orientation.

**Design Principles** 

Topography

and excavation.

**Building Mass** 

Landscape

The Geering Street lots are north south oriented

Geering Street dwellings can achieve both solar

Accordingly, Geering Street dwellings should be

sited to maximise solar access from north and to exploit views to Werri Beach from upper levels.

Dwelling stepped along slope to maximise solar

Building mass is articulated as an L-shaped

dwelling from Geering Street.

access and views and to minimise building height

'sun-trap' building. Building mass is stepped along the site topography to minimise the bulk of the

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 and beach views from the north - and

should be designed to exploit their favourable

lots with a 6 to 8m fall from the rear boundary to the

# **Type Summary**

# Type

Four bedroom detached residential dwelling

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

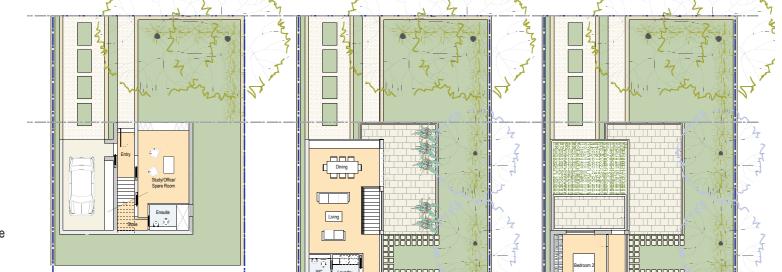
From Geering Street

Single Garage accessed from Geering Street. Additional unenclosed space in driveway area. Front Garden Zone 7.5m

Primary Building Zone

Rear Garden Zone 10m

Extent of Garden Zone



GEERING STREET FRONTAGE

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.

Floor Plans

Bedrooms are sited to benefit from water views to the north and outlook to pivate 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.



**North South Cross Section** 

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