

Area 5: Hinterland

Design Objectives

- To maintain the low-rise character building form, height and scale of the hinterland.
- To ensure development respects the existing character.
- To ensure development is designed to respond to the grain, rhythm and materiality of the existing dwellings.
- To respond to the existing landscape character.
- To protect the amenity of adjoining residential properties.

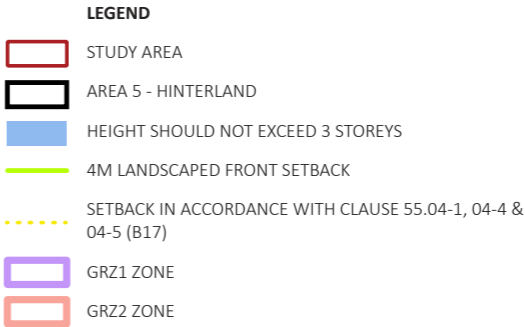


Figure 22 Area 5: Hinterland

Design Guidelines

1. To maintain the low-rise character building form, height and scale of the Hinterland areas.
2. Building heights should not exceed 3 storeys.
3. Development must comply with Clause 55 of the Planning Scheme with the following variations from Standard B6:
 - Walls of buildings should be set back from streets a minimum of 4 metres.
4. Buildings should be setback from a direct interface with residentially-zoned properties in accordance with Clause 55.04-1, Clauses 55.04-4 and 55.04-5.
5. Street facades should be articulated to respond to the prevailing 'rhythm' of the neighbourhood character.
6. Building materials and colour palette should reflect the existing residential character through natural, non-reflective materials, such as brick and wood; as well as muted colours.