

Site Context

The masterplan site is located in Salt Village, between the natural features of Cudgen Creek and South Kingscliff Beach. Both bodies of water are buffered by a thick vegetation corridor.

Critically, the site marks the entry to Salt village and has the opportunity to announce the place with an urban marker, rather than simply signage as currently exists.

It is the last consolidated lot of undeveloped land in Salt Village and has the opportunity to complete the village, provide further activation and critical housing diversity to Kingscliff.

LEGEND

1.

Site (4-8 Bells Boulevard)

2.

Salt Village Entry

3.

Peppers Hotel

4.

Mantra Hotel

5.

Salt Central Park

6.

Salt Village Retail

7.

Salt Surf Life Saving Club

8.

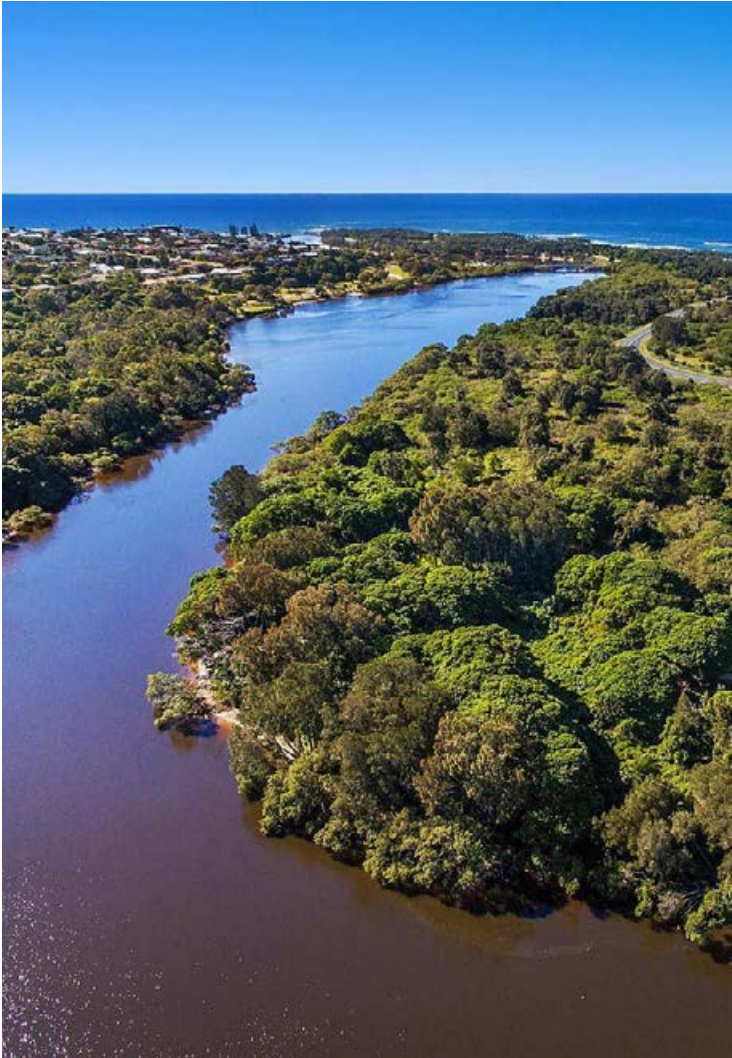
South Kingscliff Beach

9.

