



LATE REPORTS

ATTACHMENTS

COUNCIL MEETING

15 October 2026

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<u>10.1</u> - Proposed Submission on Consultation Paper and Draft Advocacy Position on Data Centres in Western Australia	
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APPENDICES



Planning for Data Centres Consultation Paper

October 2026



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1. Introduction and Purpose

Data centres are becoming an increasingly important component of the modern economy. They support a range of digital services and infrastructure, including government services, telecommunications networks, cloud computing, business operations, digital storage, financial transactions and emerging technologies such as artificial intelligence and advanced computing.

Australia is experiencing significant growth in demand for data centre infrastructure, driven by increasing digitalisation across government, industry and the community. There is increased interest from both domestic and international investors seeking to establish, expand and operate data centre facilities in Western Australia.

While data centres provide important economic and strategic benefits, their growth is creating new planning, infrastructure and land use challenges. Existing planning frameworks were generally not developed with modern large-scale or 'hyperscale' data centre developments in mind. As a result, Local Governments are increasingly being required to assess developments that exhibit characteristics of industrial infrastructure, utilities, telecommunications facilities and commercial development simultaneously.

This consultation paper is intended to:

- support Local Government sector discussion regarding data centre development in Western Australia
- identify emerging planning, infrastructure and community considerations
- explore whether existing planning frameworks remain fit-for-purpose
- inform WALGA's future advocacy and engagement with State and Commonwealth Governments.

Key Questions for Local Government:

1. Are existing planning systems in WA appropriate for the assessment of data centres?
2. Is a dedicated land use planning definition required?
3. What amenity impacts are Local Governments experiencing?
4. What infrastructure servicing issues are emerging?
5. Should State planning guidance be developed and if so, what form should it take?
6. How should cumulative impacts be considered?
7. Are specific strategic locations desirable for future facilities?

Draft Advocacy Position

WALGA has developed a draft Data Centres Advocacy Position for Local Government feedback:

1. *WALGA supports the Australian Government's objective of providing greater certainty for industry while ensuring that data centre development occurs in a manner that is consistent with community expectations, infrastructure capacity and broader planning objectives.*
2. *Commonwealth standards should complement the state planning system and support coordinated planning and infrastructure outcomes, rather than creating parallel approval pathways.*
3. *The State Government should develop a comprehensive, coordinated plan to guide data centre development in Western Australia, including:*
 - a. *the provision of strategic guidance for data centre development, including on:*
 - i. *suitable locations and precincts based on infrastructure capacity, land use compatibility, network resilience and cumulative impacts*



- ii. *integration of land use planning with electricity, telecommunications and water infrastructure planning, including early engagement with infrastructure providers and Local Governments*
- iii. *the consideration of cumulative impacts on strategic industrial land, employment areas and broader planning objectives.*
- b. *the inclusion of a land use definition in the Planning and Development (Local Planning Scheme) Regulations 2015*
- c. *the development of a Data Centre Planning Code and supporting guidance that establishes consistent development requirements and assessment criteria, including:*
 - i. *land use compatibility*
 - ii. *community amenity*
 - iii. *noise*
 - iv. *visual impacts*
 - v. *urban design outcomes*
 - vi. *backup generation infrastructure*
 - vii. *the integration of data centres with surrounding development and communities.*

Feedback on the Consultation Paper and draft advocacy position are sought from Local Governments. Comments are due by Friday, 30 October 2026. Feedback can be provided to planning@walga.asn.au.

2. Background

2.1. What are Data Centres?

A data centre is a facility used to house digital computing infrastructure, including servers, networking equipment, data storage systems and associated support infrastructure.

Data centres range significantly in scale and function, including:

- enterprise data centres operated by individual organisations
- colocation of facilities that host equipment for multiple customers
- hyperscale data centres operated by major technology providers
- edge data centres located closer to end users to reduce latency and improve network performance.

Modern facilities often include extensive supporting infrastructure such as:

- cooling systems
- backup power generation
- substations
- telecommunications infrastructure
- battery storage systems
- security infrastructure
- office space and staff amenities.



