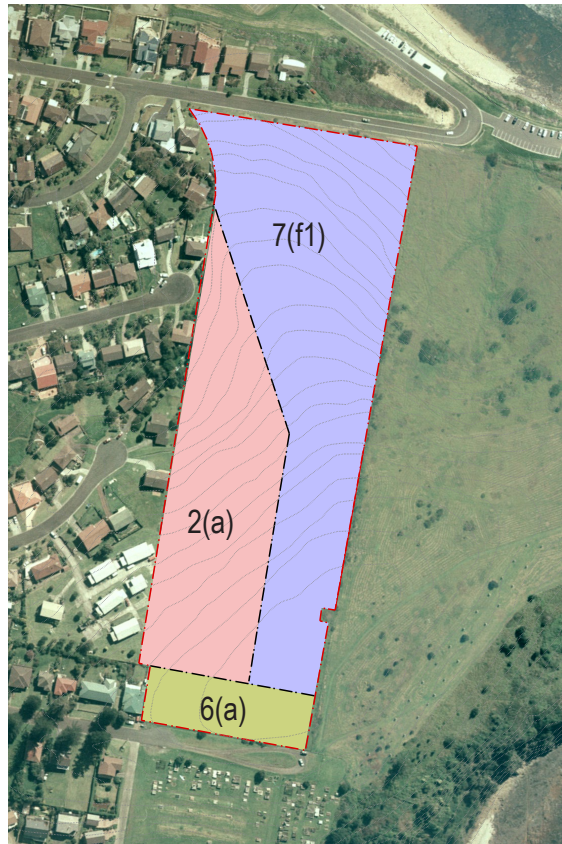


**Figure 4.1(i)**

**Existing Zoning**

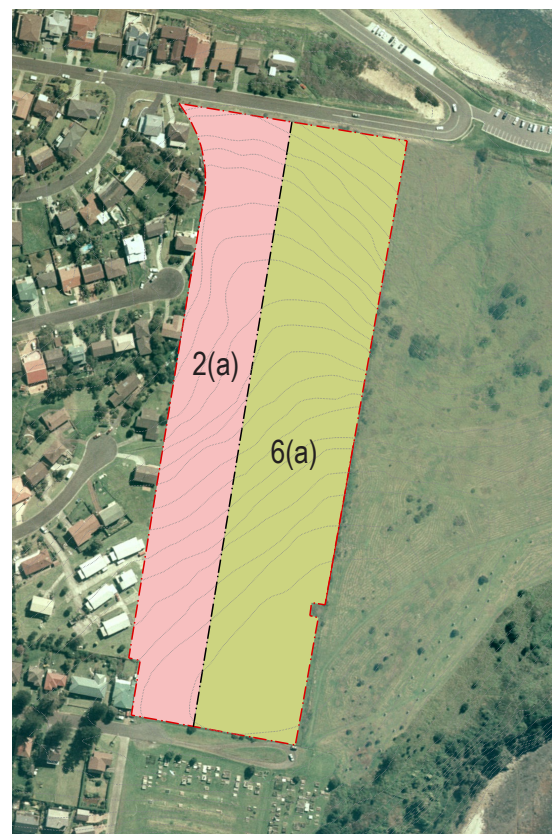
- 2(a) - Residential A
- 6(a) - Existing Recreation
- 7(f1) - Rural Environmental  
(Foreshore Protection 1)



**Figure 4.1(ii)**

**Amended Zoning**

- 2(a) - Residential A
- 6(a) - Existing Recreation



## 4.1 Zoning

The existing boundary between the 2(a) Residential A Zone and the 7(f1) Rural Environmental Protection (Foreshore Protection 1) Zone presents a number of urban design problems. Its current configuration -

- prevents the development of an appropriate interface between residential development on the headland and the Headland Foreshore Reserve;
- results in the presentation of existing and future back fences to Gerringong's ocean frontage;
- creates an ambiguous boundary between the 7(f1) and 6(c) lands, and
- creates a developable area that is difficult to access, with street connection limited only to the Osborne Street spur.

Amendments to the zoning boundaries under Kiama LEP No. 5 have been investigated previously in -

- the local environmental study by ERM Mitchell McCotter of 1995;
- the Gerringong Charrette Report of 1995, and
- the Visual Appraisal and Opinion of Gerringong Headland Development Proposals by Finn Thorvaldson of 1997.