Cudgen Creek



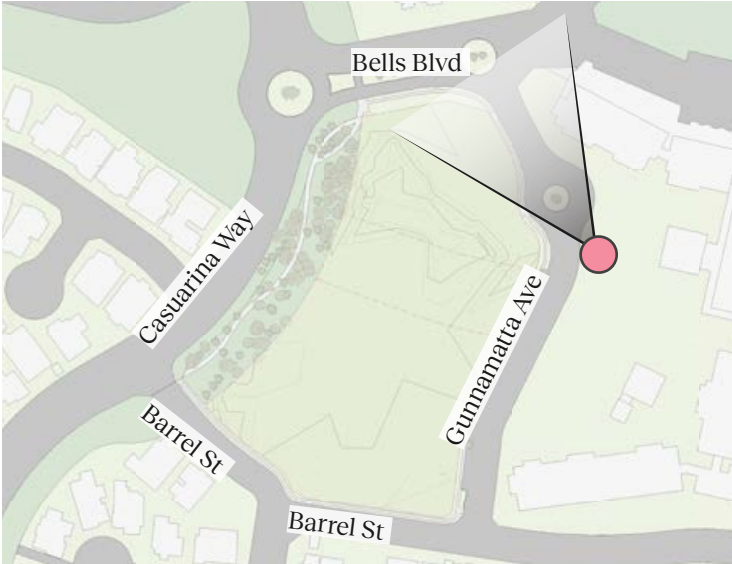
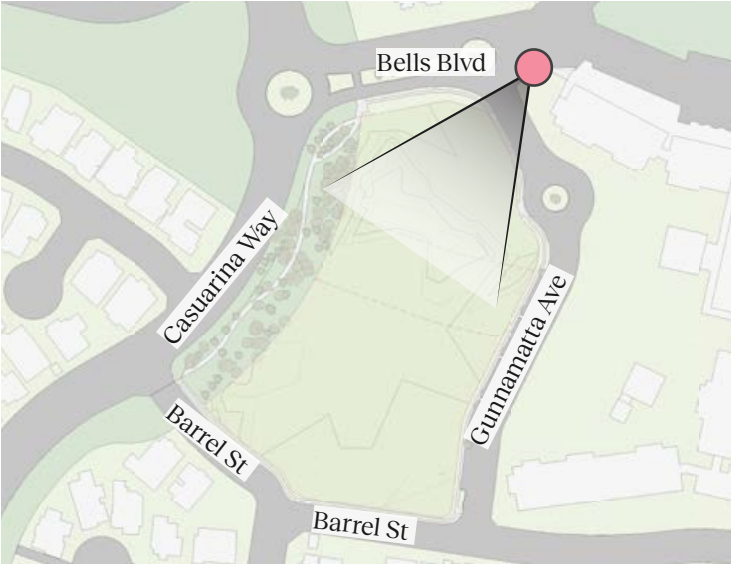
Natural Setting - Between Cudgen Creek and the Ocean