Figure 1: Indicative Data Centre Site Layout - this image was created with the assistance of AI



2.2. Data Centre Growth

Australia's data centre sector has experienced significant growth over the past decade and is expected to continue expanding rapidly as the economy becomes increasingly dependent on digital services, cloud computing, data storage, cyber security systems and artificial intelligence technologies. Data centres have become essential infrastructure supporting government services, telecommunications networks, financial systems, health services, education, mining operations and a broad range of commercial activities across the economy.

The increasing importance of digital infrastructure is reflected in recent demand forecasts prepared by the Australian Energy Market Operator (AEMO). According to AEMO, approximately 165 data centres were operating across the National Electricity Market (NEM) in financial year 2026. Together, these facilities consumed approximately 5 terawatt hours (TWh) of electricity, representing around 3 per cent of total NEM operational electricity consumption. Average monthly electricity demand from data centres increased from approximately 200 megawatts (MW) in 2018 to more than 700 MW by mid-2026, demonstrating the rapid growth of the sector over a relatively short period.

The growth of the sector is being driven by several interconnected trends. These include the continuing migration of government and business services to cloud-based platforms, increasing digitalisation across the economy, growing cyber security requirements, the expansion of data-intensive industries, and the emergence of artificial intelligence applications that require significantly greater computing capacity than traditional digital services. AEMO identifies cloud computing and artificial intelligence as key drivers of forecast future growth in data centre electricity demand.

Importantly, national forecasts indicate that this growth is expected to accelerate. Under AEMO's central "Step Change" scenario, which represents its most likely outlook, electricity consumption from data centres is forecast to triple from approximately 5 TWh in 2026 to around 15 TWh by 2030. By 2036, electricity consumption is projected to reach approximately 34 TWh, representing almost seven times current levels and accounting for around 13 per cent of total forecast operational electricity consumption across the NEM. This would make data centres a larger source of demand growth than many traditional industrial sectors, although they are not expected to be as significant a driver of future electricity demand as business electrification and electric vehicles.

The scale of forecast growth is also reflected in the development pipeline. AEMO has identified approximately 225 data centre projects at various stages of development across Australia with a combined connection capacity of around 67 gigawatts (GW). While not all projects are expected to proceed, and some are arguably speculative, the volume of planned infrastructure highlights the significant level of market interest and investment currently being directed towards the sector. AEMO notes that data centre developments often take between five and ten years to reach their mature operating load, meaning that planning decisions made today may have implications for infrastructure networks and surrounding communities well into the future.

The projected expansion of the data centre sector presents significant economic opportunities for Western Australia. However, it also raises important planning and infrastructure questions. As facilities become larger and more infrastructure-intensive, decision makers will increasingly need to consider the implications of data centres on strategic land use planning, industrial land supply, infrastructure servicing, transport networks, community amenity and the coordination of major infrastructure investment. The pace and scale of forecast growth suggest these issues are likely to become increasingly important over the next decade.



3. Planning Framework

3.1. National Context

Data centres have become an increasingly important area of Commonwealth policy, reflecting their growing role in supporting Australia's digital economy, artificial intelligence capability, critical infrastructure resilience and economic productivity. While land use planning and development assessment remain primarily matters for State and Local Governments, the Commonwealth is playing an expanding role in shaping the broader policy, energy and regulatory frameworks within which data centres are developed and operated.

This increasing policy focus was reflected in the Commonwealth Government's 2026 publication [Expectations of Data Centres and AI Infrastructure Developers](#), which established a series of national expectations relating to energy, water, community benefits, national security and sustainability outcomes. The expectations recognise that continued expansion of digital infrastructure is essential to Australia's future economic and technological development, while also emphasising the importance of ensuring that growth occurs in a manner consistent with national interests and community expectations.

At National Cabinet on 26 August 2026, First Ministers formally acknowledged that large-scale data centres can have substantial energy, water and land-use implications which require coordinated management. National Cabinet agreed that the Commonwealth would work with State and Territory Governments to develop nationally consistent mandatory standards for large-scale data centres. These standards are intended to address energy, water and land-use requirements while also supporting skills development and workforce opportunities associated with the sector.

