



Information sheet #6 – Maleny Maple Street 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 Maleny Maple Street character area.

What is the proposed Maleny Maple Street 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 proposed character area at Maple Street, Maleny, generally comprising the main business centre, for inclusion in the *Sunshine Coast Planning Scheme 2014*.

A map showing the location and extent of the proposed Maleny Maple Street character area is **attached**.

This character area is one of two newly proposed character areas under the proposed amendment (the other being Moffat Beach in Caloundra). There are 12 existing character areas in the *Sunshine Coast Planning Scheme 2014*, 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 Maple Street Maleny? Why has a character area been proposed?

Maple Street is a substantial main street that reflects the strong historic growth and development of Maleny and surrounding region, being first settled by Europeans in the 1870s.

The street includes a mix of buildings dating from the early 1900s and the immediate post-World War II period. Notably, there are a number of traditional timber and tin single-storey shops, a common building type in the region in the first half of the twentieth century.

The commercial premises in this area have become a key part of Maleny's identity. 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 Maleny Maple Street character area, including its history, a copy of the 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
- erecting a new building (including residential uses) in a character area.

It is important to note that the character area may be only one of a number of reasons why a development approval is required 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 Maple Street?

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.

New development in the area is to also contribute to the character area's vitality and viability. It is intended that new development will positively reinforce the identity of the principal business centre of Maleny.

Buildings identified as 'character buildings' or 'local heritage places' within the Maleny Maple Street character area provide an invaluable guide to desirable building form and elements at the design stage.

The variety of these building types is central to the character of Maple Street and new work on existing places should be considered carefully in the context of its individual location and history rather than applying a 'business as usual' approach.

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 will be assessed.

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

- building orientation and setback
- roof articulation and pitch
- parapet and awning design
- window design.

It is expected that new development will demonstrate a degree of originality and creativity, though be largely sympathetic to earlier styles, including a mix of building types and setbacks, so that it may positively reinforce the character of the street.

What are 'character buildings' within the Maleny Maple Street character area and what is their role?

Within the proposed Maleny Maple Street character area, a significant number of 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. The character buildings include a variety of building types exhibiting different architectural styles.

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.

The proposed character buildings within the Maleny Maple Street character area are depicted on the **attached map**. It is noted that the proposed character area includes a number of local heritage places, which are also key to its identity.



Maple Street, Maleny

Are there other specific provisions already in place for development in Maple Street Maleny?

Yes. The *Sunshine Coast Planning Scheme 2014* contains a range of planning provisions that apply to new development across the Sunshine Coast.

The Maleny local plan code within the planning scheme already requires development in Maple Street to complement the existing built form, with the use of traditional building materials and simple Queensland style design and architecture.

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 –

www.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**.

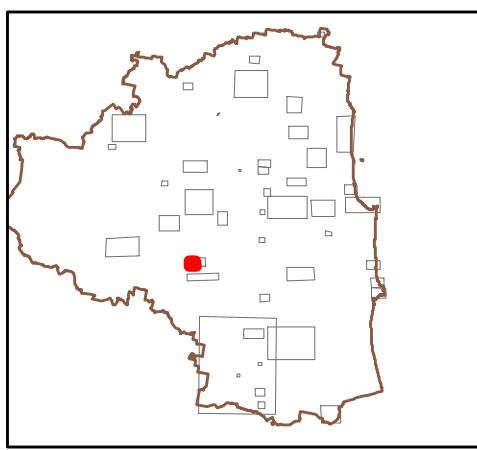
For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email

planningscheme@sunshinecoast.qld.gov.au

SCC Heritage Overlay proposed changes - Maleny



- 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



Scale: 1:3,480
0 10 20 30 40 50 m

N

Sunshine Coast Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560
[e] mapping@sunshinecoast.qld.gov.au
[w] www.maps.sunshinecoast.qld.gov.au
[p] 07 5475 7272

Disclaimer
While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Maleny Maple Street Character Area

