

Whitby Town Centre No.18 – Local Development Plan – Schedule of Modifications		
Section	Modification	Justification
Primary Street Setbacks	The primary street setback provision being removed from the LDP, with LPP2.2 to determine primary street setbacks.	To ensure that the proposed LDP complies with LPP2.2 and that precedence is not set for varied setbacks to be justified because of one higher coded lot.
Provision 6 - Veranda/Portico Setback	Provision 6 being modified to state: <i>'A veranda or portico (subject to the Building Code of Australia) may not project more than 1.5m into the street setback area for lots coded R30 and R40.'</i>	To ensure that the proposed LDP complies with LPP2.2 and that the porticos and verandas do not impede on the streetscape. The R50 lot is to have a portico/veranda setback consistent with LPP2.2, being 1m.
Provision 8 - Fencing	Provision 8 being modified to state: <i>'Front fences within the primary street setback area being a maximum height of 900mm above natural ground level measured from the primary street side of the front fence. For the 4.5m secondary street return on corner lots, fencing must be visually permeable from 900mm above natural ground level.'</i>	To ensure that the proposed LDP complies with the fencing requirements of LPP2.2 and that street surveillance is provided, and front fencing does not enclose the street frontage or provide a feeling of entrapment.