



**SY018-03/16  
APPENDIX B**



Right of  
Carriageway  
Easement  
through to  
Taylor Road

Development Site

Needling Hill Road  
Constructed to this point  
from Cameron Road

Lot 19919

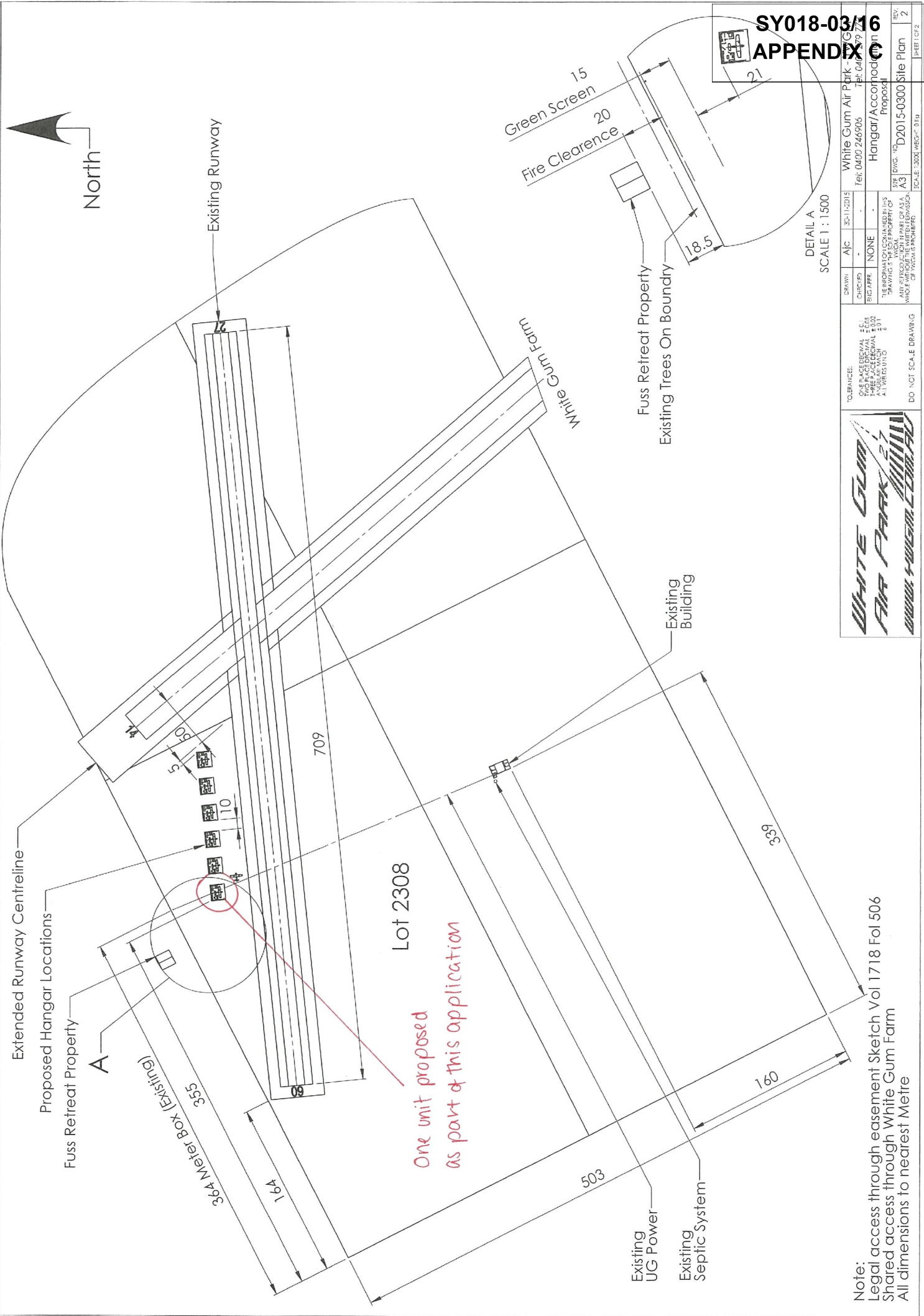
Lot 2308

Lot 8038

