



Information sheet #4 – Character areas and character buildings

This information sheet provides details on a proposed amendment to the Sunshine Coast Planning Scheme 2014 and Planning Scheme Policies, relating to Historic Cultural Heritage, dealing specifically with character areas.

What is a 'character area'?

A character area is a specific part of an urban area identified as having character significance. Character areas tend to be nominated in the key commercial and civic districts of historic Sunshine Coast townships, or in historic residential neighbourhoods.

A character area is an area in which the historical origins and relationships between the various elements create a sense of place and demonstrate important aspects of the history of the locality in which the area is situated.

Such areas are identified in the planning scheme Heritage and Character Areas Overlay mapping, which operates in tandem with other planning scheme provisions to aid in protecting these areas from inappropriate development.

What is a 'character building'?

Within each of the character areas, a number of buildings have been identified as a 'character building'. These buildings exemplify the identified character within the character area.

Character buildings are currently nominated within the statement of significance for some character areas. As part of the proposed amendment, character buildings will be specifically identified on the Heritage and Character Areas Overlay mapping.

As part of the proposed amendment, a small number of existing character buildings will no longer be identified as such. However, these properties may still be included within a character area.

Has there been a name change for neighbourhood character areas?

Yes. Character areas are currently referred to as 'neighbourhood character areas' in the planning scheme. In recognition of the commercial and civic nature of many of these areas, it is proposed the name of these areas be shortened to 'character areas'.

How have character areas been identified?

A comprehensive assessment of existing and previously suggested character areas has been conducted.

This assessment has resulted in the proposed retention (with modifications) of all existing character areas identified in the planning scheme, listed below:

- Eumundi - Cook Street
- Eumundi - Memorial Drive
- Eudlo - Rosebed Street
- Kenilworth - Elizabeth Street
- Landsborough - Cribb Street
- Landsborough East
- Nambour - Lower Blackall Terrace
- Nambour - Magnolia Street
- Nambour - Nethererton Street
- Palmwoods (general centre area)
- Woombye - Blackall Street
- Yandina (general centre area).

It is noted that changes are proposed to the boundaries of most of these existing character areas, to include new properties and exclude some existing properties.

Have your say before 4.30PM on Monday 16 September 2019

<https://haveyoursay.sunshinecoast.qld.gov.au/historic-cultural-heritage>



Are new character areas proposed?

Yes. The proposed amendment includes two new character areas. One is at Moffat Beach, with the other being located at Maple Street, Maleny (refer to 'Information Sheets #5 and #6 respectively for further details).

How are details of character areas provided?

Each character area has a statement of significance (also referred to as a character area citation). These are contained within the Planning Scheme Policy for the Heritage and Character Areas Overlay Code. In the proposed amendment, existing character areas have a revised statement of significance, while newly proposed character areas have a new statement of significance.

The statements of significance provide key information for the assessment of development applications within a character area, as well as being a useful source of information generally.

The statements of significance include full details of the character area, a statement identifying its history and character, a list of sites with buildings that contribute to the area's character, and a map of the area.

What does it mean to be located within a character area?

The existing lawful use of land within a character area or character building site can continue. This overlay element in the planning scheme is only applicable to certain new development proposals. Examples of such proposals include building or demolition works, earthworks, signage or changes in land use.

Under the proposed amendment, certain aspects of development proposed in a character area will require a development application to be made to Council. It is important to note that this may be only one of a number of reasons why a proposed development requires a development approval under the planning scheme.

These applications are typically subject to code assessment against specifically nominated planning scheme codes. However, where a proposed development involves the complete or

partial demolition, relocation or removal of a character building, such applications are subject to impact assessment, which includes assessment against a broader range of planning provisions and requires public notification of the application.

Applications are assessed against the Heritage and Character Areas Overlay Code, which has specific assessment provisions relating to land within this overlay element.

The code provisions seek to ensure that development is compatible with the conservation and enhancement of the streetscape character and significance of the character area. New buildings are expected to complement, rather than mimic or replicate the identified building styles in the character area. The active use or adaptive reuse of character buildings is supported where appropriate.

As character areas are unique, ensuring the appropriateness of a development proposal requires a site specific approach that is responsive to the local context.

Local heritage places can exist within character areas and often provide a key focal point for these areas. Where a local heritage place is also located within a character area, development proposals are assessed in relation to their impact on the heritage significance of the place as well as their compatibility with the character area (refer to 'Information Sheet #2 - Local heritage places' for further details).

How can I find out more or make a submission?

Further details on the proposed amendment (including online/mobile interactive mapping) can be downloaded from Council's website –

<https://haveyoursay.sunshinecoast.qld.gov.au/historic-cultural-heritage>

The website also provides details on how to make a written submission about the proposed amendment. Submissions must be received by Council no later than **4:30pm on Monday 16 September 2019**.

For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email

planningscheme@sunshinecoast.qld.gov.au