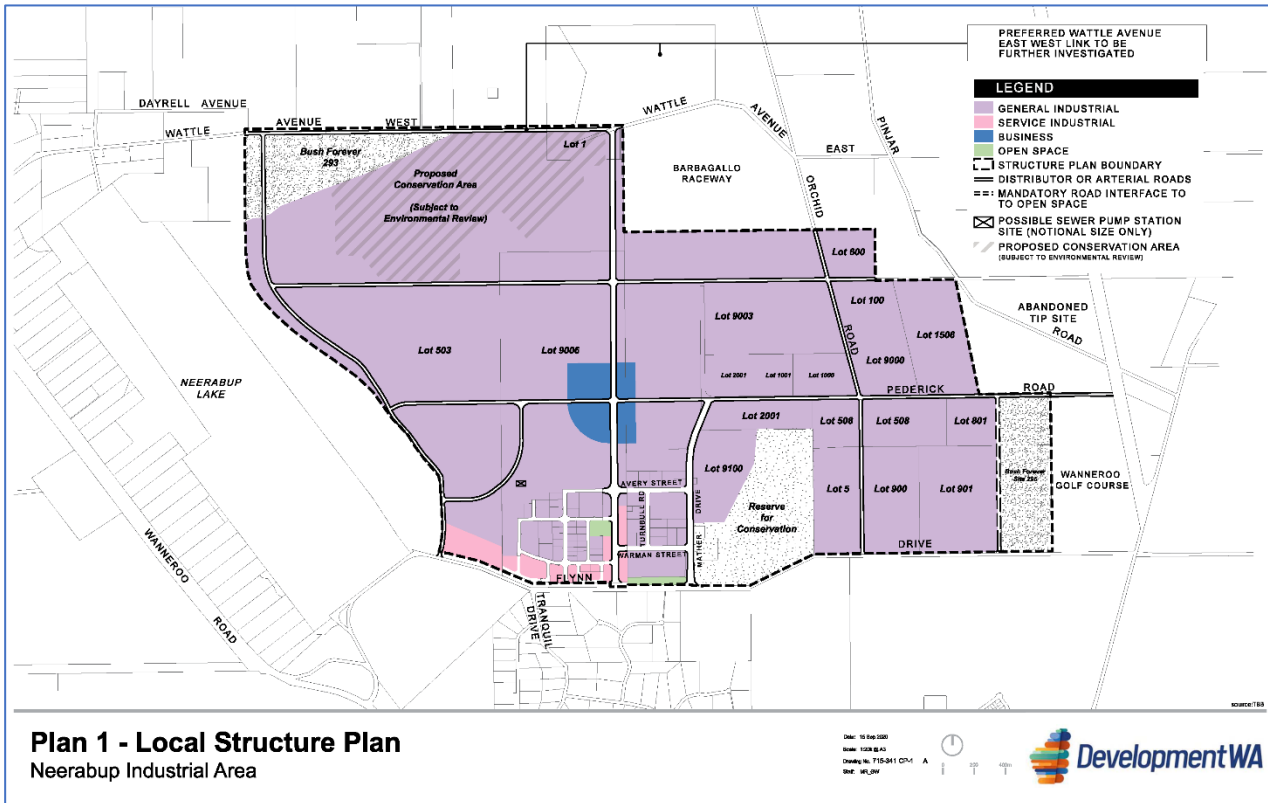


Figure 6 Neerabup Industrial Area Structure Plan (NIA SP 17)

## 4.2.5 State Planning Policies

### 4.2.5.1 SPP 3.7 Planning in Bushfire Prone Areas

The site is completely cleared of vegetation and is managed appropriately. Future landscaping will be detailed in a future development application, that would ensure that appropriate management measures are undertaken. A Bushfire Management Plan was prepared for the NIA SP 17, which would apply to the site.

SPP 3.7 is to be read in conjunction with the (a) Deemed Provisions, (b) relevant supplementary provisions of a scheme, (c) the supporting guidelines and (d) AS 3959.

The process of undertaking a BAL assessment and BMP for the proposal would have no purpose as there are no proposed structures or buildings within areas of the site that are mapped by DFES as 'bush fire prone'.

#### (a) Deemed Provisions

Pursuant to clause 78B of the Deemed Provisions, the development application does not propose a single house, ancillary dwelling, habitable building, or specified building. Therefore, Part 10A 'Bushfire risk management' of the *Planning and Development (Local Planning Schemes) Regulations 2015* does not apply.

#### (b) Supplementary provisions of a Scheme

No supplementary provisions in the City's Scheme relate to the SPP 3.7 or Part 10A Deemed Provisions.

#### (c) Supporting Guidelines

The Guidelines refer to developing buildings in an area that has been designated as bushfire prone. The proposal is to use the site for test beds and this development application does not propose construction of buildings.

The use of land would be consistent with the extractive industry operation that operated on-site prior to this proposal. The site is clear of vegetation and, and any vehicles or equipment can be operated and parked in cleared locations on-site and not immediately adjacent to vegetation, which is located off-site.

#### (d) AS 3959

AS 3959 relates to the construction of buildings. Buildings are not proposed as part of this development application.

It is considered that the local government can apply discretion in the application of management measures.

### 4.2.5.2 SPP 4.1 Industrial Interface (draft)

SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities by avoiding encroachment from sensitive land uses and potential land use conflicts.

A 'Research and Development Centre' is regarded to be a compatible land use within the industrial area. The CUF building will be built-for-purpose to provide floorspace for a diverse range of uses that are not identified to create land use conflict with nearby industrial land.

The site is distant from sensitive land uses and is not identified to result in adverse impacts or land use conflicts.

## 5.0 Conclusion

The AARP is intended to be a world-class facility serving as a development and testing ground. It will provide opportunities for local industry and business sectors to test a range of technologies. DevelopmentWA is well-placed to coordinate the planning and delivery of the AARP. This project forms part of the State's economic recovery plan and the State Government is contributing \$20 million towards the AARP.

The land has historically been used for limestone extraction. The WALISJV is scheduled to complete their activities on-site by mid-2021. Those activities including the contouring of the land to facilitate sequential land use.

The land will be accessed by the road network that is the subject of subdivision approval (WAPC 160325). The subdivision approval enables essential subdivisional works to be undertaken, including construction of roads, and connecting lots to services and utilities.

This development application proposes the AARP as a 'Research and Development Centre' land use. It is considered that such a land use is suitable, given the proposed activities on-site relate to the development/testing of technologies, and may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.

In considering the available land uses in the LPS 2, the proposal does not comfortably fit into any defined land use within LPS 2. In accordance with clause 3.3 of LPS 2, the local government can consider the proposed use in context of the objectives and purposes of the zone, and follow the 'D' procedures of clause 6.2.2 in considering an application for development approval.

The size of the proposal ensures that internal circulation, parking, landscaping, and development outcomes can be achieved. The proposed use is considered to be consistent with the zone objectives, and does not result in land use conflict or incompatible use of the land having regard to the Metropolitan Region Scheme, relevant state planning policies, the City's LPS 2, and the NIA SP 17. The proposal is consistent with the strategic planning and statutory planning framework.

This Development Application is important to provide certainty and ensures future development applications can be prepared for relevant works. The proposal will deliver employment generating opportunities, provide industry with opportunities to innovate and test a range of technologies.

It is respectfully requested that the City assess this proposal pursuant to clause 3.3 of LPS 2. A favourable determination will provide certainty for the AARP overall, and contribute to a more streamlined process for subsequent development applications. Future development applications will follow, as stakeholder consultation and detailed design is undertaken for the future CUF Building and associated works.