

Schedule 1 - Glossary of Terms

Building Height Plane (also see Schedule 2)

For East West 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.

For North South lots the Building Height Plane is calculated from a 30° angle 6m above ground level along the one side boundary, and 60° from a distance of 4m above ground level along the opposing side boundary. Applicants can orient the Building Height Plane to maximise solar access from an easterly or westerly direction as best suits the particular circumstances of their lot. Note that the Building Height Plane must be calculated consistently along the length of the lot and cannot be "flipped" mid lot.

Courtyard House

A house designed in such a way that all the principal living areas have an aspect and direct access to a reasonably sized courtyard which also forms the principal focus of the house. The courtyard may be located in the front, side of rear of the house and its essential character is as an outdoor room.

From Courtyard Housing Design Principles, DUAP, 1996.

Detached Residential Dwelling

A building that contains one, but not more than one residential dwelling, that is not attached to other houses.

Dual Occupancy

Development that results in 2 dwellings (whether attached or detached) on a single allotment of land and may include a subdivision creating separate land titles for those dwellings.

From Kiama LEP, 1996.

(Note: Dual Occupancy development is not permitted on the Noble Lands)

Dwelling

A building containing a suite of rooms occupied, used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

From NSW Model Code, DUAP, 1997.

Edge Street (Mitchell Street)

A Public Street, with residential development on one side only, constructed to the Objectives, Controls and Specifications in Part 5 of this Master Plan.

Floor Space Ratio

The ratio of the Gross Floor Area of a Building to the Site Area of the allotment upon which it is situated.

Front Garden Area

An area identified in Figure 6.5(i) of this Master Plan that must substantially comprise Soft Landscaping, and comply with the specific Controls in Section 5.5 of this Master Plan.

Amendment 1 - 4th September, 2004

Gross Floor Area

The sum of the areas within the inner face of the external enclosing walls of each level of a building, excluding

- columns, fins, sun shading devices, projections, brise soleils, awnings, balconies, pergolas and the like, outside the general alignment of the outer face of the external wall
- areas for the parking of vehicles.

Ground Level

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.

Habitable Room

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.

Headland Foreshore Reserve

The area to the east of the Noble Lands including the additional dedication of part of the Noble Lands as identified in Figure 4.1(ii) of this Master Plan.

Link Street (Osborne Way)

A Public Street, with residential development on both sides, constructed to the Objectives, Controls and Specifications in Part 5 of this Master Plan, linking Osborne Street to Mitchell Street.

Living Area

A room used for normal domestic activities excluding bedrooms, studies, and non habitable rooms.

Noble Lands

The area identified on Figure 1.3 of this Master Plan, describing Lots 4 and 6 of DP 541889 being the precinct generally bounded by the Gerringong Headland Foreshore Reserve, Belinda Street, Geering Street and the eastern boundary of existing landholdings in Armstrong Avenue and Osborne Street.

Non Habitable Room

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.

Public Domain

Publicly accessible areas including streets, public open spaces, pedestrian pathways, cycleways and the like.

Public Domain Interface

Private areas that have a strong interface with the public domain such as publicly accessible front gardens and thresholds.

Primary Building Zone

An area identified on Figure 6.3(i) and Figure 6.4(i) of this Master Plan identifying that part of a lot where a Primary Residential Dwelling may be constructed.

Primary Residential Dwelling

A residential dwelling situated along the primary street frontage of an allotment.

Private Open Space

An area of land, balcony, terrace and the like, suitable for the private outdoor living activities of the occupants of a dwelling.

Rear Garden Area

An area identified in Figure 6.5(i) of this Master Plan that must exclusively comprise Soft Landscaping, and comply with the specific controls of Section 6.5(i) of this Master Plan.

Setback

The distance between the boundaries of a site and the external wall of a building erected or proposed to be erected.

Site Area

The area contained within the title boundaries of an allotment or the area of land to which an application for consent relates.

Site Coverage

Site Coverage includes all areas within the outer face of external enclosing walls of all levels of the building that meet Ground Level, including garages and excluding entry porches and terraces that are open to the sky, columns, fin walls and sun control devices, expressed as a percentage of the Site Area.

Soft Landscaping

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

Schedule 2 - Building Height Plane

Traditional Height Planes

Traditional height planes are generally calculated identically on both side boundaries of a residential lot.