The Commonwealth has indicated that legislation establishing the new framework is intended to be introduced to Parliament in 2027. National Cabinet also explicitly noted that the framework is intended to complement, rather than duplicate, existing State and Territory planning and development approval processes.

Alongside Commonwealth reforms, several State Governments have begun developing dedicated policy and regulatory frameworks to address the planning, infrastructure and environmental implications of data centre growth. In September 2026, the Victorian Government released its [Sustainable Data Centre Action Plan](#), establishing requirements relating to renewable energy supply, water use, land use compatibility and community benefit contributions. Key measures include requirements for data centres to secure additional renewable energy generation, utilise recycled or non-potable water for cooling where possible, maintain separation distances from sensitive land uses and contribute to local community outcomes through a new Local Investment Guarantee. Similarly, New South Wales has introduced a specific planning definition for data centres, which requires larger facilities to be assessed as State Significant Development and has recently released a dedicated [Data Centre Planning Framework and Guidelines](#). In June 2026, the South Australian Government released its [Data Centre Strategy](#), which outlines a coordinated approach to supporting sector growth and identifies the development of future legislative and regulatory measures. Collectively, these initiatives demonstrate a growing recognition across Australian jurisdictions that data centres are a distinct form of infrastructure development that may warrant planning, environmental and infrastructure frameworks beyond those traditionally applied to industrial and commercial development.

While responsibility for development assessment will continue to sit predominantly within State and local planning frameworks, national reforms are likely to influence future expectations



regarding the location, design, servicing, operation and community impacts of proposals. As the sector continues to grow, Local Governments will play an important role in ensuring that nationally significant digital infrastructure is integrated into local communities in a manner that appropriately balances economic opportunities, infrastructure capacity, strategic land use objectives and local amenity considerations.

3.2. Western Australia

Planning for data centres in Western Australia is currently undertaken through the *Planning and Development Act 2005*, local planning schemes, State planning policies, development assessment processes and the *Environmental Protection Act 1986* where applicable. Unlike many established land uses, there is currently no dedicated state level policy guidance, strategic planning framework or consistent land use definition specifically relating to data centres. Consequently, proposals are generally assessed using planning frameworks originally developed for industrial, commercial, utility and telecommunications land uses.

The lack of a state planning framework has led some Local Governments to seek to address these concerns and challenges through their local planning frameworks, by developing local planning policies.

As investment in the sector continues to grow, data centre developments are becoming increasingly prominent within strategic industrial areas and infrastructure corridors. The absence of a dedicated planning framework does not prevent data centres from being assessed and approved; however, it raises questions regarding whether existing planning systems are appropriately equipped to manage the scale, complexity and strategic significance of future data centre development proposals.

The State Government's approach to large scale renewable energy infrastructure provides a useful example of how a dedicated planning code can respond to emerging land uses that are not adequately addressed through existing frameworks. The Western Australian Government is progressing a Renewable Energy Planning Code (Code) to provide a clear and consistent framework for assessing renewable energy infrastructure that supports the generation, storage and transmission of renewable energy across Western Australia. The Code, which is expected to be finalised by the end of 2026, is intended to provide clearer guidance to industry, local government and communities by:

- introducing a consistent development assessment framework for renewable energy infrastructure across Western Australia;
- establishing clear development standards and application requirements;
- improving certainty in managing potential land use and environmental impacts, such as noise and landscape considerations.

A comparable planning framework for data centres could improve transparency, reduce assessment complexity, support more predictable planning outcomes and help address growing community concerns across Western Australia.



3.3. Emerging Experience from Western Australian Development Applications

While the number of data centre proposals assessed in Western Australia remains relatively limited, recent development applications demonstrate that a range of recurring planning issues are already emerging.

Analysis of recent applications considered by Local Governments, Development Assessment Panels and the Western Australian Planning Commission indicates that data centres present planning issues that differ from traditional industrial and commercial development. Common assessment issues include:

- land use classification
- strategic industrial land use
- noise and amenity impacts
- parking requirements
- infrastructure servicing
- sustainability outcomes
- compatibility with surrounding land uses.

