

6.1 Land Use

This Master Plan guides the distribution of particular types of residential development on the Noble Lands, in response to specific site conditions and existing surrounding development.

6.1.1 Land Use Objectives

- (i) Preserve the local character of Gerringong as a compact coastal town by the careful distribution of compatible residential uses;
- (ii) Strictly control the distribution of residential development on the headland, creating a definitive town edge and protecting the curtilage of the Foreshore Reserve;
- (iii) Distribute residential dwelling types in response to the unique attributes of the site, particularly topographical features;
- (iv) Configure residential development to protect the amenity of existing residents;
- (v) Promote a high level of residential amenity and a variety of housing choice;
- (vi) Promote opportunities for residents to establish and operate small scale, domestically based enterprises.

6.1.2 Land Use Controls

Residential

- (i) Permit the construction of Detached Residential Dwellings, in accordance with the Objectives and Controls of this Master Plan, within the area identified in Figure 6.1(i).

Home based businesses

- (ii) Small scale domestically based enterprises are permitted where they comply with the relevant provisions of the Kiama LEP.

One small sign of maximum dimensions 400mm x 200mm, located on the front fence, exhibiting only the name and occupation of the resident is permitted.

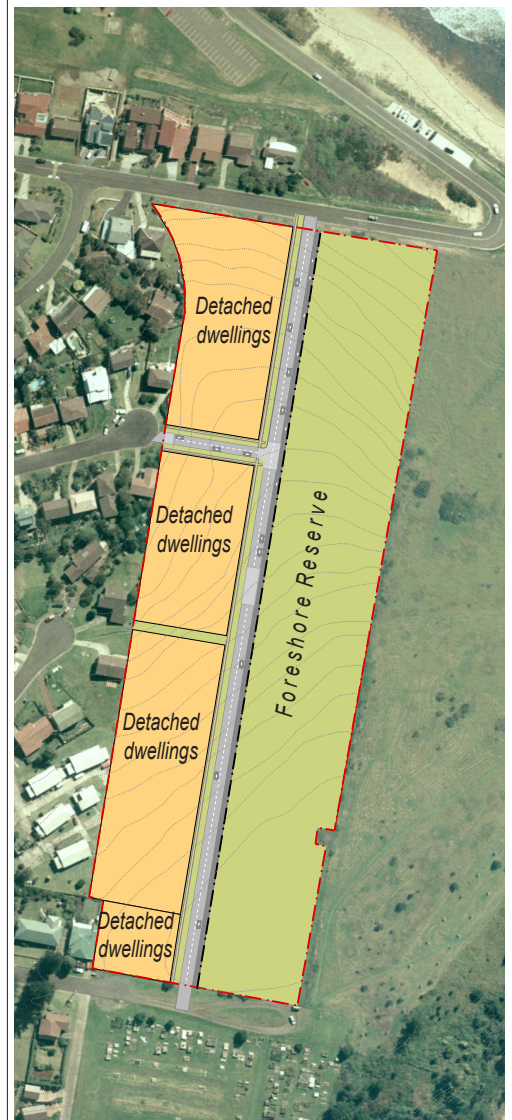


Figure 6.1 (i) Land Use

Figure 6.2(i) Subdivision Plan

Residential lots
with Geering Street frontageResidential Lots
with Mitchell Street frontage

Osborne Way

Residential Lots
with Mitchell Street frontageArmstrong Way
Pedestrian ConnectionResidential Lots
with Mitchell Street frontageResidential Lots
with Belinda Street frontage

Subdivision pattern is indicative and is subject to revision during detailed design leading to applications for consent

6.2 Subdivision

The subdivision pattern has been structured to anticipate the configuration of site specific dwelling types that address the public domain, respond to site topography and incorporate passive solar design principles.

6.2.1 Subdivision Objectives

- (i) Create an efficient lot structure that rationalises existing awkward boundary alignments and lot geometries;
- (ii) Provide a variety of lots sizes to accommodate a range of housing types to suit different household mixes and sizes;
- (iii) Design the subdivision pattern to accommodate specific site features, including topography, orientation, aspect, prospect and the like;
- (iv) Provide a lot structure with a strictly orthogonal geometry to maximise the efficient distribution of dwellings and external spaces;
- (v) Determine the frontage and width dimensions of East West oriented lots to ensure the provision of adequate solar access to future dwellings;
- (vi) Create corner lots with appropriate dimensions that allow future dwellings to reinforce their prominent location and positively address both street frontages;
- (vii) Create a lot structure that is capable of flexibility for future redevelopment.

6.2.2 Subdivision Controls

- (i) Subdivide the Noble Lands in general accordance with the subdivision pattern in Figure 6.2(i)
- (ii) Provide a minimum 10m and maximum 16m frontage to lots with a Mitchell Street frontage;
- (iii) Provide a minimum 13m frontage to lots with Belinda Street or Geering Street frontages;
- (iv) The provision of battle-axe lots and the consolidation of individual lots into "superlots" is prohibited;
- (v) Dual occupancies are not permitted.

Fig.6.3(i) Built Form Controls

RESIDENTIAL LOTS - GEERING ST FRONTAGE

Max Site Coverage 45%
Max FSR 0.40:1
Max no of storeys 2

Maximum Building Height
Comply with Building Height Plane
Refer to Appendix - Schedule 2

Restricted Height Zone (Dense hatch)
Single storey development only
Max no of storeys 1
Max building height 5.5m
Building in the restricted height zone should be modulated to respond to primary view corridors from existing adjacent dwellings and will be assessed on merit.

RESIDENTIAL LOTS - MITCHELL ST FRONTAGE**Single residence with Mitchell Street frontage**

Max Site Coverage 45%
Max FSR 0.40:1
Max no of storeys 2

Maximum Building Height
Comply with Building Height Plane
Refer to Appendix - Schedule 2

RESIDENTIAL LOTS - MITCHELL ST FRONTAGE**Single residence with Mitchell Street frontage**

Max Site Coverage 45%
Max FSR 0.40:1
Max no of storeys 2

Maximum Building Height
Comply with Building Height Plane
Refer to Appendix - Schedule 2

RESIDENTIAL LOTS - BELINDA ST FRONTAGE**Single residence with Belinda Street frontage**

Max Site Coverage 45%
Max FSR 0.40:1
Max no of storeys 2

Maximum Building Height
Comply with Building Height Plane
Refer to Appendix - Schedule 2



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6.3 Built Form

Built form must be tailored to reinforce the public domain and respond decisively to specific site elements.