Salt Built Form - A Consistent Architectural Expression



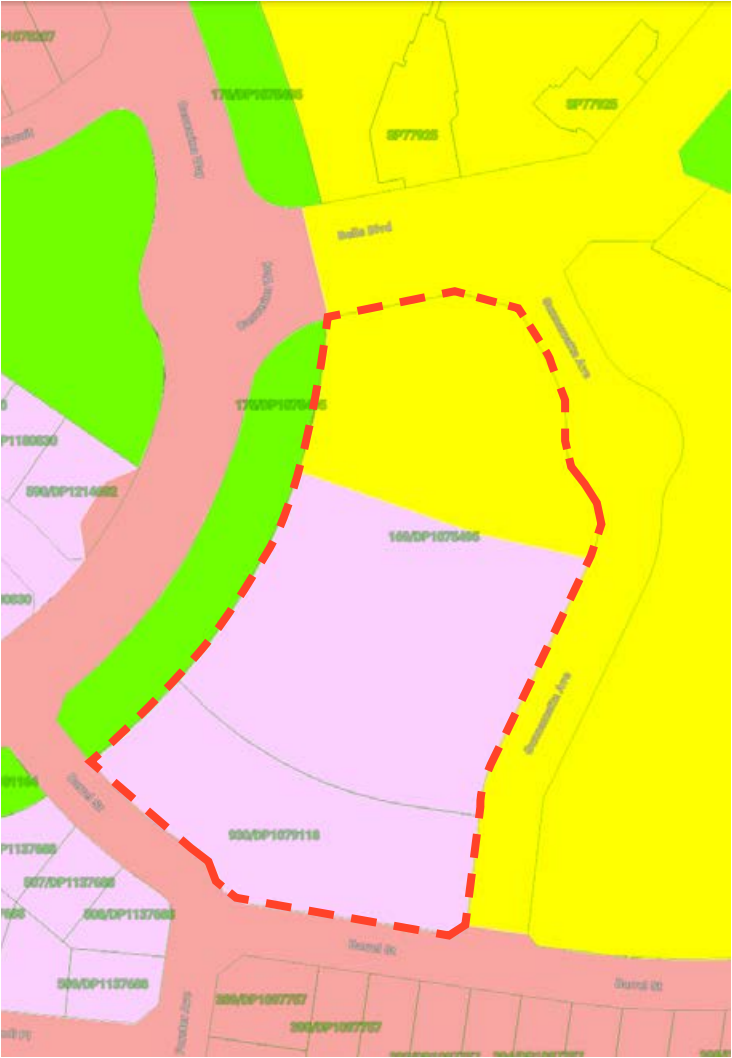
Public domain interface with site



Public domain interface with site







Land Zoning

	B1	General Residential
	R2	Special Activities
	RE1	Public Recreation
	SP3	Tourist



