



Information sheet #5 – Moffat Beach character area

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, specifically to provide guidance in relation to the proposed Moffat Beach character area.

What is the proposed Moffat Beach character area?

A character area is a specific part of an urban area identified as having character significance. A team of expert historians, in conjunction with Council staff, has identified a character area at Moffat Beach, proposed for inclusion in the planning scheme.

A map showing the location and extent of the proposed Moffat Beach character area is attached (refer to **Map 1**).

This character area is one of two newly proposed character areas (the other being Maleny Maple Street). There are 12 existing character areas in the planning scheme, all of which are proposed to be retained (including with modifications).

For further details about character areas and character buildings generally, please refer to 'Information Sheet #4 - Character areas and character buildings'.

What is the historic significance of Moffat Beach? Why has a character area been proposed?

Moffat Beach has a unique character, notable for a strong presence of original post-war beach houses. These buildings demonstrate a distinctive design originating from the early post-war (1950s) era, reflecting the predominant original use of these buildings as weekend or holiday houses rather than as permanent residences. These buildings, coupled with the historic use of the area, contributed to the creation of an informal and relaxed character with strong direct links to the beach. This character remains today despite more recent changes.

Other parts of the Sunshine Coast saw a similar beach house development trend. However, the subsequent redevelopment of these areas has caused major changes to their building fabric and land use, and consequently a change in their character.

The character change that has occurred in other parts of the Sunshine Coast has not yet occurred in Moffat Beach to the same extent. It could be regarded as the area that most strongly represents this vital element of Sunshine Coast history and culture.

The buildings in this area have come to symbolise this relaxed beachside culture. For this reason, there is a need to consider how the built character of this area may be actively managed to ensure that this part of Sunshine Coast culture may endure as a living part of the future.

For further details about the proposed Moffat Beach character area, including its history, a copy of the draft statement of significance from the proposed amendment is attached (**Attachment 1**).

What activities will require a development application?

Under the proposed amendment, some proposed development in the character area will require a development application to be made to Council. Such development proposals include:

- introducing a new land use, or expanding an existing land use
- creating new lots or changing lot boundaries
- a new building (including a dwelling house) in the character area



- building work (including building demolition) where involving a character building
- filling or excavation exceeding 50m³
- placing an advertising device on premises.

It is important to note that the character area 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 identified provisions of the planning scheme.

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.



How can new development reflect the identified character of Moffat Beach?

The intent of the proposed character area is to ensure that new development in the area is compatible with, and reflective of, the desired local character. It is not intended to 'block' new development, nor to be unnecessarily restrictive of innovative design. It is intended that new development in the character area will positively reinforce the identity of Moffat Beach, contributing to the area's vitality and viability.

Buildings identified as 'character buildings' or 'local heritage places' within the character area provide an invaluable guide to desirable building form and elements at the design stage. These, and examples of recent development reflecting elements of Moffat Beach character are shown in this information sheet.

The proposed amendment to the Heritage and Character Areas Overlay Code sets out the key outcomes for character areas and character buildings. It is a key frame of reference as it sets the standards by which new development proposals will be assessed.

The code provisions function in conjunction with the statement of significance for the proposed Moffat Beach character area (**Attachment 1**), which identifies the key building elements that define the local character. These elements include:

- building orientation
- roof articulation and pitch
- window design
- landscaping
- car accommodation.

It is expected that new development will demonstrate a degree of originality and creativity. However, it is intended that, through the character area, new development will also recognisably reflect and reinforce the Moffat Beach character.

What are 'character buildings' within the Moffat Beach character area and what is their role?

Within the proposed Moffat Beach character area, 12 character buildings have been identified that generally exemplify the identified character within the area.

These character buildings are useful in providing inspiration for the design of future buildings and building modifications in the area, even for buildings that have a different intended purpose.

Development proposals involving character buildings are subject to additional assessment criteria above and beyond those applying to the character area generally, to ensure that the character values of these buildings are protected.

A proposal for the complete or partial demolition, relocation or removal of a character building requires an impact assessable development application to be made to Council.

Some of the proposed character buildings for the Moffat Beach character area are shown in the images that follow.



Are there 'local heritage places' proposed in the Moffat Beach character area?

Yes. Under the proposed amendment, No. 8 Campbell Street is identified as a local heritage place. This building, built in 1961 for tourism accommodation purposes, is one of the last of its kind in the Moffat Beach area. As well as the character buildings identified, this building also generally exemplifies the character of the proposed Moffat Beach character area. It is proposed to be afforded specific protection as a local heritage place.



No. 8 Campbell Street





Are there elements in recent developments that reflect the Moffat Beach character?