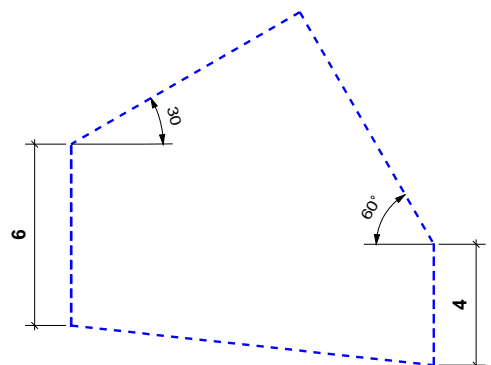
On this important coastal site, priority should be given to the provision of strong architectural definition to the Headland Foreshore Reserve, as well as innovative responses to site topography that maximise amenity and minimise building bulk.

6.3.1 Built Form Objectives

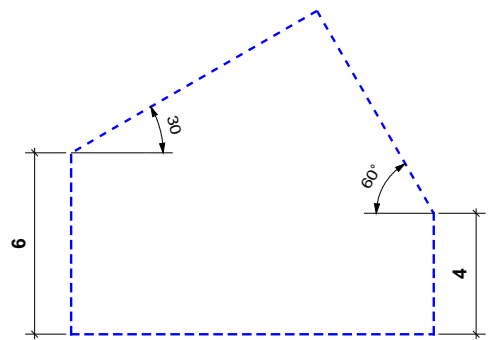
- (i) Reinforce the spatial definition of the Headland Foreshore Reserve by providing dwellings with strong architectural character and massing that maximise views to and surveillance of the reserve;
- (ii) Coordinate building footprints, finished levels, excavation, cut and fill between all lots to provide equitable access to sunlight, outlook and privacy to all dwellings;
- (iii) Provide thin cross section buildings, modulating side boundary setbacks and incorporating courtyards, atria and the like to maximise solar access and cross ventilation;
- (iv) Form dwellings from rectangularly proportioned elements or discrete pavilions sited to relate specifically to site topography, and generally oriented to present their long side to north. Deep square plans that disregard site levels and create bulk forms are not permitted;
- (v) Develop the cross sections of buildings to respond to site topography, incorporating split levels, mezzanines and the like;
- (vi) Minimise the bulk and visual impact of dwellings, particularly roofs. Design roofs to provide a fine, attenuated silhouette to buildings as viewed against the headland. Avoid complex roof forms;
- (vii) Design corner dwellings to reinforce their prominent location and address both primary and secondary street frontages.

6.3.2 Built Form Controls

- (i) Comply with the maximum rates for Site Coverage and FSR in Figure 6.3(i).
Site Coverage includes all areas within the inner face of external enclosing walls of all levels of the building that meet Ground Level, including garages and excluding entry porches, terraces, columns, fin walls and sun control devices, expressed as a percentage of the site area.
- (ii) Height limits are controlled by a Building Height Plane. A detailed explanation of the Building Height Plane is provided in Schedule 2 of the Appendix.
For East West oriented lots the building height plane is calculated from a 30° angle 6m above ground level along the southern boundary, and 60° from a distance of 4m above ground level along the northern boundary. Refer to Figure 6.3(ii).
For North South oriented lots the building height plane is calculated from a 30° angle 6m above ground level along one side boundary, and 60° from a distance of 4m above ground level along the opposing boundary. Refer to Figure 6.3(ii).
Ground level is defined as the level on a site existing at the date on which an application for consent to erect a dwelling is lodged.
- (iii) Habitable attics are not permitted where they form a third storey.



Building Height Plane - applied to sloping site



Building Height Plane - applied to level site

Figure 6.3 (ii) Building Height Plane

The Building Height Plane is generated to distribute building bulk and preserve solar access to neighbouring lots.

The 30° angle is set at the winter sun angle to maximise solar access to neighbouring lots.

On east west lots, the Building Height Plane encourages building mass to be concentrated on the southern side of the lot - maximising setbacks and sunny open space on the northern side of dwellings.

On north south lots, Applicants are permitted to orient the height plane to maximise solar access from an easterly or westerly direction as best suits the circumstances of their particular lot. Note: The height plane must be calculated consistently along the length of the lot and cannot be 'flipped' mid lot.

A detailed explanation of the Building Height Plane is provided in Schedule 2 of the Appendix.

Fig.6.4(i)

Setback Control Drawing

- Front Setback to Geering Street 7.5m
- Western side setback 3.0m
- Permissible Building Zone 20m
- Rear Garden Setback 10.0m
- Front/Side Setback to Mitchell Street 5.0m
- Permissible Building Zone 25.0m
- Rear Garden Setback 10.0m
- Side Setback 1.0m
- Side Setback 1.0m
- Rear Garden Setback 10.0m
- Front Setback to Mitchell Street 5.0m
- Permissible Building Zone 25m
- Side Setback 1.0m
- Side Setback 1.0m
- Rear garden Setback 7.0m
- Side Setback 1.0m
- Front Setback to Belinda Street 5.0m



6.4 Setbacks

Consistent setbacks reinforce the spatial definition of the public domain by coordinating built frontages and landscape areas, and ensure the equitable provision of amenity, solar access, outlook and views to all dwellings.

6.4.1 Setback Objectives

- (i) Create setbacks that guide the efficient use of developable area, balancing the requirements of built area and open space;
- (ii) Provide street setbacks commensurate with existing setbacks to Belinda and Geering Street frontages;
- (iii) Provide street setbacks that define a coordinated and strongly defined built frontage to the Headland Foreshore Reserve;
- (iv) Provide side setbacks that ensure an equitable distribution of amenity, solar access, outlook and views to all dwellings;
- (v) Ensure that buildings on East West oriented lots preserve their own solar access, by siting close to southern boundary and maintaining generous setbacks to the northern boundary;
- (vi) Provide Setbacks that define coordinated Front and Rear landscaped Garden Zones to create a landscaped setting for development, and a 'Green Edge' to the Headland Foreshore Reserve.

