

13. Village Character

GUIDING VILLAGE CHARACTER

Coolum's unique character tends to be forged by the diversity of built form, the subtropical climate that provides lush native vegetation, and the dramatic geography of the area.

13.1 BUILT ENVIRONMENT

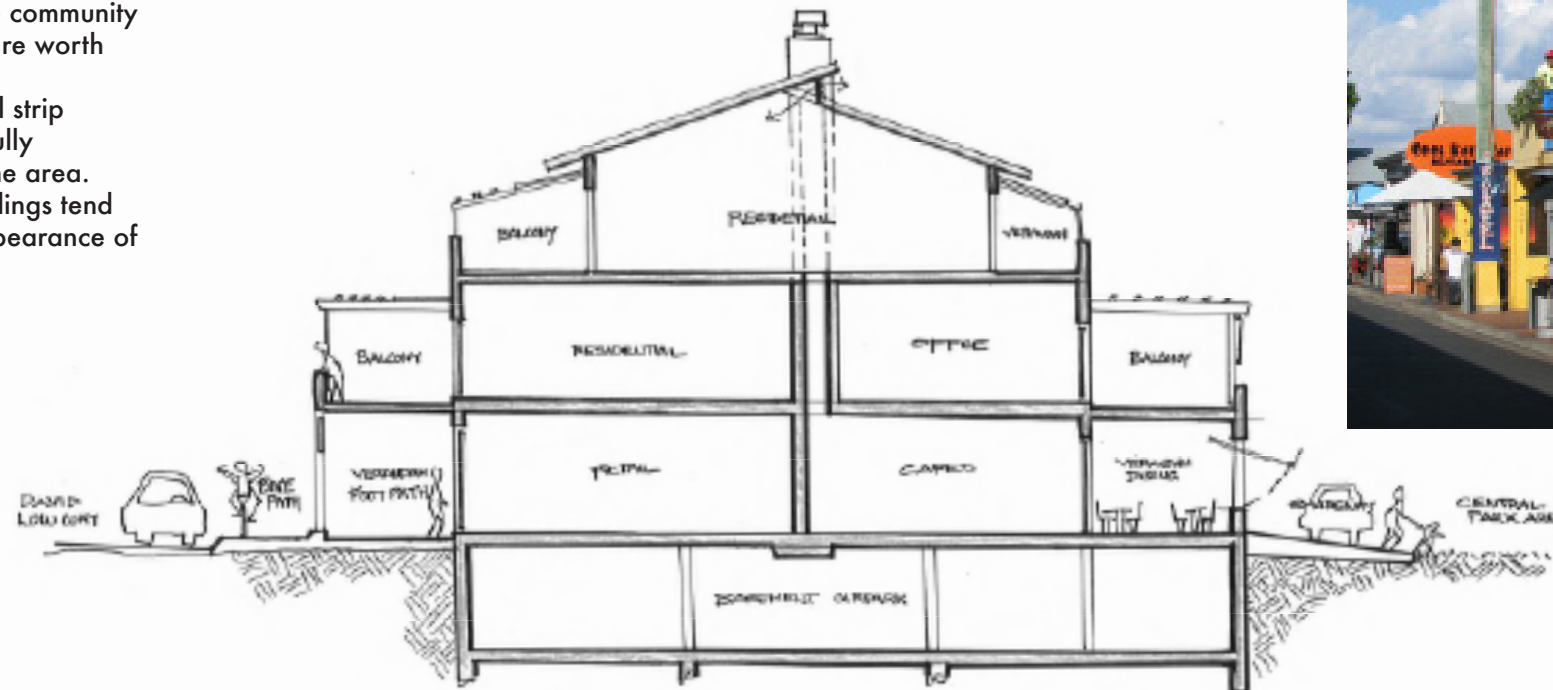
The two high rise apartment towers stand as a reminder to the community that the reduced height limits introduced by the local council are worth enforcing.

There are many two & three storey buildings along the coastal strip that demonstrate the maximum density the place can successfully accommodate without overshadowing the natural beauty of the area.

A significant observation is that the multi-use three storey buildings tend to have greater articulation and enhance the function and appearance of the built form with pleasant human scale.



Byron Bay Main Street



ENCOURAGE MULTI-USE DEVELOPMENT UTILISING STREET AND SERVICE LANE FRONTAGES.



Byron Bay Laneway

13.3 GOOD DESIGN

Baywatch Apartments (My Place Cafe) on David Low Way opposite the North end of the Boardwalk is a good example of elevating the commercial floor level above the natural ground to achieve a vantage point above the road traffic and semi submerging the car park level below ground. The landscape design is extremely well done at street level, allowing the café outdoor dining to emerge out over the lush green planting and become part of the street facade.

Signage is minimal.

We have included examples of similar scale contemporary multiuse buildings in Byron Bay Village Center where there is extensive use of covered verandahs and colonnades allow pedestrians to inhabit the commercial precinct when the weather is not suitable for the beach. The Character of the street tends to be enhanced by the building verandah coming right out to the road edge, allowing the columns to provide, a sense of pedestrian protection from the vehicular traffic flow, and a perfect bicycle tether for cyclist.



Coolum

sustainable
vibrant
green
diverse