Floor Space Ratio

	N: 2
	N: 0.8



Heights

	10 m
	13.6 m
	9 m



Bushfire

	Buffer
	Category 3



High Flood Map (LEP) - ARI 100 year flood

	Additional areas inundated by PMF
	0.5 to 3.0 meters

Land Use Analysis

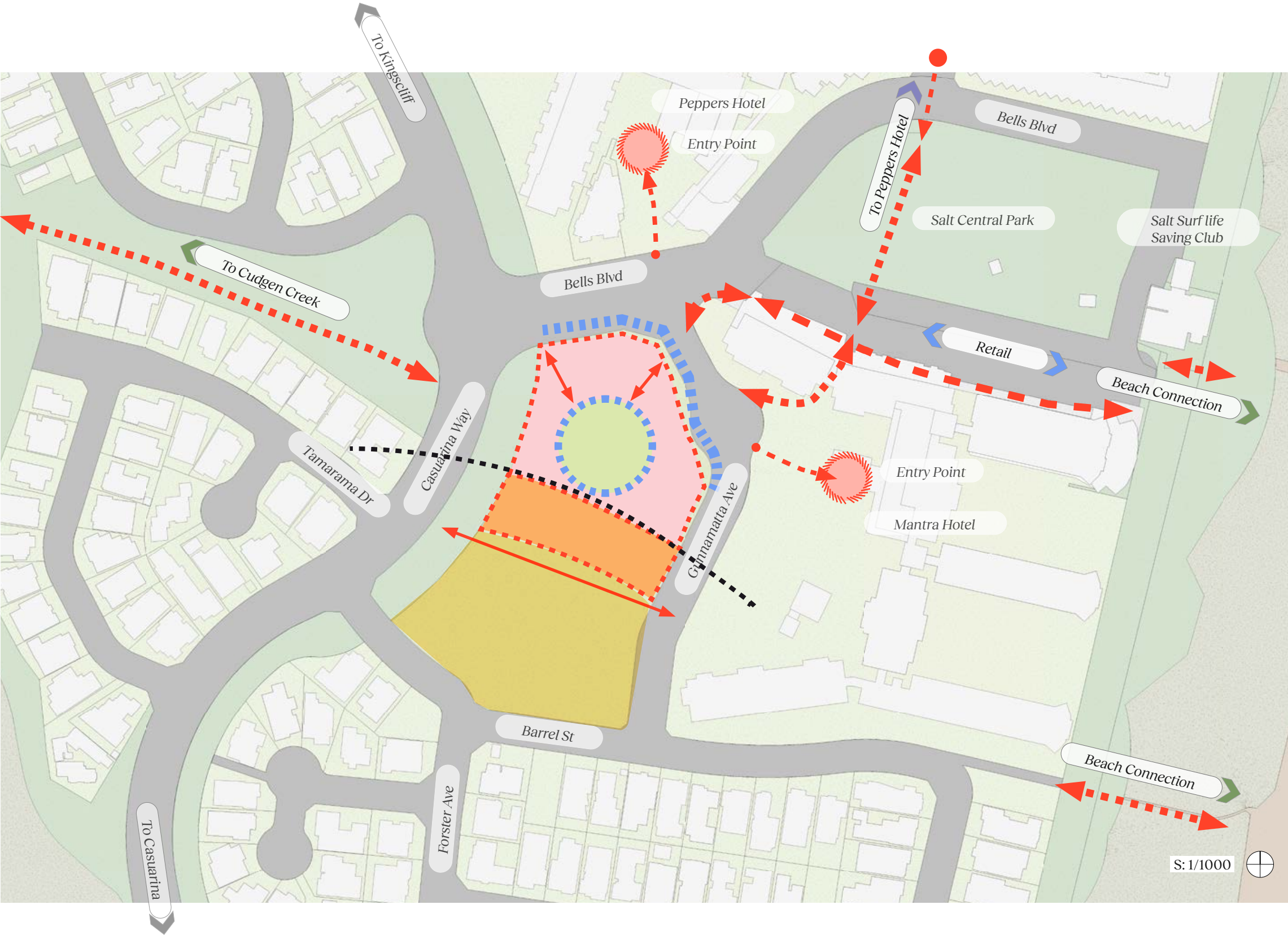
LEGEND

- Low Density Residential
- Site
- Hotel Accommodation
- Retail
- Community Use
- Open Space
- Green Buffer
- Hotel entry point



LEGEND

- Housing (Low density)
- Row housing (terraces)
- Mixed Use / Apartments (Medium density)
- Activated Ground + Retail
- Courtyard



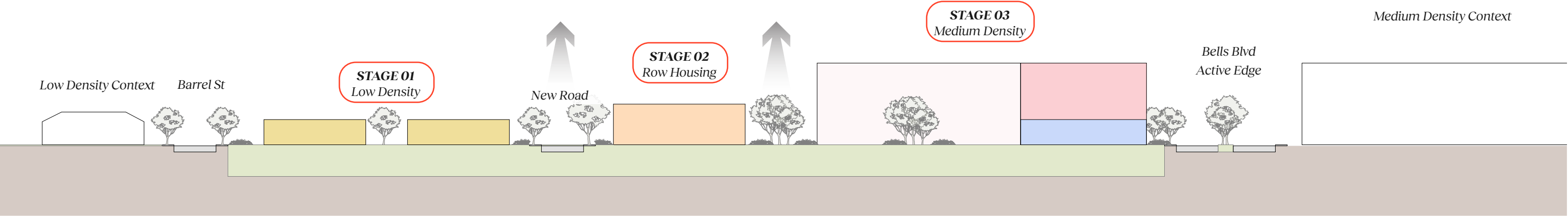
Design Principals

In response to the existing character of Salt Village and its surrounding urban fabric, we have established a design principal for the urban density and scale across the three development stages:

- Stage 1: Low-Density Residential
- Stage 2: Row Housing (Low-Density plus)
- Stage 3: Mixed-Use / Apartments (Medium Density)

This framework enables a sensitive transition from the low-density / low-activity context of Barrel Street to the more dynamic, active and dense frontage of Bells Boulevard.

The design strategy integrates amenity, retail opportunities, and an increased residential density from South to North, aligning with the site's urban context and ensuring a balanced and cohesive urban environment.



LEGEND

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- Row housing (terraces)
- Mixed Use / Apartments (Medium density)
- Activated Ground + Retail

Staging the project enables the opportunity to provide alternate housing typology to meet the housing demand of the Kingscliff area.