6.4.2 Setback Controls

- (i) Comply with the Front Setbacks documented in Figure 6.4(i).
- (ii) Balconies, terraces, verandahs, porches and the like may project 2.4m from the Front Setback Line into the Front Garden Area, to a maximum width of 6m.
- (iii) Comply with the Building Zone dimensions in Figure 6.4(i).
- (iv) Comply with the Side Setbacks on corner lots as documented in Figure 6.4(i). The setbacks documented in Fig 6.4(i) take precedence over the controls in clause 6.4.2 (v).
- (v) Comply with the following Side Setbacks -

North South oriented lots

- A minimum 450mm setback is permitted along one side boundary only, to a maximum length of 12m. A minimum 1.0m setback is required along the remaining boundary.
- Minimum 1.5m setback to opposing side boundary, to a maximum length of 8m. Setbacks in excess of 1.5m are required along the remaining boundary, to modulate building form and maximise solar access to the dwelling.

East West oriented lots

- A min. 450mm setback is permitted along the Southern Boundary only, to a maximum length of 10m. A minimum 1.0m setback is required along the remaining boundary.
- Lots 10m to 12m wide - A minimum 2.0m setback is required along the Northern Boundary. Setbacks in excess of 2.0m are strongly encouraged along the Northern boundary to modulate building form and maximise solar access to the dwelling.
- Lots greater than 12m wide - A minimum 3.0m setback is required along the Northern Boundary. Setbacks in excess of 3.0m are strongly encouraged along the Northern boundary, to modulate building form and maximise solar access to the dwelling.

Designers should give particular attention to the location of openings on the northern building elevation relative to the permitted Building Height Plane on the adjoining lot to the north to ensure solar access to habitable rooms is achieved.

Fig.6.5(i) Landscaped Areas
Control Drawing

Required Front Garden Zone 7.5m
Minimum 45% of Site Area to be provided as
Soft Landscaping to Residential Lots

Required Rear Garden Zone 10.0m
Required Front Garden Zone 5.0m

Minimum 45% of Site Area to be provided as
Soft Landscaping to Residential Lots

Required Front Garden Zone 5.0m

Required Rear Garden Zone 10.0m min.

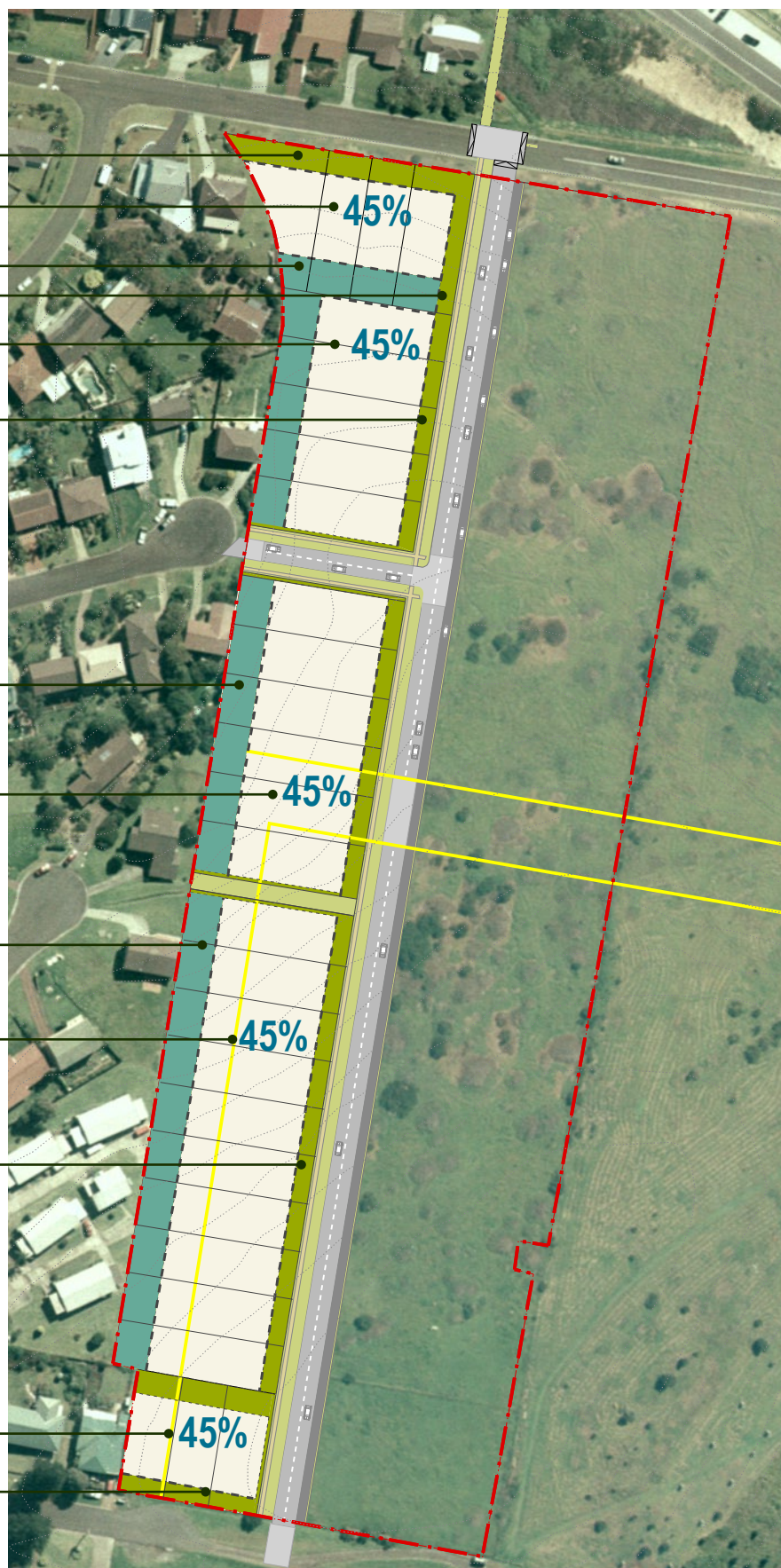
Minimum 45% of Site Area to be provided as
Soft Landscaping to Residential Lots

Required Rear Garden Zone 10.0m min.

