

LOCAL PLANNING POLICY

LPP9: NORTHAM AIRPORT DEVELOPMENT

<i>Responsible Department</i>	Development Services
<i>Resolution Number</i>	C.3536
<i>Resolution Date</i>	21/11/2018
<i>Next Scheduled Review</i>	2021
<i>Related Shire Documents</i>	Local Planning Scheme No. 6
<i>Related Legislation</i>	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015

OBJECTIVES

- a) Provide certainty for lease holders at the Northam Airport in terms of private and commercial hangar development by ensuring that all development issues are considered when applying for planning approval and that the amenity of the Northam Airport is preserved;
- b) Ensure that private and commercial hangars are constructed with appropriate materials;
- c) Ensure that private and commercial hangars proposed to be constructed are assessed against minimum design standards as set out in this policy; and
- d) Provide guidance to Council and Council's officers when considering applications made under this policy.

SCOPE

Purpose

The purpose of this Local Planning Policy is to provide design guidelines that achieve development outcomes which complement the desired outcomes of the Northam Airport Masterplan (2015) and compliance requirements as identified by the Scheme and the Building Code of Australia.

Application

This Policy applies to all development within the Northam Airport as identified by the Scheme as 'Public Purpose – 'A' (Airport)'.

Exemptions

This Policy does not affect private aviation development held on private landholdings (Rural).

Relationship of this Policy to other Local Planning Policies

This Policy is to be read in conjunction with the following Local Planning Policies:

- Local Planning Policy No.2 'Site Construction, General Development and Subdivision Guidelines';
- Local Planning Policy No.5 'Use of Sea Containers & Other Similar Storage Structures'; and
- Local Planning Policy No.16 'Advertising Signage'.

Authority to prepare and adopt a Local Planning Policy:

Schedule 2, Part 2, clause 3(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) allows Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Shire's Local Planning Scheme No.6 (the Scheme) area.

This policy will be made effective once Council has completed the process stipulated in clause 4(1) up to and including clause 4(4) of the Regulations.

Relationship of this Policy to the Scheme:

If a provision of this Policy is inconsistent with the Scheme, the Scheme prevails. This Local Planning Policy is not part of the Scheme and does not bind Council in respect of any application for development approval. However, Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Definitions:

The following are definitions that may be used as part of this policy in addition to the definitions included in Local Planning Scheme No 6:

"Council" means the elected members of the Shire.

"Leaseholder/Lessee" means the legal signatory to the lease held for the leasehold area with the Shire of Northam.

"Lease Area" means the area held by the lessee for hangar development which are denoted individually within Schedule 1 and 2.

“**Scheme**” means Local Planning Scheme No 6.

“**Shire**” means the Shire of Northam.

“**Non-Build Buffer**” means hashed areas denoted within Schedule 1 and 2 for the purposes of retaining access and egress to which no development shall be permitted to occur within areas designated as such (retained by the Shire of Northam).

POLICY

Delegated Development Approval

The Regulations require all development (works and use) on ‘Local Reserves’ for ‘Public Purposes’ (A – Airport) to obtain Development Approval. Where a development proposal is proposed that meets the requirements of this Policy, it will be granted Development Approval by Council’s Chief Executive Officer or Council’s Executive Manager Development Services under Delegated Authority from Council.

An Application for Development Approval is required to be lodged in accordance with Council’s requirements and the scheduled fee paid. Delegated staff may place conditions on the approval to ensure relevant provisions of this Policy are met by the development. Approval of the Development Approval application will be required prior to issue of a Building Permit and on-site works commencing.

Full Council Development Approval required for all other proposals

Where a Hangar or Storage Structure is proposed that does not meet one or more requirements of this Policy, the application will require the approval of full Council. An Application for Development Approval is required to be lodged in accordance with Council’s requirements and the scheduled fee paid. A written justification of the variation to the Policy sought is required to be lodged for consideration together with the Application.

Council will take into account the likely impact on the function of the Northam Airport and adjoining leaseholder areas (including land held by the Shire of Northam) in respect to the proposal, and compliance matters dealing with the Building Code of Australia when considering granting approval to a development that varies a provision of this Policy.

Where Council considers the proposed variation will adversely impact on the function of the Aerodrome or adjoining leasehold areas, it may place conditions on the approval to ensure the development complies with this Policy or refuse the application outright.

Approval of the application by full Council will be required prior to issue of a Building Permit and on-site works commencing.

Need for a Building Permit

A Building Permit is required to be sought and issued for any structures prior to on-site works commencing. Building Permit fees and levies are payable in accordance with the current Shire of Northam Fees and Charges.

A Certified Building Application must be submitted which has been signed off by a Structural Engineer/Certifying Authority other than the Shire of Northam.

1. Development Guidelines

1.1 Hangar Development – Setbacks & Lease Area (Private & Commercial Hangars)

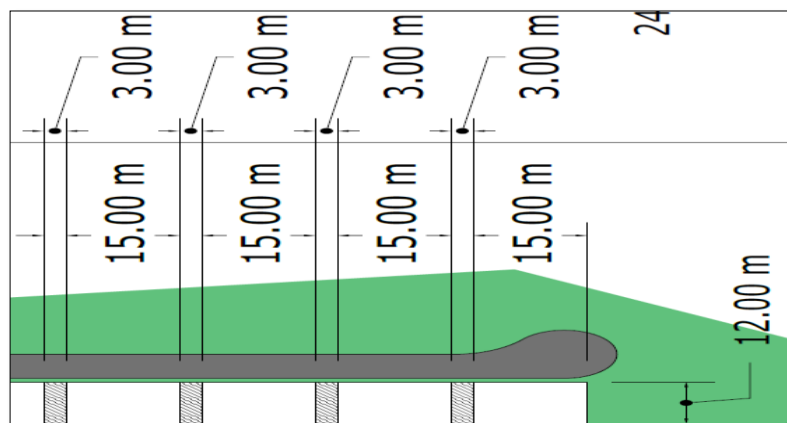
1.1.1 Hangars shall comply with the following minimum building setbacks and requirements:

