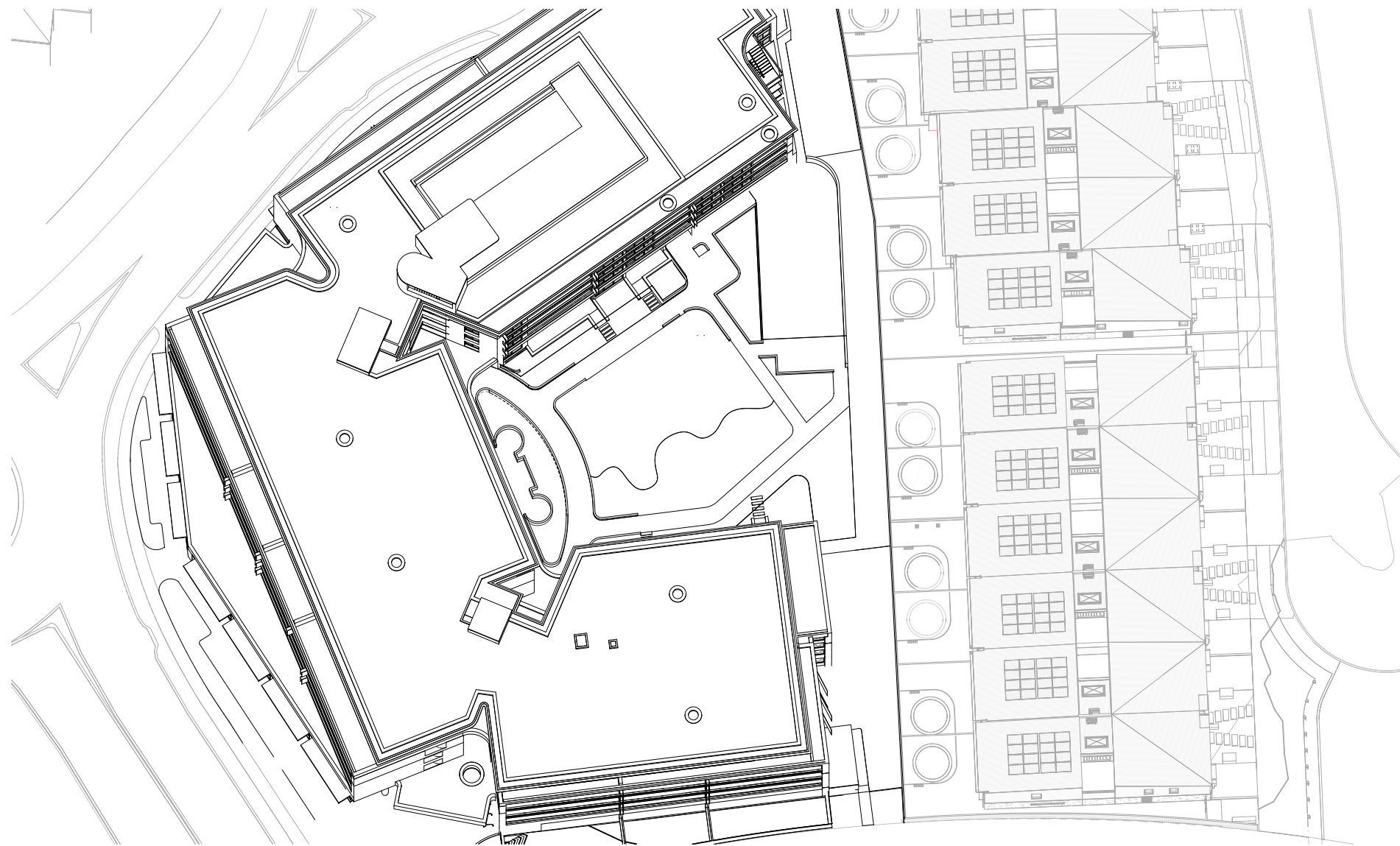




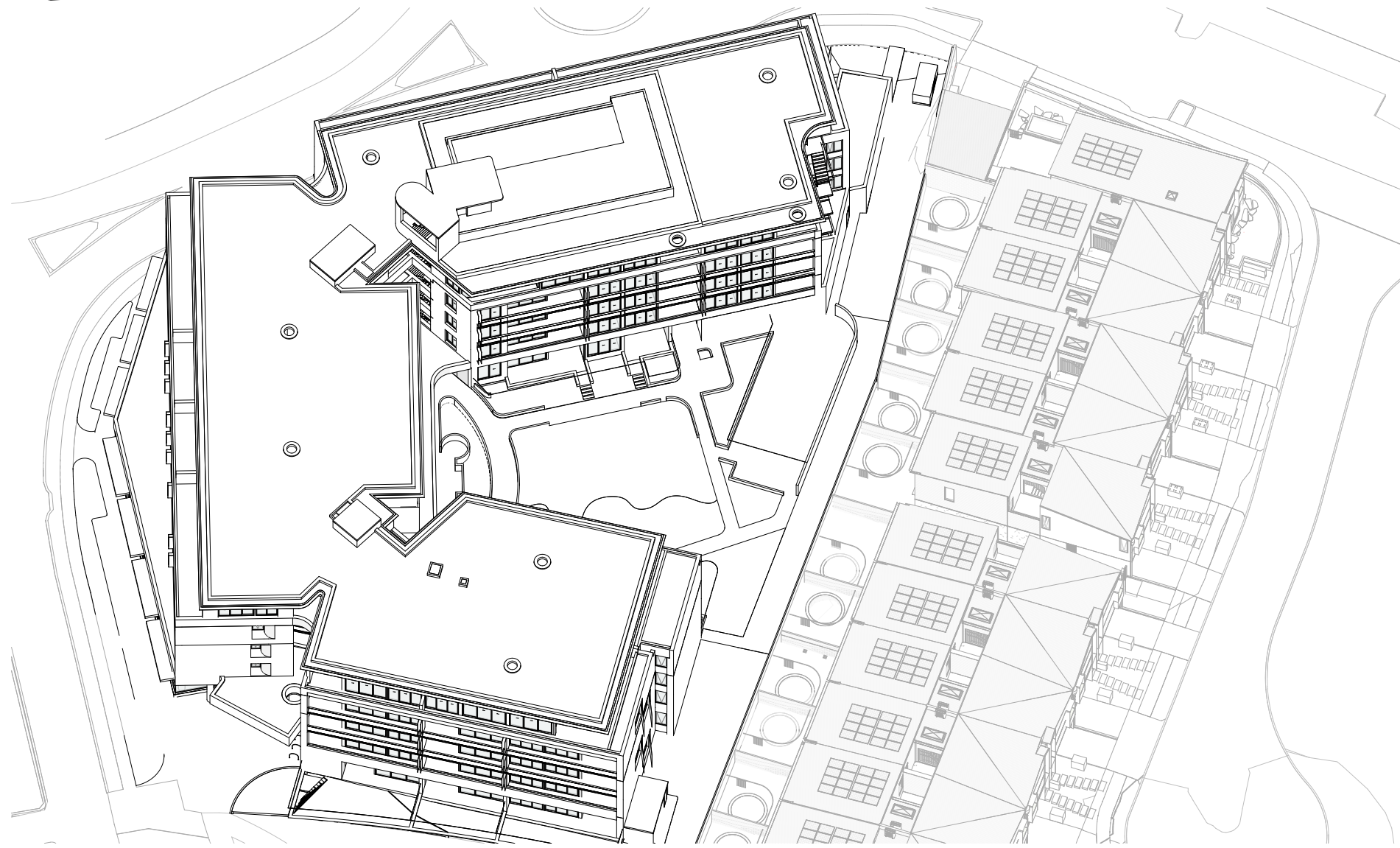
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SCALE