Minimum 45% of Site Area to be provided as
Soft Landscaping to Residential Lots

Required Front Garden Zone 5.0m

Minimum 45% of Site Area to be provided as
Soft Landscaping to Residential Lots
Required Front Garden Zone 5.0m



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6.5 Landscaped Areas and Private Open Space

Private gardens and open spaces should provide a distinctive landscaped character to residential development, in response to its privileged siting on the Gerringong Headland.

High quality gardens and landscaped open spaces create pleasant residential environments, provide a high level of amenity to residents and have important environmental benefits.

6.5.1 Objectives

- (i) Provide Front Gardens to all dwellings to create an appropriate interface between the public and private domain, and to contribute to an attractive landscaped character for residential streets;
- (ii) Provide contiguous Rear Landscaped Areas within blocks to maximise on-site infiltration, provide privacy between dwellings, enable significant tree planting, and create a continuous band of vegetation to minimise the visual impact of residential development on the headland from distant viewpoints;
- (iii) Configure the design of outdoor areas to balance the competing requirements for privacy and solar access between dwellings;
- (iv) Maximise infiltration and reduce urban run-off, by the provision of Soft Landscaping and Permeable Surfaces wherever possible;
- (v) Provide a variety of useable outdoor spaces within each lot, that are suitable for a range of leisure, recreation, entertaining and utilitarian functions;
- (vi) Site outdoor private open spaces to relate to the primary habitable rooms of residential dwellings, providing strong relationships between exterior and interior spaces and avoiding the creation of residual landscape corridors;
- (vii) Develop high quality landscaped areas that contribute to the Landscape Character of the Gerringong Headland.

6.5.2 Controls

- (i) Provide a minimum of 45% of each lot as Soft Landscaping to Detached Residential Dwelling Sites.

Soft Landscaping includes areas that are landscaped by way of planting, lawns, shrubs and mature trees above unimpeded deep soil. It includes areas of permeable paving, but specifically excludes all driveways, carports, impervious surfaces, swimming pools, spas, gazebos, garden sheds and the like.

- (ii) Provide the Front Garden Areas identified in Figure 6.5(i).

Front Garden Areas should substantially comprise Soft Landscaping, and use planting that enhances and reinforces the headland character. Planting should meet the requirements of DCP 31 - Landscape Guidelines.

Front Garden Areas may include entry pathways, driveways, front fences, balconies and terraces complying with the Controls and Specifications of this Master Plan.

Garden structures such as gazebos, clothes lines, play equipment, swimming pools, spa baths, water storage tanks and the like are prohibited in Front Garden Areas.

- (iii) Provide the Rear Landscape Areas identified in Figure 6.5(i).
Rear Landscape Areas should substantially comprise Soft Landscaping.
Provide a minimum of two large trees, with a spreading canopy and mature height of at least 7m within these zones on each lot. Planting Rear Landscape Areas should -
- Be between 4 - 7m height at maturity
 - May be native or exotic
 - Confirm to Landscape Development Control Plan No. 31 and Draft Development Control Plan No. 32
 - Be placed to consider the effects of overshadowing on neighbouring properties
 - Be placed to avoid eclipsing primary site lines and views to the north and east
- (iv) Provide external private open spaces in the form of balconies, verandahs, courtyards, terraces, roof terraces, outdoor rooms, sleep outs and the like.
- (v) Front fences to a maximum height of 0.8m are permitted along the front property boundary.
Front fences must be integrated with the building and landscape design through the use of common materials and detailing and be part of a suite of fences in the street.
Front fences may include masonry, timber and steel elements. Lattice, chain mesh, sheet metal and the like are prohibited.
Low scale front fences must return along side boundaries to at least the primary building line.
- (vi) Side fences to a height of 1.8m are permitted behind the front setback line.
The centre-line of all fences and associated footings should be set on the property boundary.
Side fences may include masonry and timber elements, and must be designed to retain the neighbouring lot where there is a substantial change in level.
In these instances the maximum height of the fence may be increased to 2.2m, as measured from the lowest property where the fence runs along the southern boundary.
Lattice, chain mesh, sheet metal and the like are prohibited.
- (vii) The following items are prohibited in this residential development
- Tennis courts;
 - Swimming pools with an area in excess of 10% of the site area;
 - Sheds and Outbuildings with an area in excess of 10% of the site area.

6.6 Visual and Acoustic Privacy

Thoughtful design can ensure that views and outlook are maximised from all dwellings without compromising the privacy of neighbouring residents.

The relationship between dwellings and the public domain should be carefully considered to provide an appropriate level of privacy to occupants. Maintain controlled outlook to the street to encourage public spaces that are safe and deter anti-social behaviour.

6.6.1 Objectives

- (i) Maximise visual and acoustic privacy by careful consideration of the following -
 - siting of buildings;
 - internal room layout;
 - location of private open space;
 - location and treatment of openings;
 - screening devices and landscaping;
 - building materials.
- (ii) Protect privacy and encourage integrated outdoor living spaces by orienting primary openings in living areas to the street and or rear garden.

6.6.2 Controls

- (i) Achieve the following separations between directly facing openings above ground level -
 - 6m between non habitable rooms;
 - 9m between habitable and non habitable rooms;
 - 12m between habitable rooms.

Habitable rooms are rooms used for normal domestic activities, including bedrooms, living rooms, lounge rooms, music rooms, television rooms, kitchens, dining rooms, sewing rooms, studies, playrooms, family rooms and sun rooms.

Non habitable rooms are rooms that are occupied infrequently for short periods and include bathrooms, laundries, toilets, pantries, walk-in-robos, corridors, hallways, lobbies, darkrooms, clothes drying rooms and the like.

Where buildings are set closer than the above standards, the following design elements should be incorporated -

- offset the position of openings, or use splayed or angled windows
- provide external screens to openings
- use translucent glazing to a height of at least 1.6m above floor level.

6.7 Environmental Design

The idyllic coastal location and climate should be embraced and exploited in the design of dwellings.

The implementation of environmental design principles can provide dwellings with increased levels of amenity and comfort, reduce the need for heating and cooling and provide dwellings with a sense of connection to the wider environment.

6.7.1 Objectives

- (i) Promote energy conservation and efficiency;
- (ii) Promote water conservation;
- (iii) Site dwellings to maximise northern orientation to habitable rooms, particularly living spaces;
- (iv) Provide dwellings with abundant daylight through the implementation of passive solar design principles;
- (v) Provide sun protection to glazing appropriate to its orientation, to restrict summer sun, maximise winter sun, and reduce the visual impact of reflective glazed surfaces;
- (vi) Provide dwellings with adequate ventilation by modulating built form to achieve thin cross-section design;
- (vii) Provide dwellings with appropriate orientation and ventilation to minimise the need for mechanical air conditioning equipment for summer cooling.

