Inland villages of the North Coast region lie both within the coastal hinterland and beyond. Inland villages were traditionally established to provide essential facilities and services for the surrounding rural holdings and are often located in close proximity to a waterway or on a major highway or rail line.

Typically they are well defined, displaying informal edges that mediate between the village and the surrounding natural or rural landscape.

Inland villages are typically small and compact, with small scale buildings that provide essential goods and services to the local community.

Residences are typically detached houses with generous setbacks on generous sites. The main streets may have attached commercial buildings providing a continuous row of shops along the street.

Generally, the lower density and compact nature of these inland villages makes for a reduced impact on the landscape they occupy.
5.1 INLAND VILLAGE ONE - AERIAL PHOTOGRAPH

This inland village traditionally served the surrounding farming community. Situated alongside both rail and road infrastructure and within a relatively steep valley, the settlement is now enjoying a resurgence as a popular ‘tree change’ destination.
5.2 INLAND VILLAGE ONE - LANDSCAPE CHARACTER

This inland village is located within fairly close proximity to the coast in a lush rural valley and is surrounded by farmland and nearby national parks. The climate is subtropical.

Mature vegetation and gardens are evident within the compact original village settlement. Indigenous vegetation lining the creek provides an important contribution to the natural landscape experienced within the village. The newer areas of the village have younger, emerging gardens that appear less dense than the early parts of the village.

Key positive landscape elements of an inland village include:

— Character influenced by the dense natural vegetation along the creek within the settlement
— The settlement has developed without affecting the tree canopy substantially
— Views to the surrounding hinterland and farmland are available from many different vantage points throughout the village
— Public open space is evident within the village centre and along the creek
— The surrounding rural hills are readily visible from within the village and cradle the settlement along the valley floor
High quality public space mediates between the commercial and residential areas of the village.

Views to the landscape setting are common throughout the village; the church and village centre are visible in the foreground with surrounding rural hills beyond.

Dense foliage and lush planting is evident throughout the village.
5.3 INLAND VILLAGE ONE - STREETSCAPE

The village centre has a formal north-south street grid intersecting with an old highway, which forms the main street of this inland village and runs east-west. Its alignment influences the resulting settlement pattern. The flatter topography in the village centre has contributed to the formal grid. There is a consistent building height of one to two storeys throughout the village centre. Building setbacks are generally consistent within this area.

The newer residential areas are located beyond the centre with a street pattern that responds to the hilly topography. These newer street patterns are less formal than the original streets.

Key positive streetscape elements within an inland village include:

- The main street is a formal, two-way carriageway with formed kerb and gutter, and parallel parking to either side; commercial developments provide awnings and posted verandahs for shelter
- Clusters of trees along the main street conceal the built form and allow a greater connection with the landscape and views beyond the village
- Newer residential streets provide formal road carriageways with concrete kerbs and gutter to either side of the road, while the older residential streets vary with asymmetric roadways
- Building setbacks to both residential and commercial areas are consistent, providing a very clearly defined built edge
- Building scale is consistently one to two storeys
- Awnings on commercial streets and verandahs to residential streets are common
- Streets act as view corridors to the surrounding landscape, allowing strong visual connections with the environmental setting

A strong connection between the natural creek landscape and commercial street is evident
Mature vegetation along residential streets screens buildings very effectively; streets have generous carriageway widths, formed kerbs and gutters and grassed verges.

Formal main street with parallel parking either side; awnings extend intermittently along kerb edge with a consistent building setback; buildings without awnings provide opportunity for planting along wide footpaths.

Residential street with informal character, formed kerb and footpath with grassed verge to the lower side of the road; two way carriageway with parking and unformed kerb treatment to the higher side of the road.

Mature vegetation along residential streets screens buildings very effectively; streets have generous carriageway widths, formed kerbs and gutters and grassed verges.
5.4 INLAND VILLAGE ONE - BUILDINGS

The buildings in an inland village relate to the subtropical hinterland location. One to two storey buildings line the main street, have relatively narrow frontages and, typically, posted awnings to the kerb. The buildings on the main street are a mixture of well maintained early twentieth century buildings together with newer parapet-based buildings with awnings and verandahs to the kerb edge. The upper floors of many of these buildings are residential, with a verandah to address the street. Commercial buildings to the outer edges of the village centre are setback from the street allowing for planting and breaking down the built edge.

Residential buildings maintain a consistent building setback and are typically single detached dwellings, semi-detached dwellings and ‘flats’ above shops in the village centre. The buildings are generally lightweight in construction, one to two storeys in height and are elevated on steeper sites.