Yes. There are a number of examples where the desired character of the area has been reflected in more recent development through one or more building elements. Some of these examples are shown here:



Example of roof style/pitch



Example of roof style/pitch and window placement



Example of roof style/pitch



Example of roof style/pitch and building form



Example of roof style/pitch



Example of roof style/pitch and window placement at ground floor level

While these buildings have reflected at least one element of the local Moffat Beach character, reflecting local character has not necessarily been the norm for new development in Moffat Beach. Without the unified approach that a character area provides, it is possible that the built form of the area will continue to diversify over time to the point that Moffat Beach becomes indistinguishable from other Sunshine Coast coastal suburbs. Such a loss of character would be unfortunate, not just for the Moffat Beach community, but for current and future generations on the Sunshine Coast.





What about new commercial development on the northern side of Roderick Street?

The predominant Moffat Beach character is based on detached residential dwellings located in the Low density residential zone. However, the northern side of Roderick Street is included in the Local centre zone. In this zone, commercial development and residential development are permitted.

New commercial uses in this area should be complementary to the character of the area. The appropriateness of new development in this area, like in any other part of the proposed Moffat Beach character area, will depend on the compatibility of the building design with the desired character for the area.

The northern side of Roderick Street located within the proposed character area is subject to the same maximum building height as the rest of the Moffat Beach character area (8.5m). This will help ensure that any commercial or mixed use buildings retain a residential scale.

Are there provisions already in place for development and land subdivision in Moffat Beach?

Yes. The planning scheme contains a range of planning provisions that apply to new development across the Sunshine Coast. For example, the Caloundra Local Plan Code already identifies a preferred minimum lot size of 700m² within the low density residential areas of Moffat Beach and other parts of the Caloundra headland.

In addition, land within Moffat Beach that is currently zoned Low density residential is mostly included within a protected housing area precinct. This planning precinct element, common in the northern part of the Caloundra headland, discourages development of higher density residential uses (e.g. duplexes), in favour of preserving the existing detached housing form.

Further, the Height of Buildings and Structures Overlay Code currently provides for a maximum 8.5m building height across the proposed Moffat Beach character area, aiding greatly in the preservation of local residential scale.



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





Moffat Beach area aerial photograph, 1961, Noosa Heads – Bribie Island series (Source: QImagery)



Moffat Beach area aerial photograph, 1974, Double Island Point – Caloundra series (Source: QImagery)



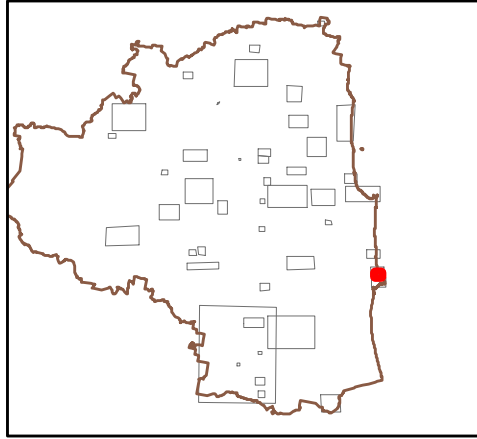
SCC Heritage Overlay proposed changes - Map 1 - Proposed Moffat Beach Character Area



- Legend**
- Proposed local heritage place - shipwreck site
 - State heritage place (for information purposes only)
 - Local heritage place (existing place proposed for retention)
 - Proposed new local heritage place
 - Existing local heritage place – proposed for removal from planning scheme
 - Land in proximity to a local heritage place
 - Character building
 - Existing character area to be retained
 - Proposed character area or character area extension *
 - Property proposed to be removed from existing character area

** Character areas have been determined based on considerations relating to the preservation of historic built character.*