6.7.2 Controls*Solar Access + Sun Protection*

- (i) Achieve a minimum of 3.5 hours of direct sunlight into the two primary living areas of all dwellings, between 8am and 4pm in mid winter;
- (ii) Site dwellings to maximise northern orientation to habitable rooms;
- (iii) Provide sun protection to glazing appropriate to its orientation;
- (iv) Provide external horizontal sun shading, projections, brise-soleils, recessed windows, eaves, awnings, balconies, pergolas and the like to Northern Facades, to minimise summer solar access and maximise winter solar access.
- (v) Provide sun shading in the form of external adjustable vertical shading, sliding screens, brise-soleils, recessed windows and the like to Eastern and Western Facades, to minimise solar access and maximise winter solar access.
- (vi) Configure sun shading elements to minimise reflectivity and glare from glazed surfaces, particularly on northern and western facades;

Natural Daylight and Ventilation

- (vii) Maximise natural lighting and ventilation to all habitable rooms, by the use of shallow floor plans, thin cross sections, courtyards, atria, generous side setbacks and the like;
- (viii) Skylights may be used to supplement lighting levels, but are not to be used as the sole source of daylight and ventilation to any room;
- (ix) Provide openable windows or ventilating skylights to all habitable rooms, kitchens, bathrooms, and laundries;
- (x) Locate windows, doors and openings to facilitate cross ventilation;

private domain

- (xi) Provide ventilation and air movement to all hallways, corridors, galleries and circulation spaces;
- (xii) Provide ceiling fans, or the wiring to facilitate future installation, to all bedrooms. Ceiling fans must be installed with the blades a minimum of 2200mm above the finished floor level;

Energy Efficiency

- (xiii) Maximise thermal mass in the floor and internal walls of all rooms with northern orientation;
- (xiv) Provide Reflective Foil Laminate and Bulk Insulation with a minimum R value of 2.0 to all roof zones. Reflective foil should be installed with the more reflective surface facing the interior;
- (xv) Provide Bulk Insulation with a minimum R value of 1.5 to all lightweight, framed external walls, including the lightweight skin of brick veneer walls;
- (xvi) Where attached garages form part of the perimeter of the dwelling, insulation in accordance with the above controls must be incorporated in external walls and roof zones;
- (xvii) Concrete slabs containing in-slab heating systems, must provide insulation with a minimum R value of 1.0 to the vertical edge of the perimeter of the slab.
- (xviii) Dwellings should generally achieve a minimum 3.5 star NatHERS rating and a NatHERS Certificate should be submitted with each Development Application.

Courtyard houses, houses incorporating discrete pavilions and wings, or any dwelling with a large surface area to floor area ratio, may instead submit an Energy Report prepared by a qualified practitioner confirming appropriate levels of energy efficiency and environmental performance.

Buildings with air conditioning

- (ixx) Any intention to service a building with air conditioning must be declared in a Development Application. No dwelling is to rely on air conditioning to ensure the comfort of occupants;
- (xx) Provide the following in buildings that are fitted with air conditioning units -
 - Compressible seals/weather stripping to external doors and operable windows;
 - Architraves, caulking and the like to any gaps around windows, doors and openings;
 - Skirting, cornices and the like to seal wall and floor junctions;
 - Self closing dampers or high density filters to exhaust fans;
 - Imperforate ceiling diffusers to skylights;
 - Sealing and Insulation to ductwork and refrigerant lines.

Fixtures + Fittings

- (xxi) Install AAA water rated taps and showerheads in kitchens, laundries and bathrooms, and dual flush cisterns to all toilets;
- (xxii) Use of high efficiency lighting and compact fluorescents wherever possible;
- (xxiii) Use of appliances with a minimum energy rating of 3 stars is encouraged;
- (xxiv) Electrical clothes dryers, and top loading washing machines are discouraged. A minimum energy rating of 3 stars is required for these appliances. All dwellings must have access to external clothes lines.

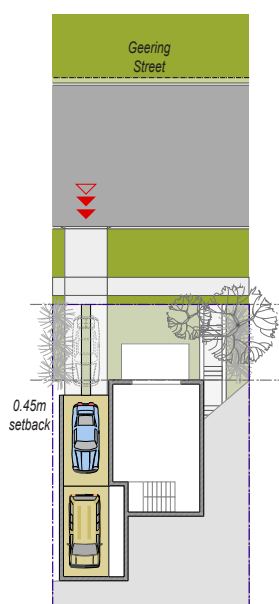


Figure 6.8 (i) - 2 enclosed + 1 unenclosed space

• Garage with single door facing Geering Street set back from the primary building line - minimising the visual impact of the garage from the street.

• Driveway provides additional storage space for cars, boats, trailers and the like within the residential lot

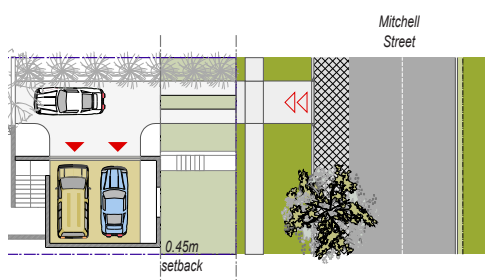


Figure 6.8 (ii) - 2 enclosed + 2 unenclosed spaces

• Garage with double doors perpendicular to the Mitchell Street frontage - minimising the visual impact of the garage from the Foreshore Reserve

• Driveway provides additional storage space for cars, bikes, boats, trailers and the like within the residential lot

**POSSIBLE PARKING CONFIGURATIONS FOR
LOTS WITH GEERING AND MITCHELL STREET
FRONTAGES ONLY**

6.8 Vehicular Access and Parking

Vehicular access to dwellings should minimise conflicts between pedestrians and vehicles. Driveways, garages and carports should be designed to minimise their visual impact, preserve streetscape continuity and provide sufficient and convenient car parking for residents and visitors.