These envelopes have a tendency to push development towards the centre of the lot, creating equal corridors of open space on both sides of the dwelling.

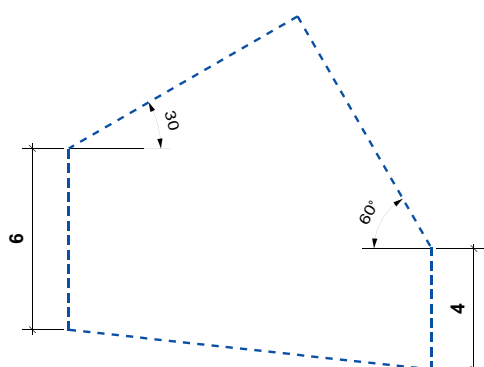
Symmetrical envelopes limit the ways in which building form can respond to the particular orientation of a lot. They are particularly problematic on East West oriented lots where a more appropriate siting strategy involves the siting of a building close to its Southern Boundary, and the maximisation of more generous, sunny open spaces on the northern side of the building.

Building Height Planes

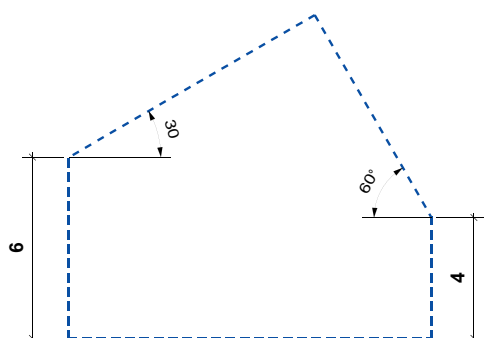
The approach adopted in this Master Plan is to adjust the traditional height plane to account for solar orientation and access. Accordingly, the Building Height Plane in this Master Plan is calculated asymmetrically. A 30° is used to calculate the height plane to correspond with the mid winter sun angle.

For East West 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.

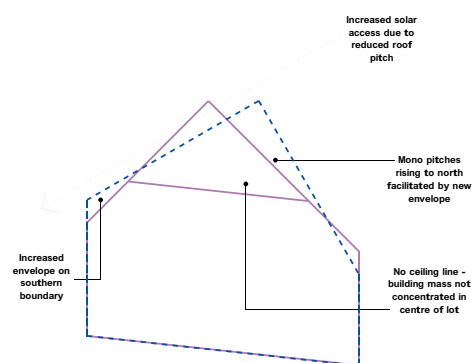
For North South lots the Building Height Plane is calculated from a 30° angle 6m above ground level along the one side boundary, and 60° from a distance of 4m above ground level along the opposing side boundary. Applicants can orient the Building Height Plane to maximise solar access from an easterly or westerly direction as best suits the particular circumstances of their lot. Note that the Building Height Plane must be calculated consistently along the length of the lot and cannot be “flipped” mid lot.



BUILDING HEIGHT PLANE APPLIED TO SLOPING SITE



BUILDING HEIGHT PLANE APPLIED TO LEVEL SITE



COMPARISON OF TRADITIONAL HEIGHT PLANE AND
MASTER PLAN HEIGHT PLANE

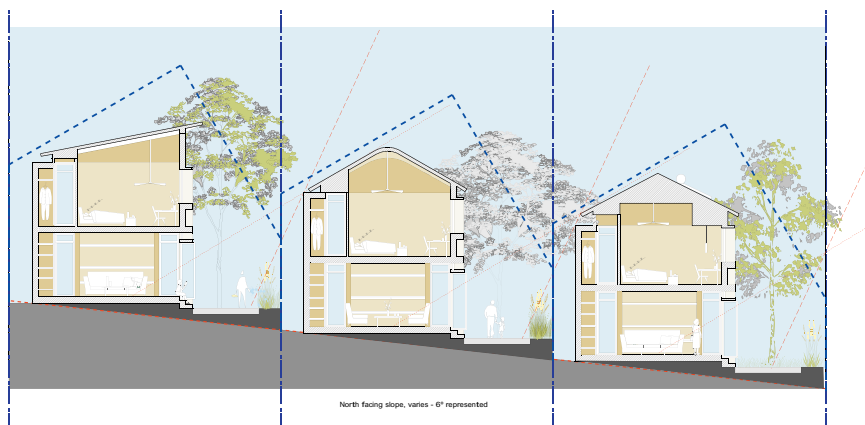


ILLUSTRATION OF DWELLING TYPES SITED ON EAST WEST ORIENTED LOTS

Building mass is concentrated on the southern side of the lot, with more generous open spaces provided on the northern side of the dwelling. 30° height plane angle maximises solar access to adjacent lots.