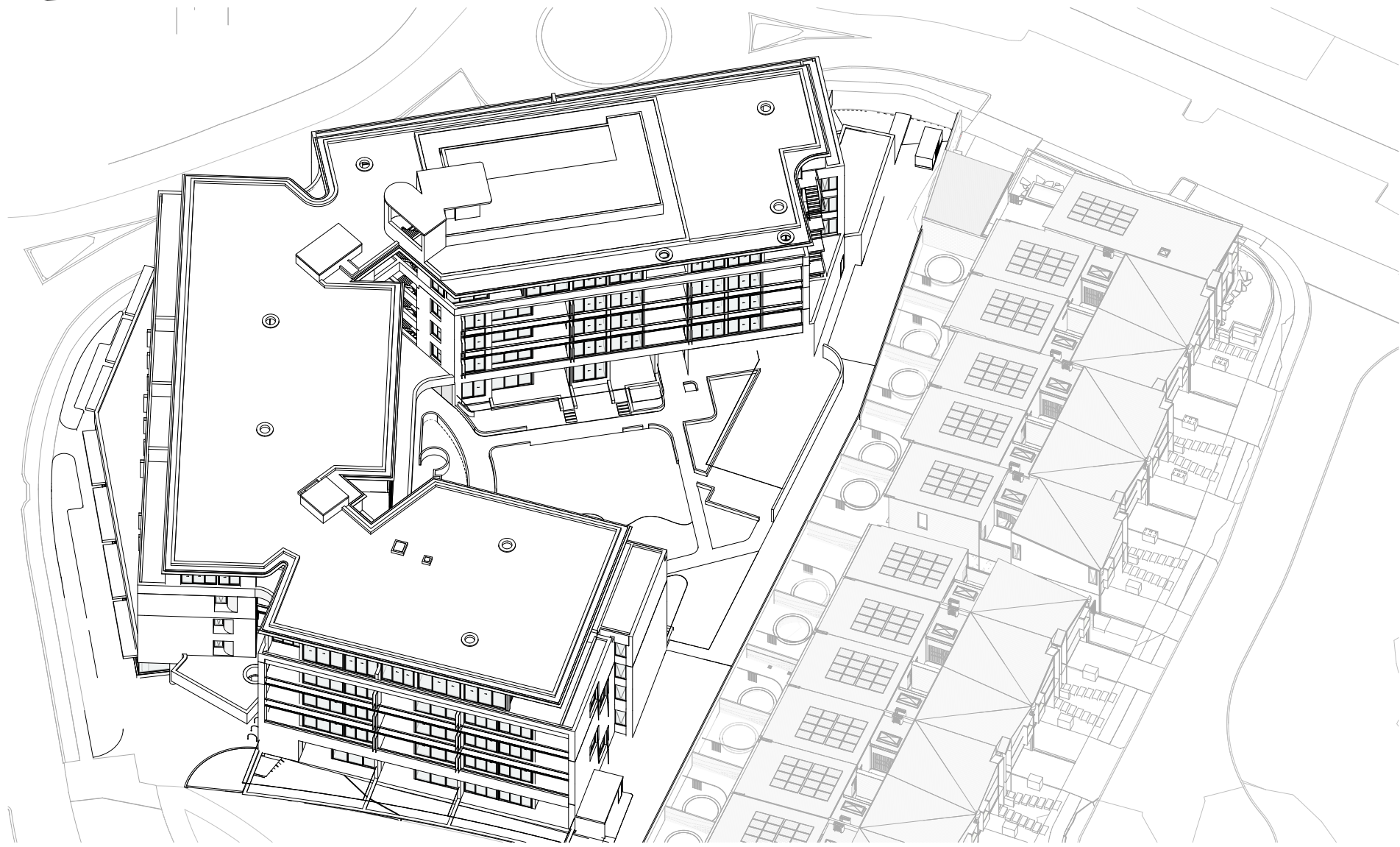
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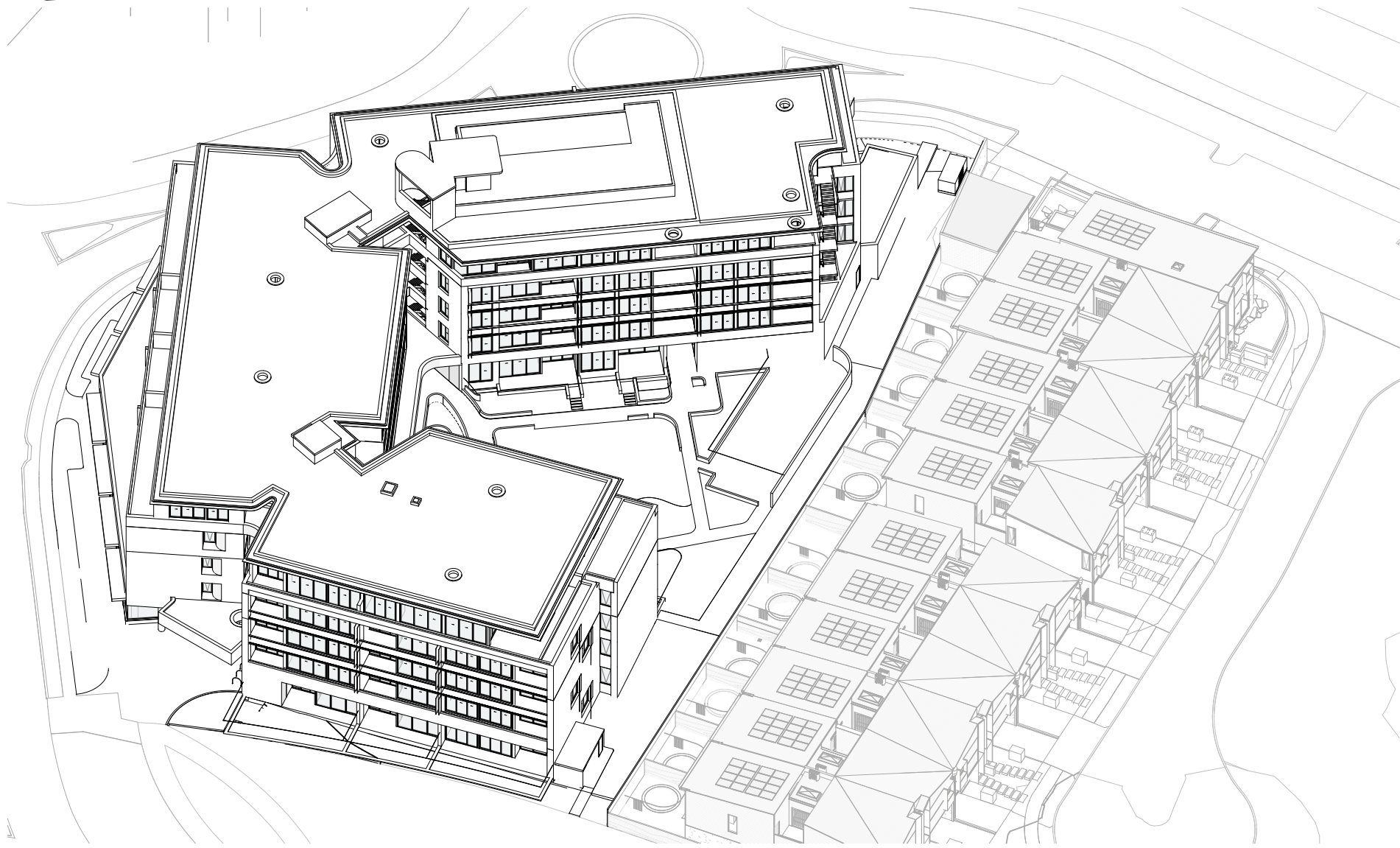
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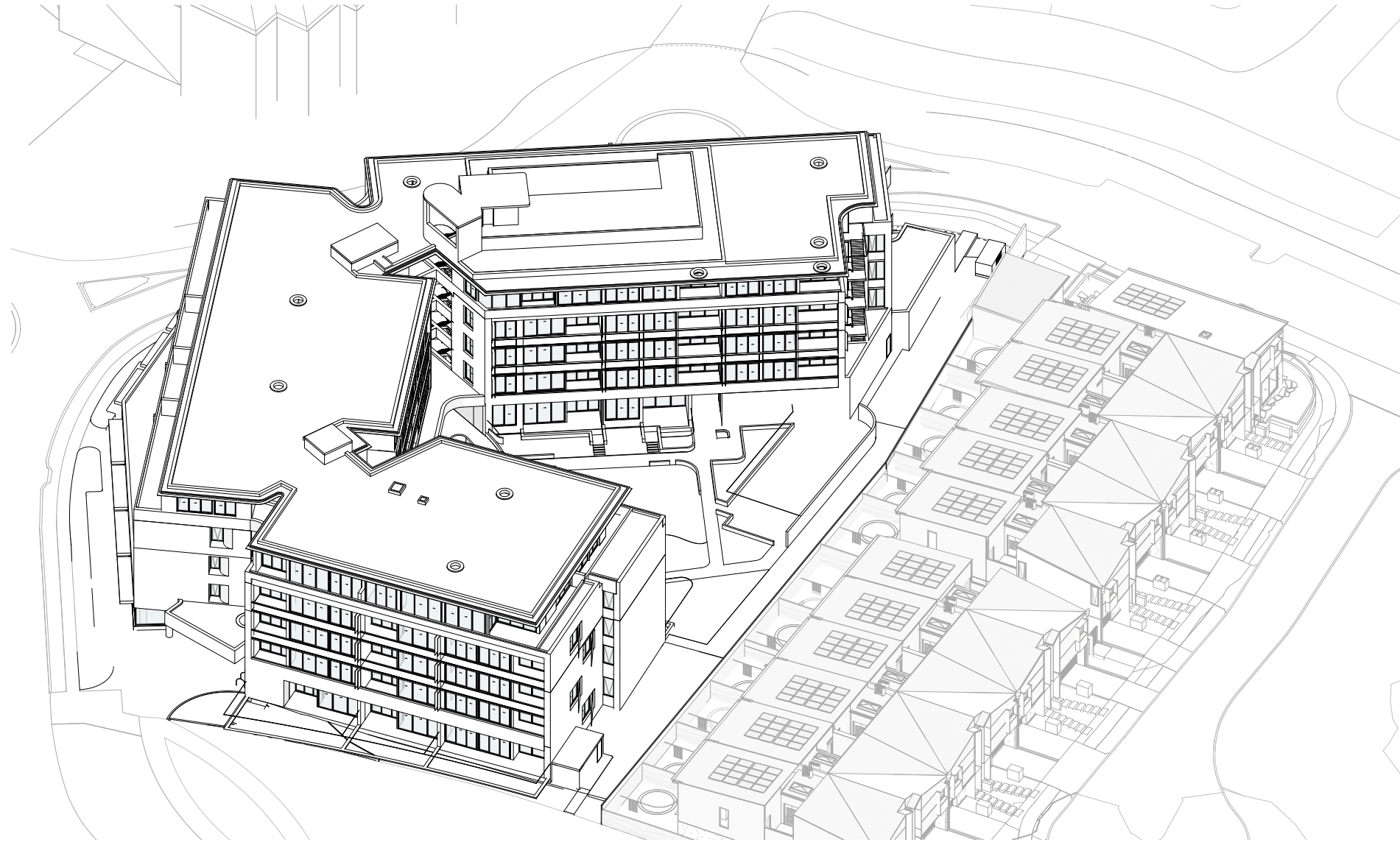