6.8.1 Objectives

- (i) Provide safe and convenient access to dwellings;
- (ii) Distinguish pedestrian and vehicular access;
- (iii) Provide vehicular access on secondary street frontages where available;
- (iv) Locate vehicular access to -
 - minimise visual intrusion and preserve streetscape character;
 - prioritise the street address of dwellings and pedestrian entries;
 - guarantee pedestrian amenity and safety;
 - protect landscaped verges, planting and trees.

6.8.2 Controls

Vehicular access points

- (i) Locate vehicular access on secondary (Osborne Street) frontages where accessible;
- (ii) Locate vehicular access along the northern boundary of lots addressing Mitchell Street, where secondary street access is not provided;

Driveways, Driveway Crossings and unenclosed car spaces

- (iii) Limit the width of driveways and driveway crossings to a maximum of 3.0m on residential streets. 2.5m preferred;
- (iv) Limit the width of driveways and driveway crossings to a maximum of 5.5m on secondary street frontages;
- (v) Driveway crossings must be constructed of lightly washed concrete and match pedestrian pathways in the public domain;
- (vi) Locate driveway crossings to minimise impacts on the root zones of street trees;
- (vii) Driveways and external parking areas should be constructed of lightly washed concrete wheel tracks with a 900mm central band of permeable landscaping such as turf, ground covers, decomposed granite, gravel or the like, wherever possible. Stencilled concrete treatments, pebblecrete and unit pavers are prohibited.
- (viii) Unenclosed parking spaces must be contained wholly within lot boundary;

Garages and Carports

- (ix) The design, form and materials garages and carports must be consistent and coordinated with dwellings, and should allow for the storage of boats, surfboards, jet skis bicycles and the like wherever possible;
- (x) Garages and carports are to be built to the site boundary on secondary streets;
- (xi) Parking structures are not permitted forward of the dominant building line on Belinda, Geering or Mitchell Streets;

- (xii) Double Garage doors are not permitted to face Belinda, Geering or Mitchell street frontages;
- (xiii) Garages along the Mitchell Street and Geering Street frontages must be accessed from the low side of the lot and -
 - with double garage doors set perpendicular to the property boundary, or
 - accessed from a single garage door facing the street, with stacked parking configuration.

Car Parking provision

- (xiv) Provide at least one, and a maximum of two enclosed parking spaces per primary residential dwelling;
- (xv) A maximum of four parking spaces are permitted per lot.

Visitor Parking provision

- (xviii) All visitor parking is to be provided on street. Off-street visitor parking spaces are prohibited.

6.9 Site Facilities

Dwellings should provide dedicated, easily accessible facilities for utilitarian household tasks and provide for the storage of household items, sporting goods, leisure accessories, fitness equipment and the like.

6.9.1 Objectives

- (i) Provide adequate facilities, with easy access, for the utilitarian and storage requirements of future occupants;
- (ii) Minimise the impact of site facilities from the public domain, through careful location and design.

6.9.2 Controls

- (i) Provide a secure external clothes drying area with access to sunlight and breezes for each dwelling. Screen from the public domain;
- (ii) Provide each dwelling with a lockable mailbox, located adjacent the major entrance and integrated with front fencing. Size letterboxes to accommodate articles such as large format envelopes;
- (iii) Locate adequate garbage and recycling storage areas -
 - adjacent secondary Osborne Street frontages where accessible, or
 - behind the prevalent building alignment of dwellings along residential street frontages, where they are screened from the public domain.
- (iv) Accommodate adequate storage of bulky goods in the design of each dwelling -

• 1 bedroom dwellings	7.5 cubic metres
• 2 bedroom dwellings	10 cubic metres
• 3 + bedroom dwellings	12.5 cubic metres
- (v) Adequate provision for the secure storage of boats, caravans, trailers, surfboards, jet ski's, bicycles and the like is encouraged and shall be located -
 - in garages;
 - accessed from secondary Osborne Street frontages where accessible, or
 - in driveways, behind the prevalent building alignment of dwellings along residential street frontages.

Note that parking is prohibited in Osborne Street. Accordingly, the storage/parking of boats, caravans, trailers and the like in this street is prohibited.

- (vi) Television, radio aerials, satellite dishes and antennae should be located to minimise their impact on the public domain.
- (vii) Water storage tanks must be located in Rear garden areas and be screened from the public domain.

6.10 Building Character and Materials

Rural and coastal areas of the south coast have a strong tradition of simply constructed, robustly built and modestly scaled dwellings that reflect their relaxed and casual ambiance.

The character of many of these towns are under threat from an influx of pre-packaged, generic project homes of the type that proliferate in suburban areas. These houses are completely unsuited to the context, climate and landscape character of the Gerringong Headland.

Rural towns, coastal edges and geographical landforms such as the Gerringong Headland, each have a unique character. The design of all houses on the Noble Lands should be based on a thorough understanding of the particular qualities of this 'place'.

6.10.1 Objectives

- (i) Design site specific dwellings that relate to the landscape character, climate, materials and textures of the Gerringong Headland;
- (ii) Create a 'model' development consisting of small scaled, environmentally conscious and site responsive dwellings;
- (iii) Create contemporary dwellings that relate to the relaxed and casual ambiance of Gerringong, and provide for the diverse requirements of future occupants;
- (iv) Employ current best practice in the fields of Architecture, Landscape Architecture, Engineering and Construction in the design of all dwellings and garden areas;
- (v) Use high quality, durable materials, finishes and detailing in the construction of dwellings;
- (vi) Minimise environmental impacts, ideally selecting materials -
 - with low embodied energy;
 - that are durable;
 - that are recycled or able to be recycled;
 - that are sourced from renewable resources and materials;
 - that are non-polluting in manufacture, use and in disposal; and
 - that are non toxic and do not emit harmful vapours.
- (vii) Conceive of the design of each dwelling as a modest part of a wider architecturally consistent and unified town edge;
- (viii) Establish a high quality streetscape through the use of coordinated building alignments, materials selection and architectural character.