This Master Plan builds upon the recommendations contained within the Thorvaldson Study and realigns the zoning boundaries to -

- Facilitate compliance with the aims and objectives of the NSW Coastal Policy and SEPP 71;
- Rationalise the residential boundary, providing a strong linear edge to development in alignment with the predominant town geometry;
- Create a rational and compact configuration for future residential development;
- Facilitate dedication of the area to the east of a new edge street as part of the Public Foreshore Reserve, enabling the extension of this reserve to incorporate the major topographical features of the Headland.



*The Master Plan enlarges the curtilage of the Headland Foreshore Reserve, incorporating the dominant convex and concave topographic elements within its boundary.*



*The New Edge Street alignment follows the original Town Plan geometry, culminating in a view along Werri Beach to the north eastern edge of the town and Mt. Pleasant lookout beyond. It provides continuous access to the enlarged public reserve.*

## 4.2 Master Plan Objectives

This Master Plan has been created to guide development of this important coastal edge with reference to the following Objectives.

### 4.2.1 Coastal Headland Landscape Objectives

- (i) Preserve the character and primacy of Gerringong Headland;
- (ii) Implement the objectives of the NSW Coastal Policy, State Environmental Planning Policy No. 71 - Coastal Protection and the NSW Coastal Design Guidelines;
- (iii) Expand the curtilage of the Headland Foreshore Reserve to incorporate the major topographical features of the Headland, forming a powerful public space to mark the eastern edge of the town.

### 4.2.2 Public Domain Objectives

- (i) Create a legible and generous public domain that responds appropriately to the specific attributes of the site;
- (ii) Provide continuous public access to the Headland Foreshore Reserve;
- (iii) Establish a strong linear edge to development, with an impressive civic street and consistent built frontage aligned to the original town geometry;
- (iv) Integrate new vehicular and pedestrian connections with the existing street pattern, improving permeability and connectivity both to the foreshore and within the town;
- (v) Use public domain elements to interpret the cultural heritage of the site, including important topographical features, remnants of the original town plan and the like.

### 4.2.3 Private Domain Objectives

- (i) Provide a consistent, high quality private domain that is architecturally considered and of a scale and character befitting this significant coastal edge;
- (ii) Provide a unified architectural character and defined frontage to the Headland Foreshore Reserve - creating a streetscape of distinctive character, and increasing surveillance of the public domain;
- (iii) Create site specific dwelling designs that respond to the particular characteristics of each lot and the unique qualities of the headland;
- (iv) Respond sensitively to existing development, preserving the amenity of existing properties and specific view corridors where appropriate;
- (v) Implement current best practice in the fields of Architecture, Urban Design, Landscape Architecture and Environmental Sustainability.

### 4.2.4 Master Plan Controls

- (i) Expand the curtilage of the Headland Foreshore Reserve in accordance with Figure 4.1(ii);
- (ii) Provide Public Domain Elements in accordance with the relevant Objectives, Controls and Specifications of this Master Plan;
- (iii) Provide Private Domain Elements in accordance with the relevant Objectives, Controls and Specifications of this Master Plan.





### 4.3 Master Plan

The Gerringong Headland Master Plan presents an opportunity to interpret the specific qualities of one of the most significant headlands of the Kiama region and to reconsider the interface of the Town Centre with the Headland Foreshore Reserve.

The Master Plan addresses the 'missing link' along the coastal foreshore, completing the town edge and providing continuous public foreshore access from Werri Beach to Boat Harbour.

1. **Edge Street - "Mitchell Street"**
  - Provides continuous access to Foreshore Reserve
  - Creates impressive civic street to complete town edge
  - Increases permeability and improves vehicular access
  - Provides on street parking for Foreshore Reserve
2. **Geering Street Intersection**

A shared use threshold to reduce traffic speeds and prioritise pedestrian movements.
3. **Public Accessway/Stairway**

Linking the Noble Lands and Geering Street to Pacific Avenue and Werri Beach
4. **Residential Lots**

Residential Lots with Geering Street frontages.
5. **Osborne Street link - "Osborne Way"**

Vehicular and pedestrian connection between Osborne Street, Mitchell Street and the Foreshore Reserve.
6. **Residential Lots**

Lots with Mitchell Street frontages.
7. **Armstrong Avenue link**

Pedestrian connection to Mitchell Street and Reserve
8. **Crossing Points**

Shared use thresholds slow traffic speeds and provide pedestrian crossing points along Mitchell Street.
9. **Residential Lots**

Lots with Belinda Street frontages.
10. **Pine Planting**
  - Extension of pine planting to end of Belinda Street.
  - Planting to mark original town plan alignment of Blackwood Street.

Figure 4.2(i)