Stage 1

Residential housing lots

Stages 2 & 3:

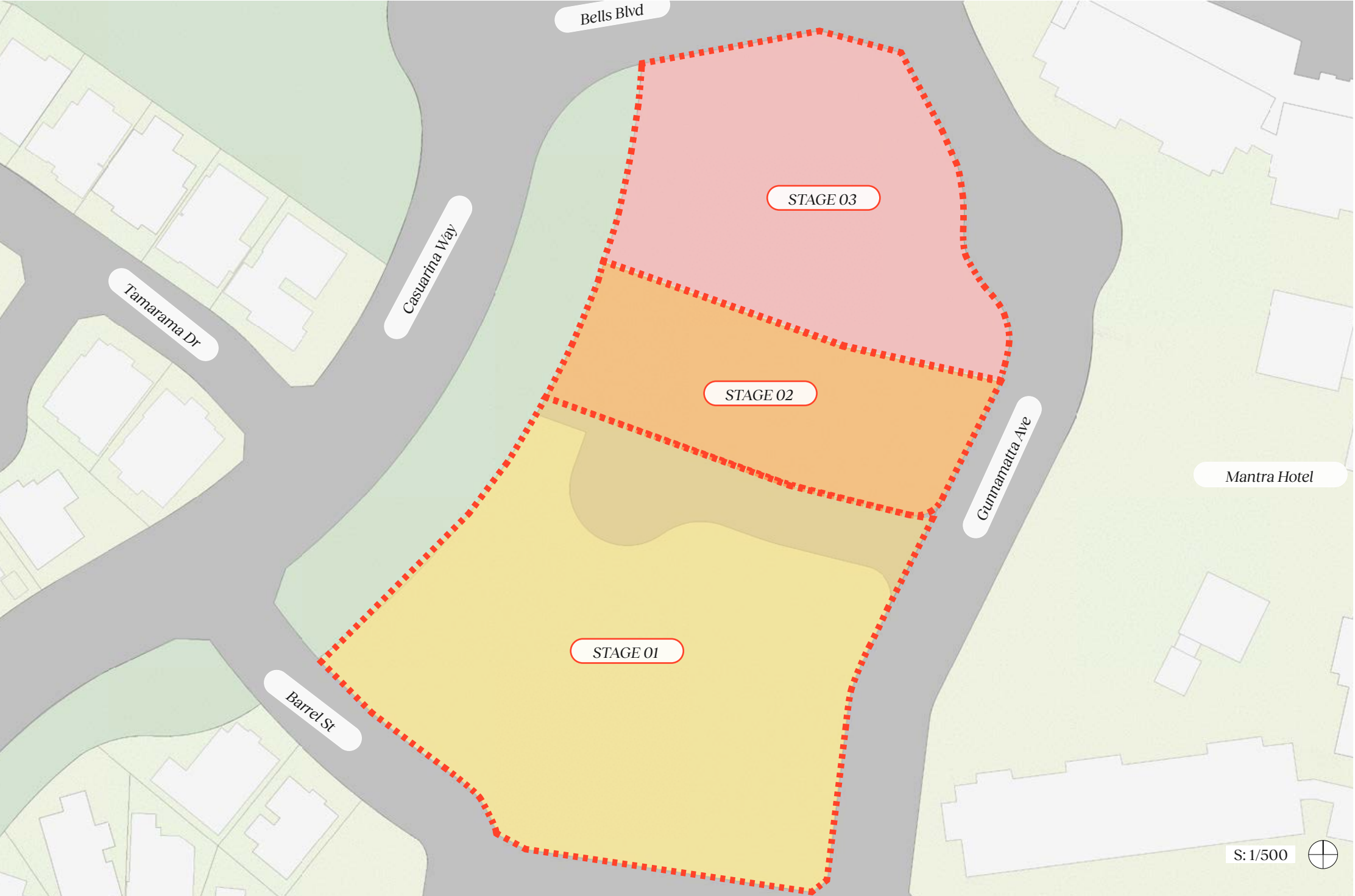
Row housing (terraces)

Stages 3:

- Mixed-use Apartments and Retail (shop top housing)

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4

Drawings