Needling Hill Road

Cameron Rd





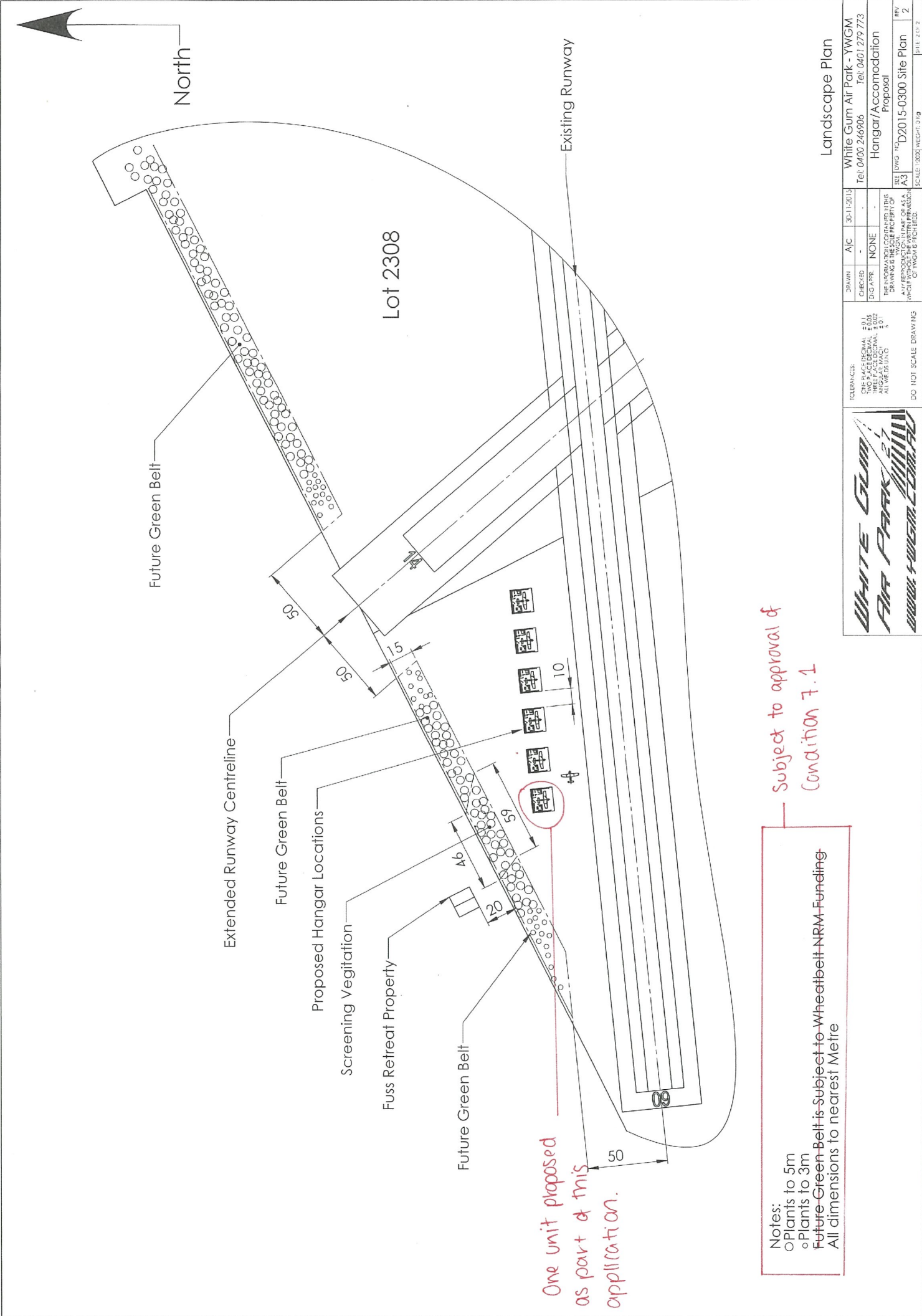
Project No.	SY018-03/16
Title	White Gum Air Park - Proposals
Client	White Gum Air Park Pty Ltd
Project	Hangar/Accommodation
Rev	2
Date	2015-03-00
Scale	1:500
Sheet	CG 2