LHR ID	CHR13
Address	<u>Beech Street:</u> 2, 11 <u>Bunya Street:</u> 1, 2, 6 <u>Cedar Street:</u> 10, 12, 14 <u>Maple Street:</u> 1, 3, 4, 5, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 23, 25, 26, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48, 49, 50, 51, 53, 53, 56, 58, 60, 66, 68, 70, 72, 74, 72A, 76 <u>Teak Street:</u> 3 Park
Lot/Plan details	1RP82646, 11SP164704, 1RP889581, 5RP805483, 10SP139499, 2RP889581, 4RP52502, 1SP216382, 64MCH2552, 65MCH2552, 21SP185360, 3RP26393, 21RP808717, 2RP76443, 10RP26393, 1RP78932, 3RP218046, 1RP44551, 2RP44551, 5RP889581, 4RP913014, 5RP218044, 4RP43931, 19RP26404, 1RP177306, 1RP179881, 0BUP100077, 4RP26393, 14RP147656, 2RP66485, 2RP224763, 3RP52502, 1RP43238, 60RP26395, 12SP156781, 5RP26403, 6RP218043, 2RP78932, 17RP26404, 13SP164704, 284MCH5364, 27MCH2552, 2RP87487, 7RP218042, 2RP52502, 1RP227545, 3RP43931, 4RP26403, 3RP44551, 1RP52502, 9RP26393, 2RP177306, 1RP76443, 16RP26393, 28MCH2552, 2RP82646, 2RP227545, 0BUP104256, 14RP26404, 22SP185360, 1BUP104256, 3BUP100077, 0SP135057, 10SP135057, 0BUP104255, 1BUP104255, 2BUP104255, 2BUP100077, 0BUP105535, 0BUP10334, 4BUP100077, 0BUP13849, 2BUP104256, 5BUP100077, 1BUP100077, 2SP135057, 1SP135057, 1BUP10334, 1BUP13849, 3BUP10044, 2BUP10044, 1BUP10044, 4BUP10044, 0BUP10044, 4SP220422, 3SP220422, 1SP220422, 0SP220422, 2SP220422, 0BUP104923, 5SP215931, 2SP215931, 3BUP104923, 4SP215931, 1BUP104923, 2BUP102494, 4BUP102494, 7BUP102494, 8BUP102494, 11BUP102494, 3BUP102494, 1BUP102494, 0BUP102494, 9BUP102494, 5BUP102494, 10BUP102494, 6BUP102494, 12BUP102494.
Protected area	Whole of lots including road reserves.
Statement of significance	Maple Street Maleny is a substantial main street that reflects the strong historic growth and development of Maleny, from a major dairy centre in the early twentieth century through to the changes wrought by demographic and tourism shifts in the second half of the century. The street includes a mix of buildings dating from the early twentieth century, the immediate post-World War II period (when there was a significant population increase) and later twentieth century, with a substantial number of historic buildings still extant. Despite the lengthy evolution, the street has retained its role as the principal business centre of the town and in particular its historic building character. The unique topography of the town, located along a winding ridge line, also contributes to its character.

The primary entrance to the Maple Street character area is from Bunya Street at the intersection with Lawyer Street. The character area begins with the Maleny Hotel on the right and the RSL Hall on the left. These two buildings – in particular the hotel – signal arrival in the town. The hotel has occupied its site since 1907, originally a single-storey building but raised to two storeys in the 1920s. Another key arrival point is the passage over Obi Obi Creek; numerous historic photographs of the town were taken of the bridge and the entrance to the town, reinforcing its role as an entry statement.

Historically, there was a mix of residences and commercial premises along the street, with concentrations of residential premises at the beginning and end of Maple Street. Vestiges of this concentration remain today and the changes in allotments surrounding them illustrate the extent to which the town has grown (with an increase in commercial premises particularly at the western end of the street). In addition to *local heritage places* within the *character area*, the following residences or former residences contribute to the character of the *character area*:-

- 1 Maple Street (former residence c1910);
- 3 Maple Street (former residence, c1910s);
- 47 Maple Street (former residence, c1910s); and
- 60 Maple Street (residence, c1950s).

The commercial precinct now stretches along the entire street, but is still concentrated in between the eastern and western ends of the street (especially in terms of density and also historic buildings), which is historically consistent. One key marker of the extent to which the town of Maleny has grown is the sheer variety of building types along the street. There is a small number of traditional timber and tin single-storey shops with a variety of parapet styles, which was a common building type for shops in the region in the first half of the twentieth century. Early, extant buildings with these characteristics illustrate the development of Maleny in its formative period. Contributing buildings that exhibit this style include:-

- 5 Maple Street (former drapery, some remodelling over 20th C);
- 11 Maple Street (Butcher, built c1915) (a *local heritage place*);
- 29 Maple Street (possibly built 1930s, may have included residence);
- 30 Maple Street (bakery, built 1932) (a *local heritage place*); and
- 31 Maple Street (shops built early 1930s).

