



# CHARACTER RESIDENTIAL ZONE



This fact sheet provides an overview of the Character Residential Zone. It describes what residential character means, how it might affect development and why it is important to communities in Gympie. The fact sheet is based on Gympie Regional Council's Planning Scheme 2013, reflecting the aims of the Scheme's Strategic Framework and development codes for Character Residential zoned land. A sample of the different kinds of building controls is also provided.

## Why is Character important?

The local government purpose is to provide protection for the traditional character and streetscape setting within the zone. Neighbourhood character describes cohesive traits of a street or series of streets that inspire a cultural attachment to an area's built form. With regard to the Character Residential Zone areas identified in the Gympie Regional Council Planning Scheme 2013 (the Planning Scheme), this is specific to distinct residential housing of the area. Cohesive neighbourhood character enriches the experience of the neighbourhood, and it is important that development does not erode residential character wherever it is identified.

## How is it defined?

Traditional residential building character may be described by building height or roof pitch for example. Traditional streetscape character may be described by facades, streetscape appearance, setbacks to the front road, or garage and carport siting with respect to the character housing. Heritage places are registered and listed in the Planning Scheme and Local Heritage Register and where residential in nature, will contribute greatly to an area's residential character. Characterising elements in the Gympie region may be defined differently according to location, for example Gympie urban areas, rural areas, or coastal settlements. The current Planning Scheme identifies Character Residential Zoned lands in the town of Gympie only.

## *When do character residential development controls apply?*



Character residential development controls apply when proposing to develop residential or non-residential uses on land zoned as Character Residential Zone under the Planning Scheme.

The development controls are listed in the Character Residential Zone Code of the Planning Scheme, and are applied to the assessment of a development proposal by Council or a building certifier. The development controls aim to protect existing character from unsuitable development and to ensure development complements the existing character.

Refer to Section 6.2.3 of the [Gympie Regional Council Planning Scheme](#) and [relevant zoning maps](#)

## Best Practice Examples

### Heights

Building heights are in keeping with other building heights in the surrounding Character Residential Zone, and are no more than 2 storeys.

Refer to image 1

### Setbacks

New or additional structures such as car ports or garages, should not be located in front of the residential character building or screen it from the street. New building or structures should be setback from the front road generally in line with adjoining buildings.

Refer to image 2

### Roof pitch

New buildings and structures should provide roofs generally in alignment with adjoining roof pitches or with a minimum roof pitch of 25 degrees.

Refer to image 3

### Streetscape

Through controls for building heights, setbacks and roof pitch, the character of the streetscape is protected. Important to the streetscape is the visibility of the residential character buildings to the front of other structures on site, and where any works occur in front of a line parallel to the street and passing through the middle of the building, they are consistent with the form and materials of the residential character building.

### Garages/ carports

Garages and carports are contained behind the mid point of the residential character building and if in front of this alignment, they are consistent with the form and materials of the residential character building.

### Heritage

The Gympie Regional Council Planning Scheme 2013 registers local heritage places, and if listed, these properties are subject to the same development controls as the Character Residential Zone. However properties identified in Schedule 4 Local heritage places of the Planning Scheme are further protected whereby the demolition or removal of the heritage structures are generally not allowed. The **Burra Charter** (<http://australia.icomos.org/publications/charters/>) is a document that describes adopted international standards for the protection and preservation of heritage places, and should be referred to for any works on a heritage listed place.

Heights of no more than 2 storeys.

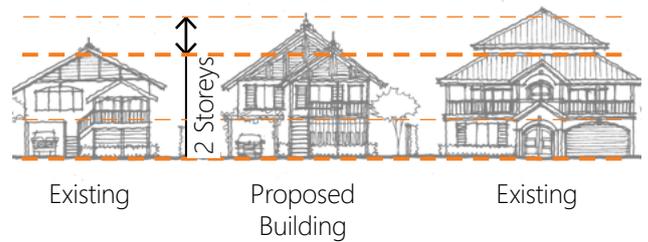
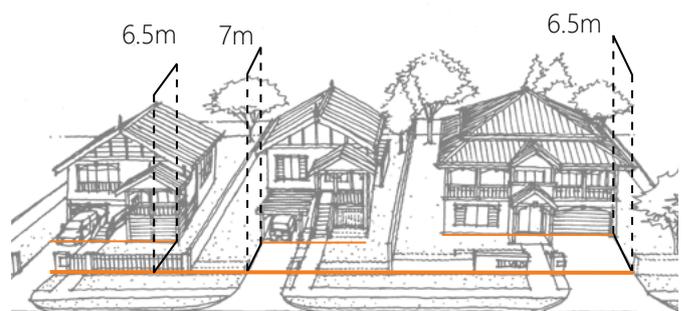


Image 1 - Building heights



Setbacks generally in line with adjoining buildings.

Image 2 - Setbacks

Minimum roof pitch of 25 degrees.

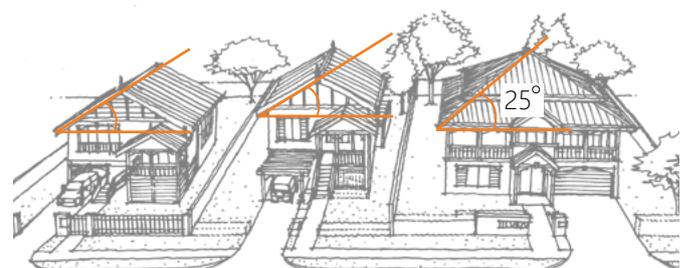


Image 3 - Roof pitch