Schedule 3 - Development Application Requirements

3.1 Five sets of plans

Location Plan at an appropriate scale indicating -

- Location of allotment within the Noble Lands Master Plan
- Site dimensions

Survey Plan at an 1:100, prepared by a Registered Surveyor indicating -

- Site boundary and dimensions including Site Area
- Orientation
- Spot levels and contours
- Easements/connections for drainage and utility services
- Alignment, position and RL's of any existing dwellings on adjacent lots

Floor Plans of all levels of the proposed building at 1:100 indicating -

- Site boundary and dimensions
- Dimensions of all proposed building setbacks
- Proposed vehicular access points and parking arrangements
- Proposed layout
- Proposed uses and dimensions of all rooms
- Proposed finished levels of dwelling + external spaces
- Proposed floor to ceiling heights, and heights of all proposed fences
- Proposed levels of the land in relation to buildings and streets

Cross Sections at 1:100, including -

- North South Cross Section
- East West Cross Section
- Proposed finished levels, ceiling heights, wall and roof heights
- Alignment of existing ground level
- Alignment, height and profile of any existing dwelling on adjacent allotments
- Sun angles for summer and mid winter to demonstrate solar access in relation to any adjacent dwellings

Elevations of each face of the building at 1:100, including -

- A detailed legend indicating all proposed materials and finishes including proprietary specifications and colours
- Proposed levels and heights at all corners of the building, and at the highest point of the building along any facade
- Alignment height and profile of any existing dwelling on an adjacent allotment

A Landscape Plan prepared by a Landscape Architect at 1:100, including -

- Proposed layout
- Alignment of all required front, central and rear garden areas
- Proposed finished levels
- Detailed schedule of all planting including species, pot sizes and mature height and spread
- Proposed drainage
- Proposed levels, heights and materials of any retaining walls and or terracing
- Elevations, proposed levels, heights and materials of all proposed fences

Calculation diagrams -

- Diagrams clearly illustrating the areas included in calculations for Site Coverage
- Diagrams clearly illustrating the areas included in calculations for Floor Space
- Diagrams clearly illustrating the areas included in calculations for area of Soft Landscaping

3.2 Site Analysis

A site analysis plan identifying and explaining the key features of the site and its surroundings. The site analysis should assess how future dwellings will relate to their immediate surroundings and each other.

3.2 5 copies of Statement of Environmental Effects

A brief report summarising the performance of the proposal in terms of the Objectives, Controls and Specifications of this Master Plan.

The report should follow the structure of this Master Plan and report briefly on the requirements of each section.

3.3 1 Sample Board

A physical or photographic sample board showing -

- all proposed external wall finishes
- all proposed external roofing finishes
- all proposed external paving finishes
- nominations of all glazing and framing types and finishes
- nominations and proprietary specifications of any applied finishes

Applicants should justify the appropriateness of their chosen materials and finishes in the Statement of Environmental Effects.

3.4 1 Set of Notification Plans

1 x A3 or A4 set of plans containing the Site/Roof Plan, Ground Floor Plan and proposed Elevations.

3.5 Energy Ratings

A NatHERS Energy Rating Certificate and/or Energy Report by qualified practitioner.

3.5 Other Material

Any other supporting material such as perspective sketches, photographs, massing models, architectural models and the like may be submitted.

