6.0 TOWNS - KEY CHARACTERISTICS

Towns are scattered throughout the North Coast region and are commonly sited on major highways, railways, or on rivers within both inland and coastal locations. Although larger than villages in population and geographical size, towns still maintain a strong relationship with the surrounding natural landscape. Towns typically offer substantial areas of public open space, parks and sports fields.

Towns provide facilities and services to support the surrounding rural communities. They can also provide a historical focus and relevance for tourism and the local community.

The streets in the town centres are typically characterised by a formal grid pattern with central and convenient access to the facilities, services and public places. As the settlement extends beyond the centre, the grid often becomes less formal, responding to natural features, transport infrastructure and surrounding farmland.

Buildings in town centres typically reflect an historical and environmental response to the region in which they are settled. The character of the buildings within the town can be influenced by climate, traditional industry, farming needs, density of surrounding villages and employment opportunities.
6.1 TOWN ONE - AERIAL PHOTOGRAPH

This town was settled on an alluvial plain against the meander of a river. As it has grown, the town has crossed the river and rail corridor and pushed into surrounding agricultural land.
6.2 TOWN ONE - LANDSCAPE CHARACTER

This town sits low within a subtropical hinterland characterised by distinctive caldera topography. A river runs through the town with tributaries also branching off into the town. Over time the settlement has grown by crossing the river.

The river and its tributaries provide green spaces in and around the town, and are crossed by two bridges for access to disconnected urban and rural settlements.

The settlement rests in a striking landscape of rugged naturally vegetated mountains and rural land. Dense subtropical vegetation is evident throughout the town.

Key landscape elements of this town include:

— The river and its tributaries are an integral element of the settlement
— Settlement is setback from the river edges providing informal green public spaces and riparian vegetation
— A dense mixture of indigenous and imported subtropical plant species characterise the township
— Distant mountain views are evident from many vantage points throughout the town
The town is sited in rural land and set in a dramatic caldera landscape.

Dense imported and local vegetation is found throughout the commercial centre of town; buildings are often screened by vegetation.

The edge of the town is defined by surrounding agricultural land and in this case, the rail line; the dramatic landscape of the caldera is visible throughout the town.
6.3 TOWN ONE - STREETSCAPE

The town is characterised by a formal grid pattern with a clear street hierarchy distinguishing between commercial and residential streets. The grid in the town centre runs north south along the railway. The river breaks the grid to the west and the street patterns to the north-west are less formal in character reflecting the steeper topography. Streets to the east and west lie on flatter land and are very similar to the north south grid patterns evident in the town centre.

The combination of wide straight streets and the flat topography of the river flood plain provides views to the surrounding landscape along many streets.

Key streetscape elements within this town include:

— Informal carriageway treatments characterise the residential streets with grass swales, mature trees to verge, informal driveway access to garages underneath the houses or at the rear

— Streets provide views to distant landscape setting

— Streets in town centre typically have wide carriageways with parking to both sides, formed kerb and gutter treatments with planting to footpaths and defined car park bays

— Streets in town centre also have generous concrete footpaths, with awnings to kerb, and street planting, providing opportunities for on-street dining

The town’s main street is characterised by high quality commercial buildings providing pedestrian shelter, a wide road reserve, subtropical planting and well defined parking bays
Wide road reserves with generous grassed verges and narrow carriageways combined with mature informal street tree planting impart a distinctive streetscape character.

Generous grassed verges with swale drains and defined crossings for vehicles and pedestrian footpaths contribute to a strong streetscape character.

This street leading to the river displays a strong landscape quality that is informal; unformed edges, grass swales and mature subtropical trees all contribute to this character.
6.4  TOWN ONE - BUILDINGS

Buildings in the town centre reflect traditional styles and respond to the subtropical climate. The commercial buildings are typically traditional shop fronts with awnings extending to the kerb often with posted verandahs. Residential buildings are typically elevated, lightweight freestanding homes with large eaves, verandahs and metal roofs. There are also shop-top houses, semi-detached houses and some blocks of flats.

Key elements of buildings within this town include:

— Commercial buildings are diverse in style but with consistent street alignment and consistent height of one to two storeys
— Typically, commercial buildings provide an awning or verandah over footpath providing a covered pedestrian path along the shop fronts
— There are a variety of housing types throughout the town with higher densities towards the town centre; shop-top housing, flats, semi-detached and freestanding dwellings all contribute to the character of the town
— Housing is typically of lightweight construction and is often modest in style and scale
High quality commercial and public buildings are common within the town centre and reflect the role and importance of the settlement.

Traditional dwellings with consistent setbacks to front and side boundaries, each with a simple form, built of lightweight materials, elevated slightly above the ground and incorporating a front verandah; all contributing to the character of the town.