***Character buildings are subject to additional assessment requirements under the planning scheme.*



Scale: 1:2,263

0 10 20 30 40 50 m

N

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Moffat Beach Character Area

| | |
|---------------------------|---|
| LHR ID | CHR14 |
| Address | <p><u>Bryce Street</u>: 2, 4, 6, 8, 10, 12, 14, 16, 18, 23, 24, 24, 25, 26, 30, 32, 34, 36, 38, 40, 42, 44</p> <p><u>Buccleugh Street</u>: 23</p> <p><u>Campbell Street</u>: 1, 2, 2A, 4, 6, 8, 10, 11, 12, 16, 18, 20</p> <p><u>Gladstone Parade</u>: 2</p> <p><u>Grigor Street</u>: 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 35A, 39, 41, 43, 45, 47, 49, 51</p> <p><u>Kingsford Smith Parade</u>: 12, 14, 18, 20, 22, 24, 26, 28, 30</p> <p><u>Nothling Street</u>: 1, 2, 3, 4, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 48, 50, 52, 54, 56</p> <p><u>Roderick Street</u>: 1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 48, 50, 52, 54</p> <p>Eleanor Shipley Park</p> |
| Lot/Plan details | <p>261RP8430, 298RP8430, 22RP81828, 122RP8430, 121RP8430 (part), 244RP8430, 47RP8430, 17RP8430, 112RP8430 (part), 278RP8430, 251RP8430, 145RP8426, 0SP265527, 28RP55960, 724CG3092, 299RP8430, 266RP8430, 5RP81828, 1RP144154, 11RP81828, 12RP86595, 294RP8430, 18RP8430, 289RP8430, 2RP165328, 19RP8430, 39RP81828, 273RP8430, 133RP8430, 122RP8426, 123RP8426, 236RP8430, 237RP8430, 81RP8430, 87RP8430, 1SP127326, 61RP8430, 275RP8430, 101RP8430, 105RP8430, 104RP8430, 118RP8430, 125RP8430, 265RP8430, 101RP8426, 99RP8426, 46RP8430, 2RP196187, 32RP8430, 96RP8430, 83RP8430, 113RP8430 (part), 116RP8430, 268RP8430, 124RP8426, 246RP8430, 243RP8430, 33RP8430, 58RP8430, 103RP8430, 120RP8430, 13RP8430, 238RP8430, 43SP281577, 255RP8430, 264RP8430, 27RP8430, 14RP8430, 3RP165328, 20RP8430, 2RP86288, 2RP92784, 7RP81828, 127RP8430, 21RP86595, 296RP8430, 300RP8430, 22RP8430, 147RP8426, 262RP8430, 293RP217619, 1RP196187, 259RP8430, 2RP121361, 108RP8430 (part), 107RP8430 (part), 2RP144154, 23RP86595, 269RP8430, 2SP127326, 79RP8430, 270RP8430, 124RP8430, 126RP8430, 24RP86595, 12RP8430, 125RP8426, 106RP8430 (part), 30RP86595, 286RP8430, 130RP8430, 120RP8426, 1RP199529, 34RP8430, 23RP81828, 34RP55960, 29RP8430, 21RP8430, 287RP8430, 254RP8430, 49RP8430, 53RP8430, 15RP8430, 1RP113468, 110RP8430 (part), 29RP86595, 131RP8430, 128RP8430, 234RP8430, 59RP8430, 22RP86595, 274RP8430, 24RP81828, 279RP8430, 12RP81828, 117RP8430, 123RP8430, 1RP92784, 1SP239366, 143RP8426, 241RP8430, 2RP73185, 30RP8430, 10RP81828, 102RP8430, 132RP8430, 242RP8430, 25RP8430, 23RP8430, 24RP8430, 0SP255696, 80RP8430, 260RP8430, 253RP8430, 1SP146825, 1RP86288, 111RP8430 (part), 6RP81828, 98RP8430, 135RP8430, 134RP8430, 100RP8426, 235RP8430, 56RP8430, 32RP55960, 271RP8430, 26RP8430, 28RP8430, 290RP8430, 52RP8430, 288RP8430, 31RP8430, 114RP8430 (part), 28RP86595, 97RP8430, 2SP146825, 78RP8430, 25RP81828, 51RP8430, 44SP281577, 233RP8430, 1RP86809, 121RP8426, 91RP8430, 146RP8426, 30RP55960, 57RP8430, 20RP86595, 115RP8430 (part), 3RP81828, 9RP81828, 13RP86595, 295RP8430, 144RP8426, 16RP8430, 50RP8430, 245RP8430, 263RP8430, 267RP8430, 4RP81828, 82RP8430, 77RP8430, 19RP86595, 119RP8430, 45RP8430, 48RP8430, 1RP101600, 277RP8430, 276RP8430, 1RP73185, 90RP8430, 8RP81828, 272RP8430, 129RP8430, 240RP8430, 239RP8430, 92RP8430, 27RP81828, 60RP8430, 26RP81828, 142RP8426, 297RP8430, 1SP255696, 88RP8430, 2SP255696, 0SP116486, 1SP116486, 2SP265527, 3SP265527, 2SP265527, 1SP265527.</p> |
| Protected area | Whole of lots, including road reserve. |
| Statement of significance | <p>Moffat Beach is named after JC Moffat, who purchased the land in which the area is located in the 1880s. It was subdivided by the 1930s and a small number of residential houses were built in the subdivision in that decade. The allotments were relatively small and narrow, a feature that has remained largely intact and is a key contributor to the character of the area.</p> <p>Caloundra had slowly developed as a coast resort in the late nineteenth and early twentieth century, and this pace began to accelerate in the 1930s with the construction of the Bruce Highway. For example, the Tooway Caravan Park, now 'Raintrees Resort', was established in 1938 in the character area. However, the town boomed in the post-World War II period when incomes rose, roads improved, car ownership increased and annual holidays became a common feature of salaried jobs. Beaches became the favoured destination for tourists and relatively inexpensive land and new architectural styles meant people could often build their own holiday homes.</p> <p>Moffat Beach was primarily developed in the period between the 1940s-1970s, with the largest amount of residential development occurring in the 1950s. By 1972, 85% of the allotments in the character area had been developed. Much of this development focused on so-called 'beach houses', which tended to be used on weekends and for holidays rather than as a permanent place of residence. The</p> |

