

The Glades Village Centre Stage 1 - Local Development Plan - Schedule of Modifications

<i>Section</i>	<i>Modification</i>	<i>Justification</i>
2. Streetscape Requirements Primary Street	Modify Provision 2 to state a 5.5m minimum garage setback for R40 lots (except Lots 3129 and 3138).	The civil drawings demonstrate that the footpaths are to be located less than 1m from the lot boundary for all roads affecting R40 lots. Road 1 was designed as a 13.2m wide mews, with footpaths on either side, located against the property boundary. Therefore, in accordance with Local Planning Policy 2.2 Residential Development Standards (R25-R60) (LPP2.2), a setback of 5.5m is required.
2. Streetscape Requirements Secondary Street	The Secondary Street section of Provision 2 being modified to state the below: Secondary Street <i>Dwelling (all levels)</i> - All lots - 1.0m <i>Garage</i> - All lots except Lot 3126 - 1.5m - Lot 3126 - 5.5m	The 1m secondary dwelling setback is consistent with LPP2.2 and the R-Codes, and is supported. However, this provision is not supported in relation to the secondary garage setbacks. LPP2.2 prescribes a 1.5m secondary garage setback for R40 lots. This provision is therefore inconsistent with LPP2.2 in regard to Lot 3133 and 3126, which require a minimum setback of 1.5m. Officers recommend that the provision for a 1m secondary setback to garages and dwellings for all lots be separated into separate provisions to align with LPP2.2. Although Lot 3126 also proposes a garage location off the secondary street, this lot is proposed to have an increased garage setback to align with the neighbouring garage setbacks (Lots 3127 and 3128), along Sheehan Way. This achieves above the 1.5m minimum setback under LPP2.2, and is supported.
4 Special Provisions for Lots Adjoining PAW	Provision 6 being modified to state: <i>'A porch, balcony, veranda or the equivalent may project to the PAW boundary for a maximum length of 10m, not exceeding 3m in wall height and 4.2m in ridge height.'</i>	The LDP proposes a provision for a porch, balcony, veranda or the equivalent may project to the PAW boundary for 100% of the boundary. Shire officers are concerned that if these structures are projected to the lot boundary along the entire lot boundary, this will result in high building bulk along the interface with the PAW, adversely affecting the amenity of this PAW. Officers recommend that this provision be modified to allow verandahs to project to the lot boundary of the PAW, however for this to be limited to a maximum length of 10m (and not exceeding 3m in wall height and 4.2m in ridge height), in accordance with the R-Codes.
Visually Permeable Fencing	Modify the Local Development Plan and legend to demonstrate Visually Permeable Fencing being located along the entirety of the lot boundaries between Lots 3150 and 3149, and the Pedestrian Access Way (PAW).	This visually permeable fencing is proposed only along the northern 1/3 of the boundary between these lots and the PAW. Visually permeable fencing along this boundary will provide an opportunity for passive surveillance and will improve the visual amenity and pedestrian safety of the PAW. Therefore, Officers recommend that this fencing extend along the entire boundary of the PAW.