Setback Area	Setback/Building Requirements
Front	• Nil setback – no obstructions/objects located outside leasehold area
Rear	• Nil setback – no obstructions/objects located outside leasehold area
Sides	• 1.5m Setback

1.1.2 Where the relevant side setback cannot be achieved, a firewall shall be required to be installed.

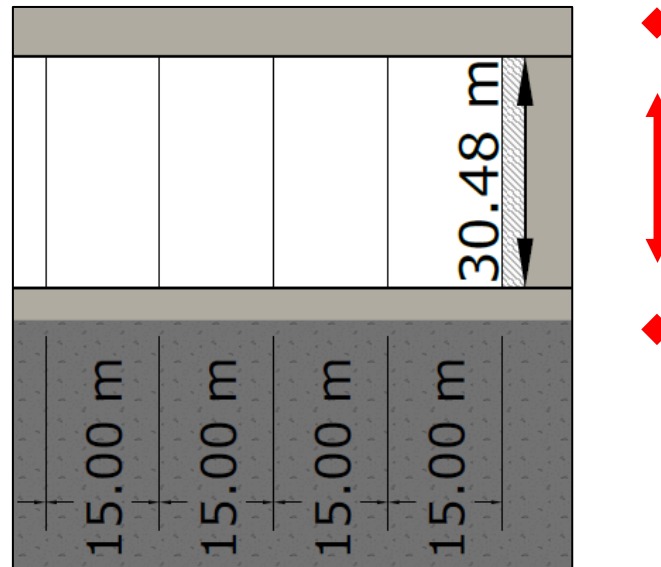
1.1.3 Notwithstanding 1.1.2, where a hangar space incorporates a building exclusion area (Non-Build Buffer) between each hangar lease area (3m buffer), the side setback may be varied at the discretion of the local government.

Example:



- 1.1.4 Notwithstanding 1.1.1, where an existing hangar lease area contains a dual frontage to two taxiways, the development of a front and rear facing hangar (2 hangars) may be permitted if it complies with the provisions of this policy, and where a 3m buffer to existing hangars can be established. If a 3m buffer cannot be established, firewall/s shall be required to be installed.

Example:



1.2 Hangar Development Area (Private & Commercial Hangars)

- 1.2.1 Development shall be wholly confined to the lease area.
- 1.2.2 Development is not permitted within the "Non-Build Buffer" unless otherwise approved at the discretion of the local government. "Non-Build Buffer" areas are denoted with hashed shading in Schedule 1 and 2.

1.3 Hangar Development Requirements (Private & Commercial Hangars)

- 1.3.1 All Hangars shall have a maximum wall height of 4.5 metres.
- 1.3.2 All development shall be confined to the lessees designated lease area unless otherwise approved by the Shire of Northam.
- 1.3.3 All hangars are to be clad to a minimum standard of factory applied non-reflective painted steel to the walls and roof.
- 1.3.4 Storage of all equipment used in the operation of the private hangar is to be contained within the hangar(s) at all times.
- 1.3.5 Aviation fuel and combustible chemicals are to be stored in accordance with established guidelines/regulations from the Department of Consumer & Employment Protection (Dangerous Goods Safety). No more than 410 litres of aviation fuel is to be stored on a lease area without Shire approval.

- 1.3.6 No person shall use a hangar site for industrial purposes (General Industry/Light & Service Industry). Use of any Northam Airport hangar site shall be aviation related business only.
- 1.3.7 No hangar site, private or commercial, is to be used for the purpose of human habitation or fitted out for human habitation.
- 1.3.8 The installation of wood burning appliances is not permitted.
- 1.3.9 All applicants proposing development at the Northam Airport should be made aware of the limitations in relation to the supply of water pressure.
- 1.3.10 A minimum 2,000 litre rainwater tank is to be installed within the leased area for the purposes of stormwater management.
- 1.4 Specific Requirements – Private Hangars
 - 1.4.1 All vehicles are to be parked entirely within the leased area or in the public car parking area provided on the Northam Airport site.
 - 1.4.2 Developers of private hangars are not obligated to provide private ablution facilities within the hangar. There are public ablution facilities at the Northam Airport site that can be accessed.
 - 1.4.3 The owners of private hangar sites shall maintain the hangar in a neat and tidy manner and ensure the surrounding lease site is kept free of disused materials and rubbish.
- 1.5 Specific Requirements – Commercial Hangars
 - 1.5.1 Car Parking bays are to be provided within the leased area at a minimum rate of one bay per employee wholly located within the lease area. The general public utilising the services of the commercial hangar are to use the public car parking facility unless additional car parking is provided.
 - 1.5.2 A minimum of one unisex, accessible toilet may be provided per commercial hangar, as per the requirements of the Building Code of Australia (where determined applicable by the local government).
 - 1.5.3 Prior to any signage being erected on a commercial hangar site, a signage application is to be submitted to and approved by the Shire.
 - 1.5.4 The owners of commercial hangar sites shall maintain the hangar in a neat and tidy manner and ensure the surrounding lease site is kept free of disused materials and rubbish.