narrow allotment size suited the aspirations of owner/developers in this period, as the function of the houses was different to the common family home and they did not need to be as large.

The preferred architecture for beach houses tended to emphasise simplicity, timber frame construction and generally a preference for 'fibro', such as Hardie's Fibrolite and Super Six (or weatherboard in earlier housing styles). By the late 1950s, houses commonly included skillion roofs, large areas of glazing, sloping walls and 'V' columns. As beach houses, there was no need for extensive facilities more common in the family home; houses tended to be small and were typically based on a rectangular plan to take advantage of the narrow block. Dwellings also tended to address the street. In two-storey houses, the garage was often located under the living area, while carports were commonly located in the setback for single-storey houses. Yards were deliberately simple as the focus of the occupants was the beach, not the garden. This often entailed the retention of larger native plants, such as coastal or wallum banksias. Front and side fencing was likewise uncommon, reinforcing the informality of the houses and the predominant use of the area for holidays. Fully concreted driveways were uncommon.

The relaxed character of the area continues to be reinforced by its popularity as a holiday destination. The presence of a park, beach and small commercial area contributes to the informality of the neighbourhood, ensuring residents and tourists alike can easily walk to cafes, the park and the beach. This experience is enhanced by the fact that the character area is generally not subject to high levels of through traffic. A surge in development in the area has occurred since the early 2000s, but some of this recent development has been sympathetically designed to reflect the surrounding character, by retaining the narrow allotments, a rectangular building plan, use of lightweight materials and key design features such as skillion roofs and garages underneath the house.

Key characteristics of the Moffat Beach character area which are desirable to be retained or revealed include:-

- Narrow allotment size and emphasis on single dwellings. If allotments are amalgamated, new development should maintain the character of the existing built form (i.e. designed to reflect narrow allotments). Existing side setbacks should be maintained to allow for a historical design response to natural light and ventilation.
- Retention of houses built between the 1940s through to the mid-1960s.
- Predominance of timber frame construction and use of lightweight materials i.e. 'fibre cement sheeting'.
- New dwellings should be sympathetic in scale and form to houses built between 1940-1970, in particular the post-war 'beach house', whilst allowing for modern interpretations. Simple, austere design detailing should be incorporated to reflect the development character of the post war holiday homes.
- Scope exists for development at the rear of existing properties, or for new development to use a larger portion of the allotment than was historically the case. Alterations or development to the rear of the allotment should not detract from the character building or its prominence in the streetscape. Mature native vegetation should also be retained, whether at the front or rear of the property. Generous open space at the front of the site as well as at both side boundaries should be retained to reflect the occupation and usage of a post war holiday home.
- Buildings should address the street, including new development, consistent with the historic development of the area. This would include:
 - The provision of generous balconies or covered decks facing the street.
 - Roof articulation that is seen from the street in the form of skillions (including multiple skillions) running parallel with the street or with the roof apex fronting the street.
 - Roof pitch to match that of post war 'beach house', i.e. between 7 degrees and 15 degrees.
 - Window design to be hopper, louver or casement;
 - Simple landscaping within the front setback that is low and non-screening to the building façade.
 - Car accommodation that is not dominant to the street.
- Fencing should be discouraged or, if installed, kept low or 'invisible' e.g. wire mesh fencing. Hedging or informal planting is encouraged to obscure fences. Tall fences and masonry fences should be actively discouraged.
- Maintenance of the informal and relaxed connection with the commercial precinct, park and beach. Seamless transition between residential and commercial buildings should be retained.
- Retain current boundaries of the commercial precinct to maintain the *character area's* beachside character.

As well as individual *local heritage places* within the character area, buildings which are important contributors to the character include:-

- 30 Kingsford Smith Parade;
- 4 Bryce Street;
- 10 Bryce Street;
- 23 Bryce Street;
- 36 Bryce Street;
- 1 Roderick Street;
- 19-19A Roderick Street;
- 24 Roderick Street;
- 16 Nothling Street;
- 17 Nothling Street;
- 19 Nothling Street; and
- 15 Grigor Street.

Map image