DETAIL A  
SCALE 1 : 1500

Drawn	AJC	30-11-2015
Checked	-	-
Designed	NONE	-
I AM AN ARCHITECT AND I AM REGISTERED IN THE AUSTRALIAN ARCHITECTURAL BOARD AND I AM A MEMBER OF THE AUSTRALIAN INSTITUTE OF ARCHITECTS.		
DO NOT SCALE DRAWING		

**WHITE GUM AIR PARK**  
www.whitegumairpark.com.au

Note:  
Legal access through easement Sketch Vol 1718 Fol 506  
Shared access through White Gum Farm  
All dimensions to nearest Metre



One unit proposed as part of this application.

Notes:  
 o Plants to 5m  
 o Plants to 3m  
 Future Green Belt is Subject to Wheatbelt NRM Funding  
 All dimensions to nearest Metre

Subject to approval of Condition 7.1

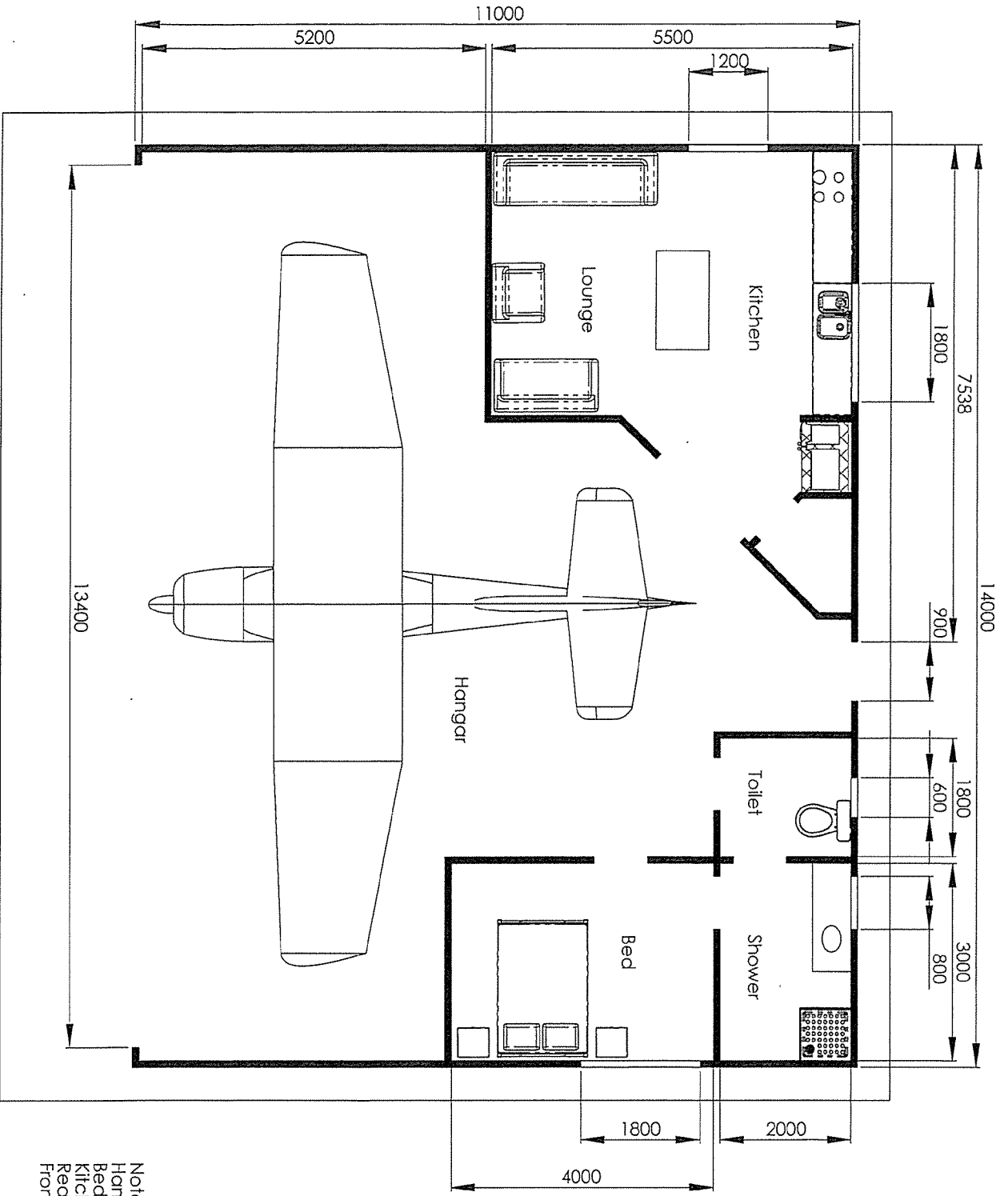


TOLERANCES:		DATE: 30-11-2013	PROJECT: White Gum Air Park - YWGM Hangar/Accommodation Proposal
CHESS: 0.1	SCALE: 1:100	DRAWN: A/C	DATE: 30-11-2013
