



Schedule of Submissions for Amendment No.2 to Local Planning Scheme No.7

No.	Name & Address	Description of affected property	Summary of Submission	Applicant/consultant Comment	Officer Comment	Council's Recommendation
1	Ereog Holdings	18245 SW Hwy, Donnybrook	<ul style="list-style-type: none"> Are a working orchard that suffers from damage caused by birds and kangaroos. It is necessary to implement many bird scaring techniques. Over the years have tried predator kites, installed electronic scaring devices, driving around, shooting blank ammunition and gas guns. Fears that new tenants will find the gas guns a problem bringing complaints and hindering the business. Already have a noise management plan agreed by the Shire and DER. Request all new purchasers advised and made fully aware that they live next to an orchard and that Council protect the orchard business by preventing purchasers from being able to make complaints about necessary levels of noise. 	<p>The proposed amendment seeks only to enable a greater range of lot sizes on land already zoned for residential purposes. It would be an item to be addressed irrespective of the proposed amendment (or structure plan).</p> <p>This matter can be addressed by a Section 70A notification on new titles, required as a condition of subdivision, alerting new owners to the presence of the orchard and that some disturbance may be experienced as a result of its approved practice.</p>	<p>Note.</p> <p>Uphold in part. It is recommended that a section 70A notice be placed on the title advising prospective owners of impacts on amenity and enjoyment of land resulting from nearby orchard activity</p> <p>Note</p> <p>Uphold. See point above regarding Section 70A notification</p>	<p>Note</p> <p>Uphold in part</p> <p>Note</p> <p>Uphold</p>
2	Leanne Cooke	50 Leschenaultia Circle, Donnybrook	<p>Would like to take the opportunity to raise some concerns as follows:</p> <ul style="list-style-type: none"> Main objection is to opening up Orchard Ct so as to provide access to the new subdivision. Am against this because it will have a huge impact on Leschenaultia Circle. 	<p>It is understood that providing road connections to adjoining properties identified for future urban development was a requirement of the subdivision of the Meldene Estate, Orchard Ct</p>	<p>Dismiss. The role of Orchard Court is explained in more detail in the Council report.</p>	<p>Dismiss</p>

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				<p>serves no purpose, other than to provide a road link to the subject land, which is consistent with contemporary planning practice (Liveable Neighbourhoods) to provide for legibility and permeability.</p> <p>Liveable Neighbourhoods (Element 1 – Community Design) requires integration of new residential areas (as far as is practical) with abutting established areas that have been developed under conventional Western Australian Planning Commission policies. Such integration includes relatively frequent local street connections "in order to gain the benefits of integrated urbanism". Designs need to balance the benefits of integration against any significant adverse effects (such as the likelihood of heavy through traffic) that may occur in areas that were built under a different philosophy.</p> <p>The Structure Plan has been configured to reduce the dependency of Orchid Ct to provide a vehicular link between the two estates for the purposes of accessing South Western Highway, whilst enabling permeability for pedestrians, cyclists and emergency service</p>		