

CHARACTER OVERLAY

What is Character and why is it important?

Character is what makes an area unique. It is created by a particular architectural style, a roof shape, or a street which is immediately recognisable as representing a particular era of history. Every street has character - whether built in the 1890's or 1990's. It is often the historic character which reflects the special qualities that gives a place a particular meaning. It is this character which needs to be protected to maintain the special characteristics of a place or area.

Residential Character Demolition Control Area

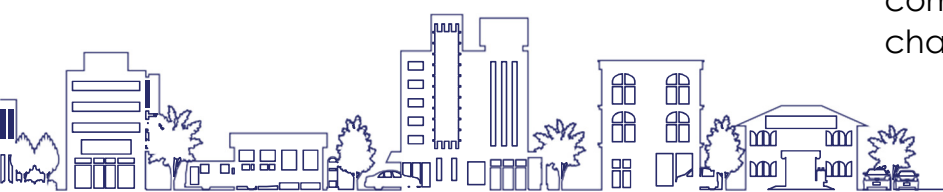
Sites within the residential character demolition control area are identified to value-add to the existing streetscape throughout the region. Demolition controls ensure:

- a) development protects residential buildings (or a part of a building) that forms part of a character streetscape primarily consisting of residential dwellings;
- b) development involving partial demolition work is facilitated through appropriate built form measures; and
- c) development permits demolition or removal of residential character buildings that are structurally unsound and incapable of repair.

Residential Character Design Control Area

Development (including renovations and extensions) in the residential character design control area ensures:

- a) that the design is sensitive to the built form, scale and character of the original building and surrounding buildings in the streetscape;
- b) the protection and retention of buildings that contribute to the character and architectural form of the area;
- c) the roof profile and building materials used are consistent with adjoining buildings;
- d) the front façade of buildings is consistent with the predominant front façade profiles of other character dwelling houses in the street and include a verandah which addresses the street;
- e) enclosing the ground floor of a building does not have an adverse impact on its character;
- f) carports and garages do not dominate the frontage and are subservient to the predominant building; and
- g) low-rise (up to two (2) storeys) infill dwelling types such as dual occupancies and multiple dwelling units are at a dwelling house scale and incorporate design features that are compatible with the established character within the streetscape.



Commercial Character Demolition Control Area

Development (including renovations and demolition) on sites within the commercial character demolition control area ensure:

- a) the protection and retention of buildings containing a concentration of character features;
- b) development permits demolition or removal of commercial character buildings that are structurally unsound and incapable of repair; and
- c) retention of facades that contribute to the continuation of facades in the streetscape.

Is my property within the Character Overlay? What does this mean for my property?

You can check Council's online planning tool (Rock e Plan - found on Council's website) to identify if your property is within the Character overlay mapping. A search can be completed by viewing the Planning Scheme - Schedule 2 Mapping or by entering your property address via the mapping service or planning rules search functions. If your property is located in a character overlay area, any development, building works or demolition works may be subject to the rules under the Character overlay code.

Please contact Rockhampton Regional Council's duty planner for more information.