A summary of recent proposals can be found in Table 1 below, and a detailed summary of recent applications can be found in Appendix A of this paper.

Location	Value (\$M)	Land use Classification	Lot size & building characteristics	Key Issues
Perth	195	Unlisted use	Lot - 6,368m ² 10-level office building and a nine-storey data centre tower	Building height, urban design
Belmont	600	Warehouse	Lot - 37,130m ² Two data centre buildings 34,377m ² Administration 1,691m ² .	Noise, parking, sustainability
Malaga	56	Warehouse	Lot - 10,858m ² Expansion of existing (8,166m ²) data centre. A new five storey building, with a mezzanine and plant equipment on the roof	Parking, acoustics
Gosnells	415	Warehouse	Lot - 76,051m ² 60,446m ² data centre with associated facilities	Parking, bushfire
Hazelmere	600	Warehouse	Lot - 44,456 m ² A new three storey building with associated admin facilities	Noise, community opposition

Table 1: Summary of Recently Considered Data Centre Proposals in Western Australia



4. Emerging Planning Challenges

4.1. Strategic Location, Industrial Land and Precinct Planning

Data centres have distinct locational requirements compared to many other forms of development. Access to high-capacity electricity infrastructure, telecommunications networks and large development sites are often key determinants of site selection. As a result, data centres are increasingly locating within industrial and employment precincts that can accommodate their operational and infrastructure needs.

Recent proposals in Western Australia have predominantly been located within industrial and employment precincts such as Malaga, Hazelmere, Belmont and the Maddington-Kenwick Strategic Employment Area. Many of these proposals have been located on land zoned General Industry under the relevant Local Planning Scheme, reflecting the sector's reliance on large development sites and access to supporting infrastructure. However, this trend also highlights increasing competition for industrial land that has traditionally supported manufacturing, logistics, freight and other employment-generating activities.

Zone name	Objectives
General Industry	- To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. - To accommodate industry that would not otherwise comply with the performance standards of light industry. - Seek to manage impacts such as noise, dust and odour within the zone.

Figure 2: Excerpt from the Planning and Development (Local Planning Schemes) Regulations 2015

This presents an important strategic planning challenge. Data centres can represent significant capital investment and play a critical role in supporting the digital economy, yet they typically generate lower levels of ongoing employment relative to many traditional industrial land uses. Consequently, questions arise regarding the most appropriate use of strategically located industrial land and how the economic value of digital infrastructure should be balanced against broader employment and industrial development objectives.

While the clustering of facilities within particular precincts or local government areas can create infrastructure efficiencies and support the development of digital infrastructure hubs, it may also result in cumulative impacts on industrial land supply, infrastructure capacity, transport networks and the long-term function of employment areas.

These considerations highlight the importance of strategic planning and precinct-level analysis in addition to project-by-project assessment. As demand for data centre development continues to grow, there may be merit in adopting a State-wide strategic planning approach that identifies suitable locations for future facilities, integrates infrastructure planning with land use planning and considers the cumulative impacts of development on industrial land, employment areas and surrounding communities.



4.2. Land Use Classification and Regulatory Uncertainty

One of the most immediate planning challenges associated with data centre development is the absence of a clear and consistent land use planning definition within the Western Australian planning framework.

Modern data centres exhibit characteristics of several traditional land use categories simultaneously. They may operate as industrial facilities due to their scale and supporting plant and equipment, resemble utility infrastructure due to their servicing requirements, share characteristics with telecommunications facilities because of their digital connectivity functions, and function as commercial infrastructure through the provision of digital services. As a result, planning authorities are often required to apply definitions and assessment frameworks that were not specifically designed for contemporary data centre developments.

In the Western Australian planning system, when a proposed land use is not completely clear or explicitly defined, the decision maker will apply 'the genus test'. They ask whether the proposed activity broadly fits within the "type, class, or genus of activity" of an already existing, defined use category¹. Where the proposal cannot be assigned a genus, the proposal is managed through a formal statutory procedure known as a "Use Not Listed" under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This raises questions about whether existing planning definitions remain fit for purpose and whether a dedicated land use classification should be considered. NSW has a specific land use classification for data centres, defining them as 'a building or place the principal purpose of which is to collect, distribute, process or store electronic data using information technology'. Victoria has also committed to explicitly incorporate a definition into state planning provisions under the Sustainable Data Centre Action Plan, defining a data centre as land used to 'collect, distribute, process, or store digital data'.