There are other premises from the first half of the twentieth century that were built for a variety of purposes, such as banks, ambulance buildings, garages and residences, that complement the character of the shops. They are distinguished by different design approaches; for example, gable designs are prominent, rather than parapeted buildings. The more recent iteration of the former ES & A Bank is a modernist design. Not all of these buildings are built to the street; in some cases, they include greater setbacks than other buildings (particularly in the case of former garages, for example). Contributing examples of these buildings include:-

- 9 Maple Street (former garage & residence, c1950s);
- 13 Maple Street (former ES & A Bank – third premises in Maleny. Built 1953. Modernist design. Allegedly on site of original bank premises erected 1908);
- 14 Maleny Street (former blacksmith/garage c1940s-50s);
- 16 Maleny Street (shop/residence, c1940s-50s. Bakery in early 1970s);
- 20 Maple Street (former post office, built 1933);
- 26 Maple Street (Universal Store)
- 28 Maple Street (built c1912 for John Tytherleigh, specifically for manager of adjacent Universal Store);
- 38 Maple Street (second premises for ES & A Bank in Maleny, built 1923);
- 38 Maple Street (Lyon's Garage, built c1930s. Also used as a skating rink in 1940s);
- 39 Maple Street (Possibly also part of Lyon's garage. Owned by Harry Lyons. Present pre-1966);
- 41 Maple Street (Also apparently part of Lyon's Garage, also occupied at various times by Tytherleigh & Freeman, possibly c1930s);
- 46 Maple Street (moved to this location in 1956 – and not including the more recent brick shop, currently in use as a real estate agent);
- 48 Maple Street (former shop/residence? Pre-1966);
- 49 Maple Street (former Maleny Police Station);
- 50 Maple Street (Ambulance Station & Residence, 1947-1993);
- 53 Maple Street (includes several buildings, associated with a former garage and present since at least c1950s); and
- 56 Maple Street (Watson's Garage, c1940s).

An important point about the variety of building types is that there is no one architectural style that should be applied along the street. For example, the former ES & A Bank (1953) – the third such premises for the bank in the town – has a post-supported awning. In its original iteration, it presented a bold Modernist design; flat,

	<p>geometric and without an awning. It was a statement about the town and its prosperity in the post-war period – Modernist architecture meant progress. However, the design of the awning is consistent with the early butcher shop next door, not the building's original Modernist design. The variety of building types is central to the character of the street and new work on existing places should be considered carefully in the context of its individual location and history rather than applying uniform guidelines.</p> <p>Likewise, infill should be approached with some degree of flexibility, given the range of styles on display in the street; the focus does not need to be exclusively on single-storey gabled or parapeted shop fronts and thereby diminishing the sense of evolution and development inherent in the street's character. Nonetheless, the more recent infill (since the 1990s in particular) is largely sympathetic to the earlier styles, including a mix of building types and setbacks, such that it does not unduly detract from the character of the street.</p> <p>Views to the surrounding hills and vegetation are prominent from the western section of the <i>character area</i>, in particular because of the topography, but also because of the more dispersed development in this section, consistent with the early concentration of residential properties here. The gradual move away from concentrated development more consistent with the 'centre' of the commercial precinct in the street provides a visual cue that one is gradually exiting the street and therefore the character area.</p> <p>Key characteristics of the Maple Street, Maleny character area which are desirable to be retained or revealed include:-</p> <ul style="list-style-type: none"> • The continuing prominence of the Maleny Hotel, RSL Hall and bridge over Obi Obi Creek as the entrance to Maleny from the east; • A continued mix of residential and commercial premises in the street, albeit with a predominance of commercial premises; • Allowance for individual context in the consideration of character, allowing for a variety of setbacks, heights and roof, parapet and awning designs depending on the location of the proposed alteration for infill; and • Maintenance of the dispersed nature of development at the western end of the area to create a sense of gradual exit from the area and also to maintain views to the surrounding topography and vegetation.
Map image	