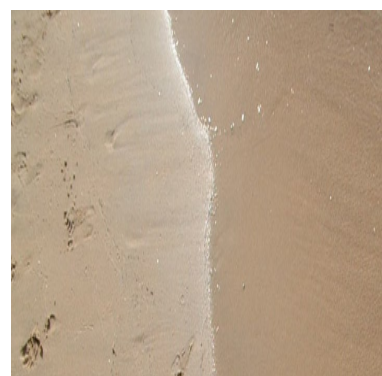


sky

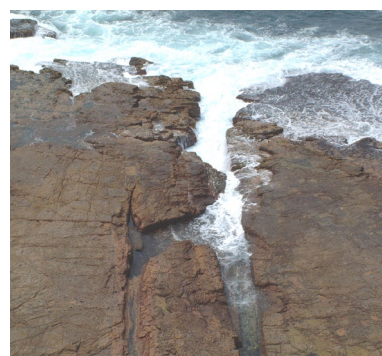
sea



grass



sand



basalt

Building materials should respond to the local landscape palette and elements



Ooi house, Perth, by Kerry Hill Architects.



Beach house, Sunshine Beach, Qld, by architect Gerard Murtagh.



Haslingden Residence, Merimbula, NSW by architect Clinton Murray.

Houses on the Noble Lands should be modest and formed from compact, rectangularly proportioned pavilion elements. Dwellings should embrace the wider environment and utilise materials that respond to the landscape character of the coast.



Casuarina Beach House, NSW, by Lahz Nimmo Architects

6.10.2 Controls

- (i) Provide houses that are specifically designed for this site. Pre-packaged, generic project homes, kit homes and the like are not permitted;
- (ii) Avoid references to historical architectural styles and periods. Use of elements such as complex roofs with multiple hips and gables, dormers, turrets, finials, porticoes, mock federation, tudor, georgian, tuscan, manorhouse references and the like are inappropriate and are not permitted.
- (iii) Design houses of modest architectural scale, formed from compact, rectangularly proportioned elements or pavilions that are arranged to relate to the site topography. Courtyard houses are strongly encouraged;
- (iv) Articulate building form to modulate the scale of buildings in the streetscape. The maximum straight length of a street facade, without a change of alignment or corner is 7.0m.
- (v) Consider the effects of light and shade on buildings. Modulate facades to provide depth and relief that create patterns of light and shade on building surfaces. Avoid the creation of unrelieved 'flat' facades.
- (vi) Use materials that relate directly to the colours and textures of the Headland. All applicants must provide a physical or photographic sample board displaying proposed building materials, and demonstrate their suitability to the site, and to adjacent or proposed dwellings on the Noble Lands.
- (vii) Primary colours and strong hues are inappropriate in this location, and are prohibited. Guidance relating to appropriate colours and textures of specific building elements is given below.
- (viii) Consider the effects of weathering on building elements. Use of materials that record the effect of natural processes as they age, producing integral muted colours and textures are strongly encouraged.

Large open decks, generous openings, and robust lightweight materials evoke the qualities of the relaxed ambiance of coastal towns and holiday houses.



'Pohutukawa', Merimbula NSW, by architect Clinton Murray.

private domain

Gerringong Headland Master Plan - Option 1

6

(ix) Masonry

Masonry should be used in a manner that reflects the solid, loadbearing character of the material, particularly where buildings meet the earth.

The use of local stone is strongly encouraged.

The colours and textures of all other permissible masonry finishes should reflect the colours and textures found in the local stone of the region.

Accordingly, colours should generally reflect a palette from dark grey, brown through to the lighter greys and russet tones in local stone samples.

There is also a strong local tradition of whitewashed or light coloured painted buildings, and these finishes are permissible for rendered masonry surfaces.

Applicants should submit details and samples of all proposed masonry and masonry finishes with their Development Application, and must justify their appropriateness to the site.

Encouraged materials

- local stone

Permitted materials

- face brickwork (pressed bricks only)
- rendered brickwork
- off form concrete
- rendered concrete
- concrete block (smooth or split face)
- rendered concrete block
- whitewashed or light coloured painted rendered surfaces

Discouraged materials

- extruded bricks (except beneath rendered finishes)
- any bricks with flayed, glazed or speckled finishes
- non local, light coloured stone and stone facing including sandstone, marble, coloured granites and the like
- tilt-up concrete and autoclaved aerated concrete panels
- rendered finishes in primary colours or inappropriately strong hues
- large expanses of high gloss painted finishes.



Masonry finishes should reflect the colours and textures of local stone.



Sculptural light coloured masonry dwellings on a Secondary Street Courtyard Houses, Queens Park, NSW by Durbach Block architects.



A stone base articulates the point where the building meets the ground.

Schnaxl House, Bilgola, NSW by architect Glenn Murcutt.



Masonry base with lightweight upper pavilion.

McMaster Residence, Hawks Nest, NSW by architect Peter Stutchbury.

Subtle finishes and appropriate uses of masonry in residential buildings.



House for Pam, Merimbula, NSW by architect Clinton Murray.



'Pohutukawa', Merimbula, NSW by architect Clinton Murray.

Subtle, naturally finished cladding materials relate to the materials and textures of surrounding landscape elements. Rooms with a strong connection to outside spaces provide a relaxed, casual character appropriate to coastal living.



Subtle lightweight grey palette of existing house in Pacific Avenue, Gerringong

(x) Lightweight Materials

Lightweight materials are traditionally used in the construction of coastal holiday houses and cottages.

Lightweight materials facilitate buildings that generously embrace the environment, filtering natural elements such as sunlight and breezes and forming spaces with a strong relationship to the exterior.

Exposure of suitably protected natural surface finishes of lightweight materials is strongly encouraged. If required, painted finishes should reflect a muted palette.

Applicants should submit details and samples of all proposed lightweight materials and finishes with their Development Application, and must justify their appropriateness.

Encouraged materials

- Australian Hardwoods (Natural finish, stained and/or oiled or clear sealed)
 - Recycled Australian Hardwoods (Natural finish, stained and/or oiled or sealed)
- Note: imported timber, and timber from old growth forests are strictly prohibited.

Permitted materials

- Australian Hardwoods (Painted)
- Marine Grade Plywood (Natural finish, stained and/or oiled or clear sealed)
- Painted weatherboards (No textured finishes or heritage profiles. PVC joining strips or corner caps are not permitted. All joints/corners must be finished with metallic strips or timber battens)
- Textured plywood finishes (Preferably stained and sealed, rather than painted)
- Corrugated steel sheeting (Preferably Grey and blue/grey tones)
- FC sheeting (Clear sealed or painted. No PVC joining strips or corner caps. Joints/corners must be finished with metallic strips or timber battens)
- Pre-weathered zinc

Discouraged materials

- Imported timber or timber from old growth forests;
- Plastic corrugated or cellular sheeting and the like;
- Large expanses of painted finishes in primary colours or bright hues and/or gloss finishes;
- Large expanses of reflective panel surfaces with high gloss, vitrified, enamel finishes and the like

private domain

Gerringong Headland Master Plan - Option 1

6

(xi) Roofing

The profile and material of roofs have a significant impact upon the presence of dwellings, particularly on sloping sites.