The issue is likely to become more pronounced as facilities continue to increase in scale and complexity. While smaller facilities may fit comfortably within existing industrial land use classifications, large-scale data centres increasingly operate as nationally significant infrastructure assets that extend beyond traditional industrial development models.

More broadly, a lack of planning certainty can affect investment decisions, strategic infrastructure planning and community understanding of proposed developments.

4.3. Community Amenity and Urban Design

Noise appears to be one of the most significant amenity considerations associated with contemporary data centre development. While data centres generally generate relatively low levels of traffic and human activity during operation, they often rely on cooling systems, mechanical plants, ventilation equipment and backup power generation infrastructure that may operate continuously or be tested regularly. These components can create a persistent, low-frequency hum that differ from the broader mid-to-high-frequency noise typically associated with traditional industrial and commercial developments.

In Western Australia, operational noise generated by data centres must generally comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations). Consequently, noise considerations can become a significant factor in both site selection and

¹ Shire of Perth v. O'Keefe (1964) 110 CLR 529



development assessment, particularly where facilities are proposed near residential or other noise-sensitive land uses. Given the scale of cooling infrastructure, mechanical plant and backup power generation associated with many modern data centres, proponents are often required to undertake detailed acoustic modelling and demonstrate compliance with the applicable noise standards. In some cases, this may influence building design, equipment selection, acoustic treatments and operational arrangements to achieve acceptable planning and environmental outcomes.

Recent development applications in Western Australia demonstrate that noise is already emerging as a key assessment issue. A proposed data centre in Belmont required detailed consideration of potential amenity impacts arising from noise due to its proximity to residential development. Similarly, an expansion of an existing data centre in Malaga was approved subject to conditions requiring further acoustic assessment and compliance with applicable noise requirements.

The significance of noise impacts is particularly evident in the assessment of a data centre in Hazelmere. The City of Swan determined that, despite the proposal being generally consistent with the applicable zoning and planning framework, it would result in significant adverse amenity impacts arising from noise emissions across a broad area of the locality. The application was subsequently withdrawn following significant community opposition. This demonstrates that operational noise has the potential to become a determining planning issue where facilities are located close to sensitive land uses.

These examples highlight the importance of careful site selection, appropriate separation distances, acoustic design and operational management measures in the assessment of data centre developments. While the Noise Regulations provide an established framework for assessing operational noise impacts, the increasing scale and complexity of modern data centre developments may create merit in developing complementary planning guidance relating to noise assessment methodologies, site design and the management of operational plants and equipment associated with data centres.

4.4. Parking Standards

Recent development applications in Western Australia have highlighted that the operational characteristics of data centres can differ significantly from those of traditional industrial and commercial developments. While data centres often occupy large sites and involve substantial capital investment, ongoing staffing levels are typically low, resulting in considerably lower parking demand than many conventional land uses.

Several recent applications have sought significant variations to standard parking requirements, including:

- Belmont: reduced parking provision approved due to lower operational demand than a typical warehouse or industrial development.
- Malaga: significant parking shortfall accepted subject to occupancy limits and a parking management plan.
- Maddington-Kenwick Strategic Employment Area: substantial parking variation approved reflecting low workforce numbers and limited on-site activity.

These examples suggest conventional parking standards may not align with the operational characteristics of modern data centres.



5. Infrastructure and Servicing Implications

5.1. Electricity Infrastructure

Electricity infrastructure is a key consideration in data centre development and can significantly influence site selection and broader land use outcomes. Large-scale facilities often require direct connections to transmission infrastructure, new substations and, in some cases, network augmentation works. As a result, the infrastructure required to support a data centre may extend beyond the development site itself and involve multiple agencies, service providers and approval processes.

