

GEERING STREET FRONTAGE

Type Summary

- Type**
Four bedroom detached residential dwelling
or
Three bedroom + home office
- Lot Dimensions**
Depth - Aprox. 45m
Width - 13m minimum
- Lot Orientation**
North South
- Lot Topography**
Site falls from south to north (from garden to street)
- Front Setback**
7.5m
- Boundary Condition**
450mm setback to western boundary
3.0m and 7.5m setbacks to eastern boundary
- Vehicular Access**
From Geering Street
- Parking**
Single Garage accessed from Geering Street.
Additional unenclosed space in driveway area.

Front Garden Zone
7.5m

Primary Building Zone
20m

Extent of Garden Zone

Rear Garden Zone
10m



Floor Plans



North South Cross Section

Prepared by Hill Thalys Architecture + Urban Projects Pty Ltd
for the Noble Family and Kiama Municipal Council - September, 2003

7.3 Geering Street Dwellings

The Geering Street lots are north south oriented lots with a 6 to 8m fall from the rear boundary to the street.

Geering Street dwellings can achieve both solar access and beach views from the north - and should be designed to exploit their favourable orientation.

Accordingly, Geering Street dwellings should be sited to maximise solar access from north and to exploit views to Werri Beach from upper levels.

Design Principles

Topography
Dwelling stepped along slope to maximise solar access and views and to minimise building height and excavation.

Building Mass
Building mass is articulated as an L-shaped 'sun-trap' building. Building mass is stepped along the site topography to minimise the bulk of the dwelling from Geering Street.

Landscape
Varied landscaped spaces including courtyards and roof gardens, terraces and rear gardens provide a diverse range of outdoor living spaces to the dwelling. Planting is distributed to maintain solar access to outdoor living areas.

Living Areas
Living areas are sited to maximise solar access, provide strong relationships between internal and external living spaces and provide outlook to Werri Beach where site levels permit.

Bedrooms
Bedrooms are sited to benefit from water views to the north and outlook to private garden areas to the south. Investigate the use of lightweight internal walls or division of spaces with joinery units to increase future flexibility.

Service Rooms
Service rooms are predominantly sited along the western boundary. All service rooms incorporate windows to provide natural light and ventilation.

Car Parking
Single garage to Geering Street frontage with storage/workshop space. Garage doors to Geering Street should be set behind the predominant building line.