appendices

Schedule 4 - Relevant Reports + Publications

Statutory Documents

Kiama Local Environmental Plan 1996

Kiama DCP No. 18 - Energy Smart Homes

Kiama DCP No. 20 - Exempt and Complying Development

Kiama DCP No. 31 - Landscape Guidelines

Kiama DCP No. 32 - Subdivision Code

NSW Coastal Policy 1997

New South Wales Government 1997

State Environmental Planning Policy No. 71 - Coastal Protection

New South Wales Government 2002

Design Guidelines

Better Urban Living - Guidelines for Housing in NSW

Department of Urban Affairs and Planning and UDAS 2000

Courtyard Housing

Department of Urban Affairs and Planning and NSW Government Architect 1988

Neighbourhood Character - An Urban Design Approach

Department of Urban Affairs and Planning and UDAS, 1988

NSW Coastal Design Guidelines

Coastal Council and UDAS 2002

Residential Subdivision - A Handbook for Design and Planning

Department of Urban Affairs and Planning and UDAS 2000

Underground Services in a Shared Trench

AGL, Integral, Optus, Telstra 1998

Studies and Publications relating to the Gerringong Headland

Archaeological Assessment of Lots 4 + 6 DP 541889 Belinda Street +

Archaeological Subsurface Testing Program

Navin Officer Heritage Consultants, 2002

The Gerringong Charrette - A Detailed Report

Chip Kaufman, Ecologically Sustainable Design Pty Ltd, 1995

Gerringong Headland Master Plan Traffic Review

Christopher Stapleton Consulting Pty Ltd, June 2003

Illawarra Regional Plan - Landscape and Environment Study

Department of Mineral Resources, 1981

Illawarra Region Landscape Survey

The National Trust of Australia, 1976

Kiama Council Community Participation Process - Place Based Strategies for the future growth of Gerringong and Gerroa

Danny Wiggins, Blinkhorn and Wiggins, May 2003

Stormwater Master Plan for the Proposed Gerringong Headland Subdivision

Storm Consulting Pty Ltd, July 2003

Visual Appraisal and Opinion of Gerringong Headland Proposals

Finn Thorvaldson, November 1997

Schedule 5 - Relevant Web Sites**PlanningNSW**

<http://www.planning.nsw.gov.au>

Coastal Council of NSW

<http://www.coastalcouncil.nsw.gov.au>

Kiama Municipal Council

<http://www.kiama.nsw.gov.au>

SEDA: Sustainable Energy Development

<http://www.seda.nsw.gov.au>

Sustainability Advisory Council

<http://www.sustainability.nsw.gov.au>

Australian Greenhouse Office

<http://www.greenhouse.gov.au>

Water Services Association of Australia

<http://ratings.wsaa.asn.au>

Energy Labelling

<http://www.energyrating.gov.au>

appendices

Schedule 6 - List of Figures + Citations

Figure 1.3

Plan of Noble Lands, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 2.2(i)

LES Proposal for the Noble Lands, ERM Mitchell McCotter

Figure 2.2(ii)

Gerringong Charette Proposals - Chip Kaufman, ESD Pty Ltd. 1995

Figure 2.3(i)

Coastal Design Guidelines for NSW, Coastal Council, UDAS, TourismNSW, 2003

Figure 2.4(i)

Gerringong Town Aerial Photograph, Kiama Municipal Council and Lands Dept. NSW

Figure 2.4(ii)

Gerringong Headland Aerial Photograph, Kiama Municipal Council and Lands Dept. NSW

Figure 2.5(i)

Gerringong Headland photograph. Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 2.6(i)

Public and Private Domain - Existing, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 2.6(ii)

Public and Private Domain - Proposed, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.1(i)

Historical Development, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.1(ii)

Plan of the Village of Gerringong, Lands Department of New South Wales

Figure 3.2(i)

Town Edges, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.2(ii)

Photograph of Noble Lands, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.2(iii)

Photograph of Pacific Avenue, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.3(i)

Street Pattern, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.3(ii)

Photograph - Belinda Street, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.3(iii)

Photograph - Site from Mount Pleasant, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.4

Permeability and Access, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.5

Site Features + Potential, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 3.6(i)

Soil Types, Gerringong Land Resource Survey

Figure 3.6(ii)

Urban Capability, Gerringong Land Resource Survey

Figure 4.1(i)

Existing Zoning, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 4.1(ii)

Proposed Zoning, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 4.2(i)

Photograph, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 4.2(ii)

Photograph, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 4.3(i)

Master Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.1(i)

Photograph - Belinda Street, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.1(ii)

Photograph - Pacific Avenue, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.1(iii)

Photograph - Manning Street, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.2(i)

Streets, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.3.1(i)

Location Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.3.1(ii)+(iii)

Landscape Species, from Botanica by RG Turner, Barnes and Noble, 1997

Figure 5.3.1(iv)+(v)

Mitchell Street Plan and Section, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.3.2(i)

Osborne Way Location Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.3.2(ii)

Landscape Species, from Botanica by RG Turner, Barnes and Noble, 1997

Figure 5.3.2(iii)+(iv)