The increasing importance of electricity infrastructure is also likely to influence future development patterns. Access to high-capacity electricity networks may become a dominant locational factor for data centres, potentially influencing industrial land values, infrastructure investment decisions and the concentration of development within particular precincts and infrastructure corridors.

These considerations highlight the need for greater coordination between planning authorities, electricity network providers and proponents to ensure data centre development is supported by integrated land use and infrastructure planning. Such an approach would assist in identifying servicing requirements early, reducing development uncertainty and supporting more efficient infrastructure investment.

5.2. Water Servicing

Water is another important servicing consideration for many data centre developments, particularly those utilising cooling technologies that rely on water-based systems.

The scale of water demand associated with a facility can vary significantly depending on the size of the development, operating requirements, cooling design and climatic conditions. While not all data centres have substantial water requirements, the increasing scale of modern hyperscale and artificial intelligence facilities has heightened interest in understanding water demand and long-term servicing needs. Recent experience in Australia has highlighted the potential scale of future servicing requirements, with the Water Services Association of Australia reporting that water utilities are receiving requests from proposed data centre developments seeking water allocations of between 5 and 40 million litres per day². These requests demonstrate the importance of understanding servicing requirements early in the planning process and ensuring that future development is aligned with infrastructure capacity and long-term water servicing strategies.

National Cabinet has agreed that future mandatory standards for large-scale data centres should address water-use outcomes, while the Commonwealth Government has proposed expectations relating to water efficiency, the use of non-potable and recycled water where appropriate, and greater transparency around water consumption.

While there are currently limited publicly identified examples of data centres utilising recycled water in Western Australia, State policy encourages the use of alternative water sources where

² Water Services Association of Australia. 2025. Data Centres and Water in Australia - [link](#)



feasible, sustainable and economically viable³. As investment in the sector grows, there may be merit in exploring opportunities for recycled water, non-potable water supplies and innovative cooling technologies to reduce reliance on potable water networks and improve long-term servicing outcomes.

For Local Governments, water-related considerations are less likely to centre on resource scarcity and more likely to involve questions of infrastructure capacity, servicing arrangements and integration with existing networks. The increasing scale of future proposals reinforces the importance of early engagement between proponents, water service providers and planning authorities to ensure infrastructure planning and investment can respond to future demand. Greater coordination between planning authorities, water service providers and proponents may therefore be required to ensure infrastructure delivery aligns with broader regional and local planning objectives.

5.3. Transport and Construction Impacts

The development of major facilities may involve extensive earthworks, large construction workforces, heavy vehicle activity and the transport of specialised equipment. Depending on the scale of the proposal, these construction activities can have implications for local road networks, freight routes and surrounding communities.

Unlike many industrial developments, operational traffic volumes from data centres are often relatively low. Consequently, traditional transport assessment methodologies may not always fully reflect the broader infrastructure implications of these developments. The disparity between significant development scale and comparatively limited operational traffic can also influence how economic and land-use outcomes are evaluated.

As projects increase in size and complexity, Local Governments may need to place greater emphasis on managing construction impacts.

5.4. Integrated Infrastructure Planning

A common theme emerging across all servicing considerations is the growing need for integrated infrastructure planning.

Many of the challenges associated with data centre development arise not from the primary development itself, but from the substantial supporting infrastructure required to enable its operation. Electricity networks, substations, telecommunications infrastructure, water servicing, transport networks and associated utility works are often delivered through separate planning and approval processes involving multiple stakeholders.

As the sector grows, ensuring effective coordination between Local Governments, State agencies, infrastructure providers and proponents will become increasingly important. A more integrated approach to planning may assist in identifying servicing constraints earlier, improving investment certainty and ensuring infrastructure delivery aligns with broader strategic planning objectives.

³ Government of Western Australia 2008. State Water Recycling Strategy - [link](#)



6. Conclusion

Data centres are rapidly emerging as a significant component of Australia's economic, digital and critical infrastructure landscape. Western Australia's existing planning framework provides mechanisms to assess these developments, but it was not designed for facilities of the scale, complexity and infrastructure intensity now being proposed. Many of the issues identified in this paper extend beyond individual development applications and require a more strategic and coordinated response. Alongside Commonwealth standards that complement the State planning system, a comprehensive plan to guide data centre development in Western Australia—including strategic planning guidance, a consistent land use definition and a Data Centre Planning Code—would provide greater certainty for industry, support coordinated land use and infrastructure planning and enable Local Governments to manage local planning and community outcomes more effectively.



