Coastal Villages are scattered along the NSW North Coast. They are typically established near a headland, beach or river mouth.

Coastal villages were usually established as commercial fishing settlements and, more recently, cater for tourism.

Settlement patterns within coastal villages established near headlands typically respond to the topography of the headland and coastal edge. The streets along the coast and headlands offer a strong visual connection to the coast.

Coastal villages established on rivers, creeks and lakes are built on or behind dunes, are low set and typically focus on the waterways. The surrounding floodplain and river are enriched with mangroves, swampy vegetation and scrubby woodlands.

Coastal villages are typically modest in scale and tightly defined within their natural landscape, often with a single, mixed-use ‘main’ street. Built form largely comprises detached dwellings with the occasional small scale apartment building or dual occupancy accommodation.
4.1 COASTAL VILLAGE ONE - AERIAL PHOTOGRAPH

This coastal village is sited on the flat alluvial plain beside a river estuary where there is good access to water frontage and is set in a densely vegetated coastal forest.
4.2 COASTAL VILLAGE ONE - LANDSCAPE CHARACTER

This coastal village is low lying and has been established on flat topography behind the front sand dunes. Although a coastal location, this village is set some distance back from the coast and is generally focused towards the banks of the river. The flat topography and formal street grid provide distant views of the surrounding area.

This coastal village has generous public open space and recreation areas fringing the water’s edge.

Key positive landscape elements of a coastal village include:

— Settlement is set back from sensitive natural environments

— A mix of exotic and mature native street trees and well established gardens characterise the urban environment; street tree planting is informal

— Parks with lawns and specimen trees (palms, figs, Norfolk Island pines)

— Panoramic views to the hinterland and river are provided by the formal grid patterns and level topography of the streets

The river landscape and gentle topography are clearly evident from many vantage points within the settlement.
Public open space at the river forms an edge to the settlement.

The river setting defines the landscape of this coastal village.

A mix of exotic (for example Norfolk Island pine) and indigenous (for example melaleuca) planting throughout the village characterises the relationship between the natural and urban landscapes.
4.3 COASTAL VILLAGE ONE - STREETSCAPE

This coastal village has a main commercial street and residential streets of varying widths. The streets are arranged in a formal grid pattern. There are a limited number of streets that disturb the formal grid pattern in response to natural features such as the river.

The consistent grid pattern, building alignments, setback and low scale building forms create a strong connection between the natural and urban landscapes.

Key positive streetscape elements within a coastal village include:

— Irregular street tree planting that compliments the scale of the built form and creates view corridors to the natural surroundings
— The streets of the settlement centre are generally two way carriageways with parallel on-street car parking to both sides
— The main commercial street has wide paved pedestrian footpaths providing opportunities for on-street dining
— Formal landscaped public spaces are evident within the town centre and along the river edge
— Residential street edges vary from grassed verge with drainage swales to formed kerb and gutter with grassed verges and concrete pedestrian footpaths. In some instances the street is made up of inconsistent edge treatments, creating an informal character
— Built form comprises a concentrated, low scale commercial centre with awnings and informal planting

Wide pedestrian footpaths at the commercial centre of the settlement establish opportunities for outdoor dining
04   COASTAL VILLAGES

Generous informal road reserve with a relatively narrow carriageway and grassed verges with mature planting

Grassed verges and an unformed carriageway result in an informal character

Main street with wide carriageway, formed kerbs, footpath and semi-formal planting of Norfolk Island pines; the formal street grid provides distant landscape views and is addressed by mixed use development
4.4 COASTAL VILLAGE ONE - BUILDINGS

Buildings in this coastal village respond to the topography of the area. Built form is mainly set back from the waterways and foreshores, although it is oriented towards the water for ocean and river views.

Buildings on the commercial and residential streets are low rise, typically one to two storeys in height. There are one or two distinctive traditional buildings in the village that provide landmarks in the settlement.

Residential buildings, regardless of their age, have consistent alignments and setbacks. Residential buildings range from older, modest beach 'shacks' and bungalows to contemporary one to two storey houses often with balconies and double garages.

Key positive elements of buildings within a coastal village include:

- Commercial buildings are typically one to two storey parapet buildings, mostly of masonry construction with consistent street alignment and awnings for pedestrian shelter
- Residential buildings have a consistent front and side setback
- Many residences do not define their boundary with fencing, giving an open, informal character
- The style of housing is varied and has developed incrementally over time - typically, houses are one and two levels, elevated, lightweight, beach houses and holiday flats

This distinctive public building provides a landmark within the village
The main street is characterised by retail buildings which follow a consistent alignment with generous footpaths and awnings for pedestrian amenity.

Traditional elevated double level fibro ‘flats’ built to a consistent setback and building height with internal verandahs and under-croft parking.

Internal verandah to lightweight building, some newer buildings are masonry construction over two levels, no fences define residential boundaries.