FINISH: 0.2	SCALE: 1:100	CHECKED: NONE	PROJECT: White Gum Air Park - YWGM Hangar/Accommodation Proposal
ANGLES: 1:0	SCALE: 1:100	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WHITE GUM AIR PARK. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WHITE GUM AIR PARK.	
ALL VEGETATION:	SCALE: 1:100	DO NOT SCALE DRAWING	
SCALE: 1:100		SITE: D2015-0300 Site Plan	
SCALE: 1:100		REV: 2	

Landscape Plan

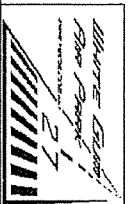
White Gum Air Park - YWGM Hangar/Accommodation Proposal

White Gum Air Park - YWGM Hangar/Accommodation Proposal  
 D2015-0300 Site Plan  
 Rev: 2

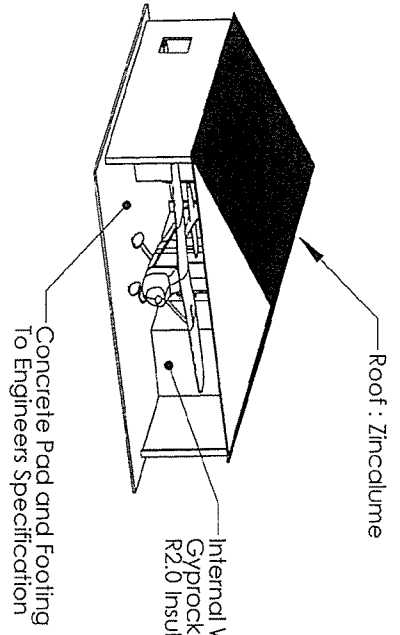


Plan View

Notes:  
 Hangar Floor Area : 154m<sup>2</sup>  
 Bedroom, Shower and Toilet Doors Not Shown  
 Kitchen Sliding Door Not Shown  
 Rear exit Door not Shown  
 Front Double Sliding Doors Not Shown

