

The Glades Village Centre Stage 2 - 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 R60 Lots (except lots 3104, 3105, 3106, 3107, 3111, 3112, 3120 and 3121)	The civil drawings for this subdivision demonstrate that the footpaths are to be located less than 1m from the lot boundary for all roads affecting R60 lots. The Shire and proponent engaged in discussions regarding the design of Roads 1 and 2, which is a mews. Through this collaboration, these Roads (1 and 2) was designed as a 13.2m wide mews, with footpaths on either side, located against the property boundary. Therefore, garage setbacks of 5.5m are 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 - 1.0m - Lots 3124 - 1.5m	This LDP proposes corner lots, Lots 3124, with garages on the secondary street with a minimum 1m setback. LPP2.2 prescribes a 1.5m secondary garage setback for R60 lots. This provision is therefore inconsistent with LPP2.2 and is not supported by Officers. 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.
4. Special Provisions for Lots Adjoining PAW	Provision 6 being modified to remove: <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. 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

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		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 3161 and 3162, 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, Shire officers recommend that this fencing extend along the entire boundary of the PAW.