Osborne Way Plans and Sections, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.3.3(i)

Landscape Species, from Botanica by RG Turner, Barnes and Noble, 1997

Figure 5.3.4(i)

Geering St Intersection, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.4 (i), (ii), (iii) + (iv)

Photographs Foreshore Areas, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.5 (i), (ii), (iii) + (iv)

Photographs - Landscape Elements, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.5 (v)

Photographs - Warri Beach, © Hill Thalys Architecture + Urban Projects Pty Ltd

Quotation - Rees, L, The Small Treasures of a Lifetime, Ure Smith 1969, Collins 1984, 1988, 1995

Figure 5.5 (vi), (vii), (viii) + (ix)

Photographs - Landscape finishes, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 5.6 (i) + (ii)

CPTED diagrams, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.1

Land Use Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.2

Subdivision Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.3(i)

Built Form Control Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.3(ii)

Building Height Plane, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.4

Setback Control Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.5(i)

Landscape Control Plan, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(i), (ii), (iii), (iv)

Photographs, Landscape Elements, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(v)

Ooi house, Perth by Kerry Hill Architects from Architectural Review Australia, Autumn 1999, Niche Media Pty Ltd.

Figure 6.10(vi)

Beach House, Sunshine Beach, Queensland by Gerard Murtagh from New Australian Style, by John Gollings and George Michell, 1999. Publisher Thames and Hudson.

Figure 6.10(vii)

Haslingden Residence, Merimbula NSW by Clinton Murray from Houses Issue 34, 2003. Architecture Media Pty Ltd.

Figure 6.10(viii)

Casuarina Beach House, NSW by Lahz Nimmo Architects from Architecture Australia May/June 2002. Architecture Media Pty Ltd.

Figure 6.10(ix)

Pohutukawa, Merimbula, NSW by Clinton Murray from Architectural Review Australia, Winter 2001.

Figure 6.10(x)

Photograph - Local Stone, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(xi)

Courtyard Houses by Durbach Block Architects

Photograph by Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(xii)

Schnaxl House, Bilgola, NSW by Glenn Murcutt from Glenn Murcutt, A Singular Architectural Practice, by Haig Beck and Jackie Cooper, 2002. The Images Publishing Group.

Figure 6.10(xiii)

McMaster Residence, Hawks Nest, NSW by Peter Stutchbury from Peter Stutchbury: Of People and Places by Philip Drew et al, 2000. Pesaro Publishing.

Figure 6.10(xiv), (xv) + (xvi)

House for Pam and Pohutukawa, Merimbula, NSW by Clinton Murray from Architectural Review Australia, Winter 2001.

Figure 6.10(xvii)

Photograph Existing House Gerringong © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(xviii)

Casuarina Beach House, NSW by Lahz Nimmo Architects from Architecture Australia May/June 2002. Architecture Media Pty Ltd.

Figure 6.10(ixx)

Fredericks House, Jamberoo, NSW by Glenn Murcutt from Glenn Murcutt, A Singular Architectural Practice, by Haig Beck and Jackie Cooper, 2002. The Images Publishing Group.

Figure 6.10(xx)

Photograph - Kiama House, Kiama by Glenn Murcutt. Photography by Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(xxi)

House in Gerringong. Photograph by Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 6.10(xxii)

Pohutukawa, Merimbula, NSW by Clinton Murray from Architectural Review Australia, Winter 2001.

Figure 6.10(xxiii)

Primmer Residence, Bermagui, NSW by Peter Stutchbury from Peter Stutchbury: Of People and Places by Philip Drew et al, 2000. Pesaro Publishing.

Figure 6.10(xxiv)

Pohutukawa, Merimbula, NSW by Clinton Murray from Architectural Review Australia, Winter 2001.

Figure 6.10(xxv)

Beach House, Sunshine Beach, Queensland by Gerard Murtagh from *New Australian Style*, by John Gollings and George Michell, 1999. Publisher Thames and Hudson.

Figure 6.10(xxvi)

Courtyard Houses by Durbach Block Architects

Photograph by Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 7.1

Plans and Sections, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 7.2

Plans and Sections, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 7.3

Plans and Sections, © Hill Thalys Architecture + Urban Projects Pty Ltd

Figure 7.4

Plans and Sections, © Hill Thalys Architecture + Urban Projects Pty Ltd