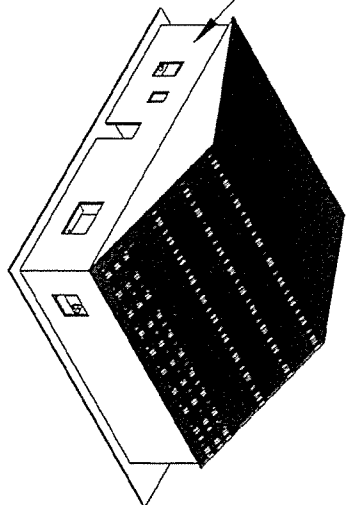


TODRAWN		DRAWN		DATE		PROJECT	
GUY FLETCHER THE PRACTICE NEWBURGH		A/E		15-03-2015		White Gum Air Park Tel: 0400 246 906 Tel: 040 279 773	
DO NOT SCALE DRAWING		CHECKED		BY		PROJECT NO	
27		NONE		-		D2015-0315-001	
THE PRACTICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN UNLESS SPECIFICALLY ADVISED IN WRITING BY THE PRACTICE.		SCALE		DATE		REV	
A3		1:50		01/03/15		0	

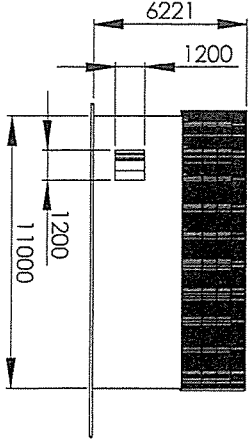


Internal Walls :  
Gyprock on Steel Stud, Plate & Noggling  
R2.0 Insulation Batts

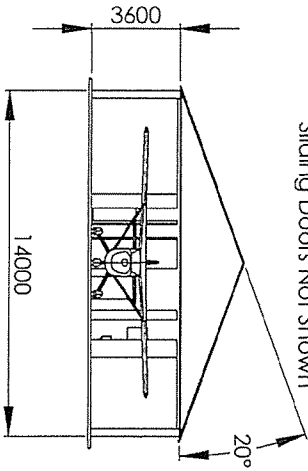
External Walls : Zincalume



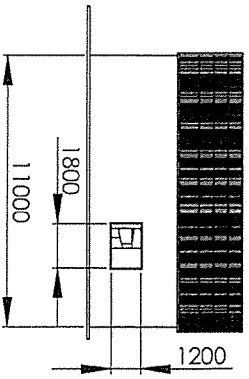
Side Elevation



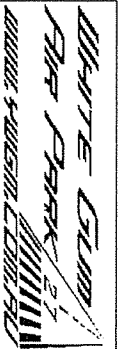
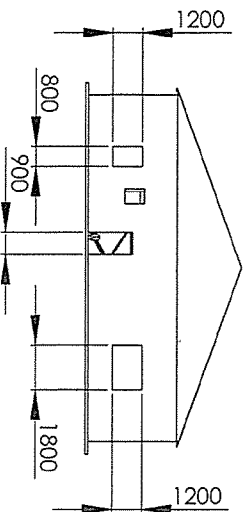
Front Elevation  
Sliding Doors Not Shown



Side Elevation



Rear Elevation



REFERENCES  
 ONE PLAN ROOM 1.05  
 HELL PLAN ROOM 1.02  
 ALL WORKS TO BE  
 AS SHOWN UNLESS  
 OTHERWISE NOTED

NO	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	15/03/2015
2	REVISED DRAWING	15/03/2015
3	REVISED DRAWING	15/03/2015
4	REVISED DRAWING	15/03/2015
5	REVISED DRAWING	15/03/2015
6	REVISED DRAWING	15/03/2015
7	REVISED DRAWING	15/03/2015
8	REVISED DRAWING	15/03/2015
9	REVISED DRAWING	15/03/2015
10	REVISED DRAWING	15/03/2015

White Gum Air Park  
 Hanger/Accommodation Unit  
 Proposal  
 D2015-0315-001  
 SCALE 1:200  
 DRAWING NO. 010  
 SHEET 08 OF 08