Lightweight, elevated dwelling with strong simple roof form and generous verandah.
4.5 COASTAL VILLAGE ONE - SUMMARY

- Extensive mature planting
- Natural vegetation to river edge
- 45 degree on-street parking on grass verge
- Two way carriageway
- On-street parallel parking on grass verge
- Public reserve
- Two storey residential development with minimal setback from the street
- Bollards to define public open space
- Detached garage to rear of lot
- Informal driveway
- Unformed gravel shoulder
- Attached garage/car port setback from street
- Natural vegetation to river edge
- Approx. 19m Road reserve
- Zero setback

Extensive mature planting reinforces the unique landscape character of the settlement

This village has a clear mediating zone between the built and natural environments

Built form is modest in scale

The informal nature of the street enhances the character of this small village settlement
4.6 COASTAL VILLAGE TWO - AERIAL PHOTOGRAPH

This coastal village is sited on a headland overlooking a north facing beach. This protects it from harsh south-easterly breezes and provides exposure to more amiable north-easterly breezes. The village is set within a naturally vegetated forest cleared in some parts for agriculture.
4.7 COASTAL VILLAGE TWO - LANDSCAPE CHARACTER

This coastal village is located between two headlands with beach access. The urban settlement is generally set back from both the headland and beach edges. The topography has influenced a relatively loose, curvilinear street grid, providing views towards the ocean around the coastal edge. The majority of residences toward the centre of the village have a more introverted aspect.

The natural landscape generally mediates between the settlement and the wider natural surroundings. There is little evidence of planned public space between the coastline and the settlement.

Key positive landscape elements of a coastal village include:

- Buildings are mostly setback from the coastal edge and are one to two storeys in height
- Expansive areas of hardy, indigenous vegetation characterise the coastal edges, punctuated by rows of significantly larger trees such as Norfolk Island pines
- Residential gardens are comprised generally of indigenous coastal habitat, low lying plants with exotic palms, conifers and few larger mature trees
- Views to the ocean are accessible from properties on elevated sites; many residences located on lower lying land have introspective ‘valley’ views only
- Natural landscape of hinterland is largely intact

Extensive natural landscapes are visible from vantage points along the headland and from other elevated sites within the village settlement.
The naturally vegetated dunes and long beaches provide a distinctive landscape setting to this coastal village.

On the prominent headlands the landscape character changes to a predominantly windswept heath, punctuated by mature Norfolk Island pines.

In the lee of the headlands the landscape character of the settlements changes considerably and is defined by mature open coastal vegetation such as melaleucas.
4.8 COASTAL VILLAGE TWO - STREETSCAPE

There is little street hierarchy within this village. The loose street grid radiates from the coastline and is responsive to the local topography, generally providing a north south aspect to residential lots and an east west aspect for the streets.

The original streets form a loose, permeable grid pattern with consistent building setbacks and one to two storey building heights. However, newer developments are characterised by curvilinear street patterns with less consistent building forms and setbacks. Some houses are located along the coastal edge, which is inconsistent with the typical patterns of settlement in the village, crossing the road boundary between the urban settlement and coastal vegetation.

The loose grid pattern and low scale building forms create streetscapes where the landscape and vegetation are clearly evident.

Key positive streetscape elements within a coastal village include:

- Low level coastal planting (with a few larger trees) is typical throughout residential streets
- Views to the coast and surrounding landscape are limited to the coastal edge and elevated areas within the village
- The original streets in the village have wider road reserves than the newer streets - typically, streets are symmetrical with grass verges, formed kerb and gutter treatments, and few pedestrian footpaths
- There is little street hierarchy distinguishing commercial activity from residential streets
- Both fences and planting are used to define site boundaries although many dwellings have no fence to the street

Houses are oriented to maximise views to the ocean whilst the lower lying residences experience an introspective aspect; private landscaping generally consists of low lying coastal habitat planting with some introduced subtropical planting.
04 COASTAL VILLAGES

Typically a street separates development from the coastal edge. However in some instances a single row of dwellings occupies this edge.

Formal carriageway with formed kerb and gutter treatment and well groomed grassed verges, consistent building setbacks, low level coastal planting and gardens without front fences.

Asymmetrical, wide carriageway with formed kerb and gutter, angle parking to one side of the street and parallel parking to the other side, accommodating low key commercial activity within a residential street.
4.9 COASTAL VILLAGE TWO - BUILDINGS

This settlement consists primarily of residential buildings of lightweight or masonry construction. The building heights are consistently one to two storeys throughout the village. The older parts of the village are built to a consistent setback and height, while newer areas maintain less formal setbacks.

Typically, there is a range of forms and materials evident throughout the village. Masonry and lightweight one to two storey conventional building forms are common throughout the village. Many houses are elevated to accommodate the undulating topography of the village. Houses are oriented to access views to the ocean where possible. Generally, the residential buildings incorporate garages.

The commercial buildings are located near the beach access and within the caravan park. These commercial buildings are isolated and single storey without a distinct commercial character. Parking for customers is provided on street, either parallel or perpendicular to the carriageway.

Key positive building elements of a coastal village include:

— Commercial buildings concentrated close to the beach, typically of single storey, lightweight or masonry construction and without a distinct commercial character

— Residential buildings are elevated and positioned to take advantage of the views and sea breezes; these buildings are often irregularly sited, with inconsistent but generous side setbacks

— Residential buildings in the lower and flatter parts of the landscape have a more regular and consistent siting and setback

— There is an eclectic mix of housing styles throughout the village providing a richer overall character

— Eaves, verandahs, profiled steel roofs, timber cladding types are all common elements

This elevated, lightweight two level dwelling is responsive to the coastal environment maximising views, cross ventilation and passive solar design principals.
A traditional holiday dwelling of simple form and modest scale is important to the character of the village.

Masonry and lightweight dwelling with generous deck responds to site topography and ocean views.

Elevated lightweight dwelling responding to the topography of the village and maximising views to the ocean.
4.10 COASTAL VILLAGE 2 - SUMMARY

Extensive mature planting reinforces the landscape character of the settlement. Built form is modest in scale and responds to climate and topography — typically lightweight and elevated. Streets are consistent throughout the village with no clear hierarchy.