Appendix 1: Recently Considered Data Centre Proposals

Year	Local Government	Address	Proposal	Zoning	Land Use	Planning Issues Raised
2018 - 19	City of Perth	25 (Lots 1-6) Newcastle Street and 105 (Lots 7-15) Lord Street, Perth	Proposed 10 level office building and 9 level data centre building containing 44 commercial tenant parking bays	City Centre	Office' and data hall (unlisted use)	The variations to the building heights and setbacks are considered acceptable in the context of the site. The variations to the building height and setbacks will not result in any adverse impact in terms of local amenity with the development satisfying the principles of the City's Building Height and Setback Policy 4.4 in terms of access to sunlight and views of the sky and can be supported in accordance with clause 36 of CPS2. It is considered that the design matters raised by the DAC have been adequately addressed through design modifications and further justification, with the outstanding matters able to be further refined through conditions of approval. To address the matter of sustainability, a condition is recommended to require the applicant to prepare and submit a sustainability report for the City's approval.
2022 - 23	City of Belmont	37 (Lot 3) Abernethy Road, Belmont	Proposed Warehouse (Data Centre)	Mixed Business	Warehouse - D use	Due to the proximity of the development to dwellings, it is necessary to consider the potential amenity impacts arising from the development. In this case it is considered that the most likely impact relates to noise. The proposed carparking for the development does not comply with parking requirements of LPS15. However, given the nature of the use and the likely parking demand, it is considered suitable to accept the reduced figure that is proposed.

2023 - 24	City of Swan	Lot 101 (No. 10) Malaga Drive, Lot 327 (No. 10) and Lot 328 (No. 12), Millrose Drive, Malaga	Data Centre (Warehouse) (Expansion of existing DC)	General Commercial Zone General Industrial Zone	Warehouse - P use	While exceeding the typical plot ratio for industrial development, it is considered appropriate as it does not constitute overdevelopment of the site. The data centre has a 332-bay shortfall, which was considered to be appropriately managed through conditions limiting on-site occupancy to 38 people (90 during emergencies) and requiring a parking management plan. The DA was lodged without an acoustic assessment, which was conditioned to ensure compliance with the noise regulations. Shortfall of 638 parking bays was considered appropriate as there was approximately 1 car bay per employee. Whilst being located in a bushfire prone area, DFES raised no objection to the proposal but recommends the vegetation within the Tonkin Highway reserve be reassessed for future substation development.
2025 - 26	City of Gosnells	Lots 1, 10, 1 (No.307, 323, 329) Kenwick Road & Lot 500 (No.582) Bickley Road, Maddington	Proposed Warehouses and Ancillary Structures	Currently 'Business Development'. Proposed 'Industrial Development' under draft LPS. 'General Industry' under Maddington Kenwick Strategic Employment Area Structure Plan	Warehouse - D use	"Whilst the application is considered to be consistent with the zoning framework under the City of Swan Local Planning Scheme No.17 for the site and this part of the locality and State and local planning policies relevant to the physical development of the land, the proposed data centre would operate to cause a significant and adverse impact to the amenity of a broad part of the locality and parts of the surrounding locality by way of noise emissions. On this basis alone the application is not supported and refusal is recommended." This application was withdrawn.
2025 - 26	City of Swan	Lots 14 & 15 Stirling Crescent, Hazelmere	Proposed Data Centre Development	Special Use Zone No.15 (Hazelmere Enterprise Area Structure Plan)	Warehouse	"Whilst the application is considered to be consistent with the zoning framework under the City of Swan Local Planning Scheme No.17 for the site and this part of the locality and State and local planning policies relevant to the physical development of the land, the proposed data centre would operate to cause a significant and adverse impact to the amenity of a broad part of the locality and parts of the surrounding locality by way of noise emissions. On this basis alone the application is not supported and refusal is recommended." This application was withdrawn.