**SCHEDULE OF SUBMISSIONS**  
**P1018 – One Aircraft Hangar & Farm Stay Style Accommodation**

No.	Name	Nature of Submission	Comments
1.	Adjoining Landowner to the west of property.	<p>Objection to proposal based on:</p> <ul style="list-style-type: none"> <li>The use of the existing easements for commercial access is inappropriate and not intended to be used for this purpose at the time the easement was established.</li> <li>Use is not consistent with a General Farming zone</li> <li>Concerns over expansion and scale of the business should the venture be successful.</li> <li>Issues associated with noise, proper disposal of sewage, garbage and other general waste and concerns of contamination of surrounding water bodies.</li> <li>Concerns of detrimental impact on livestock from aircraft noise.</li> <li>Concerns over number of guests ranging from 10-20 persons and through to 80-90 persons over a weekend.</li> <li>Concern over number of aircrafts permitted to fly in immediate vicinity given that there is an existing aircraft flying operation on Lot 8038.</li> <li>Concerns over health and safety of aircraft storage and fuel in proximity to accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate conditions have been included on approval so that an alternative access is established and the easements through adjoining farmland will not be utilised for guests/visitors as part of this development.</li> <li>The use is consistent with the objectives of the General Agriculture zone established in Town Planning Scheme No. 2. Refer to Council Report for further discussion.</li> <li>The planning consent is for one hangar and accommodation unit. Additional units will require further planning consent and conditions have been recommended on approval to limit the use of the runway strip.</li> <li>It will be the responsibility of the owner to manage and remove waste from the property. It is in the owner's interest for this to be managed properly to make the accommodation units attractive for use.</li> <li>Use of the runway to generate noise is expected to be infrequent and take-off/landing will be brief. Conditions on approval have been included to limit the use of aircrafts at certain hours. It is also considered that the size of hangars and runway length are limiting factors for aircraft size and the type of aircrafts able to use the runway will be limited as provided in the officer's report. Noise associated with the aircrafts is not anticipated to be any more distracting than the use of normal farm machinery.</li> <li>The application is for a one hangar and accommodation unit only and conditions have been included on approval to restrict the use of the run way strip. The frequent holding of events or introduction of new commercial uses that would attract that number of guests is very likely to require planning consent to be issued for the use and require assessment from the Shire.</li> <li>Not anticipated to be an issue. Operators and pilots are required to operate in accordance with CASA Safety Regulations. Conditions on approval will limit the use of the runway to the approved accommodation unit and permitted agricultural use. One aircraft will be associated with the approved Hangar/Accommodation Unit.</li> <li>The Applicant will be required to comply with all health, building and safety regulations with regards to fuel storage within the aircraft and proximity to accommodation units. There are a</li> </ul>

		<ul style="list-style-type: none"> <li>Concerns over detrimental impacts on crops, loss of income, building, fences, personal damages and who will cover this for insurance purposes.</li> </ul>	<ul style="list-style-type: none"> <li>number of similar facilities operating in Northam which have achieved compliance and is not considered an issue which would restrict planning consent being granted.</li> <li>It is not anticipated that the proposal will have a detrimental impact on adjoining properties which is further discussed in the Council Report. No detail of how the proposal would result in these damages has been provided. The circumstances described appear to be civil matters which the Shire would not be involved in.</li> </ul>
<b>Public Authority Submission</b>			
2.	Western Power	The proposed work is near electrical installations and powerlines. The person in control of the work site must ensure that no person, plant or material enters the 'Danger Zone' of an overhead power line or other electrical network assets.	Noted. Information will be forwarded to the applicant.
3.	Water Corporation	No Water and Waste Water Services are available to this development.	Noted. Applicant will be required to provide details of the potable water supply as a condition of approval.
4.	Department of Health	No Objections	A separate application for onsite effluent will be required to be approved. N/A
5.	Civil Aviation Safety Authority	The airpark is an Aeroplane Landing Area, CASA does not regulate the construction of maintenance of such facilities but does advise that any facility should be done so in accordance with the Advisory Publication CAAP 92-1 (1) Guidelines for Aeroplane Landing Areas.  CASA notes that all clearances as detailed within the proposal comply with CAAP 92-1.	Noted.
6.	Telstra	No Objections	N/A
7.	Department of Aboriginal Affairs	No Objections.	N/A