When viewed from pedestrian height, roof elements define the way in which buildings meet the sky and should be finely detailed and attenuate the bulk of the building.

The pitch of all roofs should be kept low, to minimise the presence of roofs from distant viewpoints.

Roofs should have simple, shallow pitched or mono-pitched profiles. Complex roof geometries with multiple hips and gables are not permitted.

Curved roofs are permitted, but should not attempt to make graphic representations of rolling waves or complex wavelike forms. Curved roof elements should be simple in geometry and generally limited to curved ridge sections at the apex of pitched roofs, or finely detailed vaults.

The reflectivity of all roofing materials should be minimised.

Applicants should submit details and samples of all proposed roofing materials and finishes with their Development Application, and must justify their appropriateness.

Encouraged materials

- Grey and blue/grey metal roof sheeting
- Pre-weathered zinc roof sheeting

Permitted materials

- Planted roofs with suitable robust native planting
- Small areas of clear roof sheeting to skylights, verandahs, porches and the like

Discouraged materials

- Terra cotta or concrete roof tiles
- Slate roofing
- Copper roof sheeting
- Coloured plastic roof sheeting
- Aluminium imitation tile roofs



Casuarina Beach House, NSW by Lahz Nimmo Architects



Fredericks House, Jamberoo, NSW by architect Glenn Murcutt.



House in Kiama, NSW by architect Glenn Murcutt.

Simple, finely detailed pitched, and curved roofs in pavilion houses, create a fine silhouette and building edge against the sky.



Subtle curved roof of existing house in Gerringong



Simpson Lee House, Mount Wilson, NSW by architect Glenn Murcutt.

Generous overhangs and external screens provide sun shading and modulation to large glazed areas. External screens provide a high degree of control for both privacy and solar access.



'Pohutukawa', Merimbula, NSW by architect Clinton Murray.

Generous, large scale, inset openings that relate to outlook and views from within dwellings without compromising privacy.



Primmer Residence, Bermagui, NSW by architect Peter Stutchbury.

Glazed louvres, protected with appropriate overhangs filter breezes and create spaces where the boundary between inside and outside becomes blurred.

(xii) Windows and Glazing

Windows and glazing should be appropriately sized and proportioned to capture views and outlook from dwellings.

The reflectivity of glazed surfaces should be minimised through careful design. Areas of glazing should be recessed within the thickness of external walls and/or protected by sun shading elements appropriate to orientation.

Division of windows into small scale panes, reminiscent of window detailing from historical periods, such as 'federation', 'colonial' styles and the like is prohibited.

Fineness and relief in building facades should be achieved by the proportion and arrangement of openings, three dimensional insets and external elements such as fins, shutters, sun screens, brise soleils and the like.

Designers are not to resort to small scale pattern making in windows to provide interest to poorly designed facades.

Applicants should nominate proposed glazing types and finishes in their Development Application, and must justify their appropriateness.

Encouraged Materials

- Clear annodised or light grey annodised aluminium windows/doors
- Timber windows/doors (Oiled or clear sealed)
- Glass louvres, or Aluminium louvres (clear annodised or light grey)
- Timber louvres or screens (Oiled or clear sealed)
- External venetians - Timber (natural finish) or aluminium (clear annodised or light grey)

Permitted Materials

- Timber windows/doors (Stained and sealed or painted dark grey through to white tones only)
- Timber louvres or screens (Stained and sealed or painted dark grey through to white tones only)
- Light grey powdercoated aluminium windows/doors
- Fabric awnings (Preferably solid flat colours, including primary colours and strong hues where appropriate)
- Insect screens, bronze, aluminium or light/dark grey gauze

Discouraged Materials

- Aluminium annodising/powdercoating in strong hues
- Glazing with applied solar tinting, mirrored surfaces and the like
- Large areas of unprotected glazing
- Leadlighting
- Historicist mullion patterns, adhesive mullions and the like
- Glass blocks
- Oppressive metal shutters and the like

(xiii) Balustrades and handrails

The design and detailing of small building elements such as balustrades can have a significant impact upon the appearance of dwellings.

Balustrades and handrails should be simply detailed and constructed. Complex mock cast ironwork or decorative patterns are prohibited.

All balustrades and handrails must be built to the requirements of the Building Code of Australia.

Durability and maintenance issues should be considered, particularly in relation to the use of glass balustrades that collect salt spray and require constant cleaning.

Encouraged Materials

- Flat bar or rod steel framing
- Timber framing and/or battens (oiled or clear sealed finish)
- Stainless steel wire + fine steel meshes

Permitted Materials

- Glass set within flat bar steel framing
- Clear or dark/light grey anodised aluminium, or dark/light grey powdercoated rectangular aluminium sections
- Rectangular galvanised steel sections

Discouraged Materials

- Frameless glass
- Decorative shapes and ironwork with historicist curved, organic motifs and the like
- Cast ironwork
- Mock cast ironwork

(xiv) Cappings, flashings, rainwater goods

Small scale cappings, flashings and all rainwater goods should be selected to match roofing material or be galvanised or light grey in colour.

(xv) Painted finishes

External painted finishes should be selected to provide durability and longevity in a coastal environment.

Use low sheen, low gloss or satin finishes that minimise reflectivity. Minimise the use of high gloss and gloss finishes.

Colours and hues should be chosen to relate to the relevant criteria for building elements listed above.



*'Pothutukawa', Merimbula, NSW by architect Clinton Murray.
Simply detailed, robust balustrades and a generously scaled decks with views to the coast.*



*Beach House, Sunshine Beach, QLD by architect Gerard Murtagh.
Robust balustrades and screens frame specific views while providing protection from the sun and wind.*



*Courtyard Houses, Queens Park, NSW by architect Durbach Block Architects.
Masonry and timber elements frame views and provide privacy to upper level terraces.*