An elegant traditional dwelling of lightweight and masonry materials, more complex room forms and set back from the boundary with an established garden; such dwellings occur frequently in the settlement and are important to the character of the town.
6.5 TOWN ONE - SUMMARY

Higher density buildings distinguish the commercial centre from residential areas.

Higher density buildings provide the opportunity for diversity of residential accommodation.

Planting allows the more dense centre to relate to the surrounding natural environment.

A continuous covered way provides pedestrian protection in the town centre and the opportunity for on-street dining.
6.6 TOWN TWO - AERIAL PHOTOGRAPH

This town is sited well inland, originally as a timber-getting settlement, on the banks of a river. Over time the settlement has grown beyond the flat land at the river's edge and into surrounding steeper topography.
6.7 TOWN TWO - LANDSCAPE CHARACTER

This inland town is set on the banks of a river. Farmland and open forests form the landscape setting. The town centre is located close to the river at the intersection of the main street and the rail line. Residential areas are located mostly to the west and south of the town centre.

As the township has grown it has pushed into the surrounding hills. Beyond the settlement are naturally vegetated mountains.

Dense vegetation lines the river edge providing relatively informal public space along the river. Dense planting is also found throughout the town’s streets. There are many public open spaces throughout the town centre and residential areas.

Key landscape elements of the town include:
— The town was traditionally sited on the river plain and has climbed into the adjacent hills; it is bounded by forests, the river and low lying farmland
— A mix of mature indigenous and exotic temperate vegetation is evident throughout the town
— The town has many large areas of open space for recreation, including a golf course to the south, separating the residential areas from the town centre
— A bridge connects farmland to the north of the river with the town
— Some significant formal landscaping is evident throughout the town centre; a street of mature figs is particularly memorable

Significant mature median planting to residential street
Rising from the alluvial plain, as the town has grown it has followed a gentle ridge that offers views to distant ranges.

Settlement is set back from the relatively informal river edge.

The flat topography of the alluvial flood plain and mature established trees set a strong landscape character within the town.
6.8 **TOWN TWO - STREETSCAPE**

There is a formal street grid to the town centre where it lies on the river edge. The grid pattern to the south is less rigid as it follows the ridge line into gently rising topography to the south west. The golf course to the south of the town centre tends to divide the centre and newer residential areas.

The streets are typically characterised by more formal carriageway treatments with large trees and low height planting a common feature.

Key streetscape elements within this town include:

- Wide streets to the town centre, some with significant mature trees planted on a central median with a particularly memorable character
- Typically, town centre streets are characterised by formal wide carriageways with a formed kerb, gutter and footpaths with parking to either side
- Residential streets are typically more informal with sometimes asymmetric, kerb, gutter and grassed verge treatments

![Divided carriageway with parking either side, mature fig trees as well as additional parking to central median in main street](image-url)
Asymmetric street separating river from residential development; formed kerb and gutter with well maintained grass verge on one side, and grassed swale to the other.

Formal road treatments to streets within town centre including awnings for pedestrian shelter, defined parking, formal kerb, gutter and footpaths.

Wide residential streets with generous grassed verges and dwellings of a consistent alignment and setback determine the character of the streetscape.
6.9 TOWN TWO - BUILDINGS

The character of the buildings in the town is influenced by its close proximity to a regional centre and prominent local industry. There is a robust and simple character to buildings.

Buildings in the town centre are characterised by masonry or lightweight parapets, many with awnings extending to the kerb. They are generally one to two storeys in height. Public buildings are often of masonry construction and located on prominent sites within the town.

The original residential buildings are typically modest detached houses with a mix of lightweight and masonry construction. There are several instances of higher density such as aged care accommodation.

Key elements of buildings within this town include:

— Commercial buildings are found along the main road entrance to the town as well as along other main commercial streets
— Commercial buildings are characterised by a range of styles, many parapet buildings with awnings provide a continuous covered walkway
— The town has predominantly detached houses with either enclosed or exposed verandahs to the perimeter

Public buildings are typically high quality, robust and do much to establish the character of the town.
Various building styles characterise the town centre; awnings extending to kerb provide a covered pedestrian path along shop fronts

Traditional housing is typically elevated, single level, lightweight, modest detached dwellings with simple roof forms, a consistent alignment to the street and a front porch or verandah

Commercial buildings of one to two storeys with consistent set backs and some with awnings to kerb; a mix of lightweight and predominantly masonry construction characterise the town centre
6.10 TOWN TWO - SUMMARY

- Informal driveway
- Attached garage/car port set back from street
- Low/open fencing
- Detached garage to rear of lot
- Consistent building setback from street
- Mature planting

Residential Street

Approx. 26m Road reserve
6m Setback

Strong median planting in generous road reserve

- Generous formal road reserve and building setbacks to residential streets
- Residential buildings are modest in scale and character using simple forms and light weight materials
- Provision of parking to rear of lots enhances the character of the street