Key positive elements of buildings within an inland village include:

— A well defined commercial street with low scale ‘Queenslander’ style and parapet-based buildings which contribute to the strong character of the village and are appropriate to the local climate
— Commercial buildings are primarily located in the main street, with a few other commercial buildings, such as a service station, located at the entry points to the village
— Typically, houses in the original village and the newer areas are lightweight and elevated in response to the hilly terrain and subtropical climatic conditions
A contemporary double level, elevated, lightweight dwelling with under-croft garage

Two and three storey, parapet-based commercial buildings, some with residences over, posted awnings to kerb provide a consistent covered way along the main street of the village

Traditional single level, detached, lightweight housing with separate garage is common
5.5 INLAND VILLAGE ONE - SUMMARY

Continuous awning/verandah provides pedestrian shelter in town centre

Intermittent planting on one side of street

Town centre characterised by consistent built form, alignment and scale

Settlement Main Street

Higher density buildings distinguish the commercial centre from residential areas surrounding

Streets are consistent throughout the village with no clear hierarchy

A continuous covered way provides pedestrian protection in the village centre

The consistent scale and proportion of buildings are influenced by a slightly undulating topography, providing unique character to a consistent built form
5.6 INLAND VILLAGE TWO - AERIAL PHOTOGRAPH

This inland village was established as a base for timber production then later served as a focus for agriculture. The construction of the railway has given a stronger basis for the settlement. Set in an agricultural valley with vegetated mountains to the east and west, the village has a strong sense of its landscape setting.

The informal settlement pattern is generated by the topography; housing developed on northern aspect in response to cooler inland winters.

The main road and rail line pass through the village and provide an address for commercial activity—otherwise road hierarchy and settlement pattern are informal.

The river, highway and rail line mediate between the main residential settlement and more recent residential development along the main road.

Boundaries of the urban development are defined by the river, rural land and surrounding naturally vegetated mountains.
5.7  INLAND VILLAGE TWO - LANDSCAPE CHARACTER

This inland village is established in a vegetated valley. The village is sited well inland from the coast and has definite boundaries formed by the river, railway line, the highway and surrounding rural land with vegetated ridges beyond.

Key positive landscape elements of an inland village include:

— A linear settlement pattern following river, road and valley floor
— The village is defined by cleared farmland and naturally vegetated mountains that rise above the settlement
— Distant views are accessible from many vantage points in the village
— The settlement is compact and does not encroach significantly upon the surrounding landscape

The settlement derives a strong character from its surrounding landscape – nestling into the valley floor, immediately surrounded by agricultural land with naturally vegetated mountains beyond.
The river divides two parts of the village forming a strong natural focus along its axis.

The village is characterised by a strong sense of landscape within and surrounding the settlement; mature vegetation is a common feature.

The extent of the village is well defined by the surrounding rural landscape; views to and from the village are frequent.
5.8 INLAND VILLAGE TWO - STREETSCAPE

The surrounding residential streets extend just one or two blocks from the main street. A simple street hierarchy is produced by the highway alignment. The loose grid pattern within the residential streets is also responsive to the topography of the valley and river.

Key positive streetscape elements within an inland village include:

— Dense native and exotic planting throughout the village creating an informal character
— In residential areas the building setbacks are generous, generally consistent with fenced or planted boundaries and informal driveway access
— The main street displays formal kerb and gutter treatments and wide, grassed verges
— Secondary streets commonly have grassed swales between the property boundary and unformed carriageways; formed kerb and gutter with grass verges occur frequently as well

The main street alignment reveals views to the surrounding mountains and includes formed kerb and gutters with footpaths to support commercial uses.
A residential street with narrow unformed carriageway and grassed swales; the river at the bottom of the street gives a strong natural focus to the settlement.

The alignment of the streets follows the contours of the valley topography; informal planting, grassed verges and swales dominate the streetscape.

Residential street alignments are also influenced by the proximity of the river; again, mature indigenous and exotic planting and informal carriageways and verges give a strong landscape character.
5.9 INLAND VILLAGE TWO - BUILDINGS

Generally, the buildings in this inland village are of a low scale and density. The few commercial buildings sit comfortably alongside residential buildings and there is minimal distinction of scale or form between the two.

Commercial buildings are single level, detached and with awnings extending to the kerb edge.

Residential buildings are almost all detached, modest houses of lightweight or masonry construction. The lightweight materials establish a traditional precedent throughout the village. There are also several recently built houses that have maintained the low density and small scale building character.

Key positive elements of buildings within an inland village include:

— Commercial buildings are located on one side of a single main street and are all one storey
— Building setbacks to the main street are inconsistent, but typically allow a strong sense of landscape
— Residential buildings are typically lightweight, one or two level, detached dwellings on modest allotments; they are generally characterised by internal verandahs, hipped roofs and simple forms
— Building setbacks are consistent and generous along residential streets, often with a low height fence or landscaped edge
— Verandahs are common and serve to temper the climate and mediate with the streetscape

These traditional dwellings line the main street, sited close to the front property boundary, are simple in form and modest in scale; generally lightweight and elevated slightly above ground level; each addresses the street with a verandah or porch.
A more contemporary dwelling sited on more difficult topography; it demonstrates a more generous front setback but maintains a lightweight, elevated character.

A series of traditional dwellings with well defined front fences, all of a reasonably consistent alignment, materials and scale; dwellings of this nature are important to establishing the character of the village.

Another contemporary dwelling on a large lot with extensive vegetation screening it from the street; elevated, lightweight with under-croft garage and large verandahs.
There is no distinction in scale between commercial and residential built form. Buildings respond to topography and climate and are modest in scale and character. Mature dense planting is evident throughout the village streets, providing strong connections to the surrounding natural landscape. The wide carriageway of the main road provides a setting for commercial activity and street hierarchy within this village. The commercial zone in this village is informal in character as a result of streetscape and built form.