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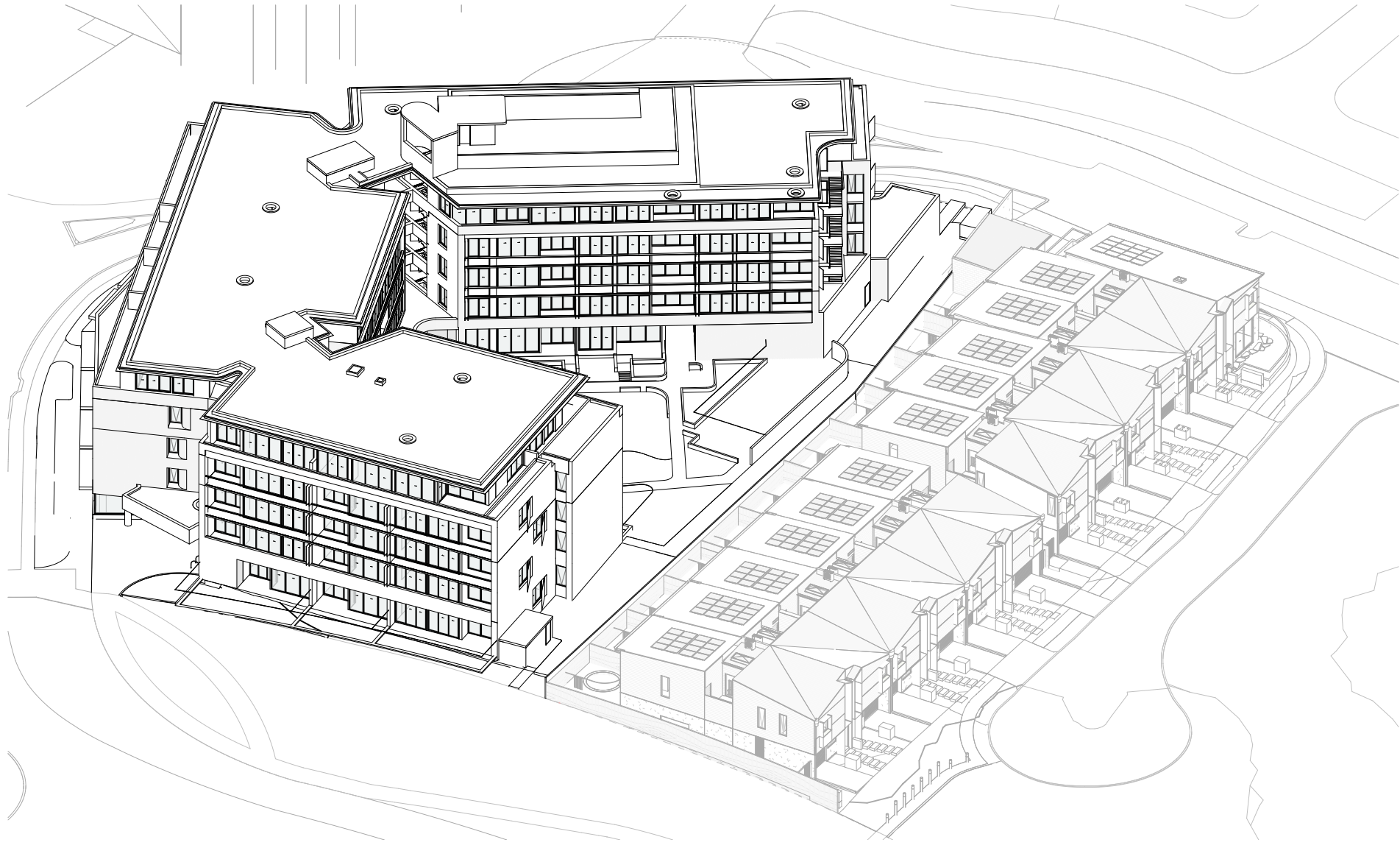
5 SOLAR ACCESS - 21/12/2018-14.30
SCALE



6 SOLAR ACCESS - 21/12/2018-15.00
SCALE



7 SOLAR ACCESS - 21/12/2018-15.30
SCALE



8 SOLAR ACCESS - 21/12/2018-16.00
SCALE

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	28-11-2025	FOR SSDA	LR	JV
B	24-06-2026	FOR RFI	MQ	WG

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

BELLS BOULEVARD PTY LTD

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

EYE OF THE SUN - PROPOSED (SUMMER SOLSTICE) SHEET 2

Date

24-06-2026

Scale

A1

Drawn

LR

Chk.

JV

Drawing No.

DA-8049

Sheet Size

A1

Job No.

6906

Revision

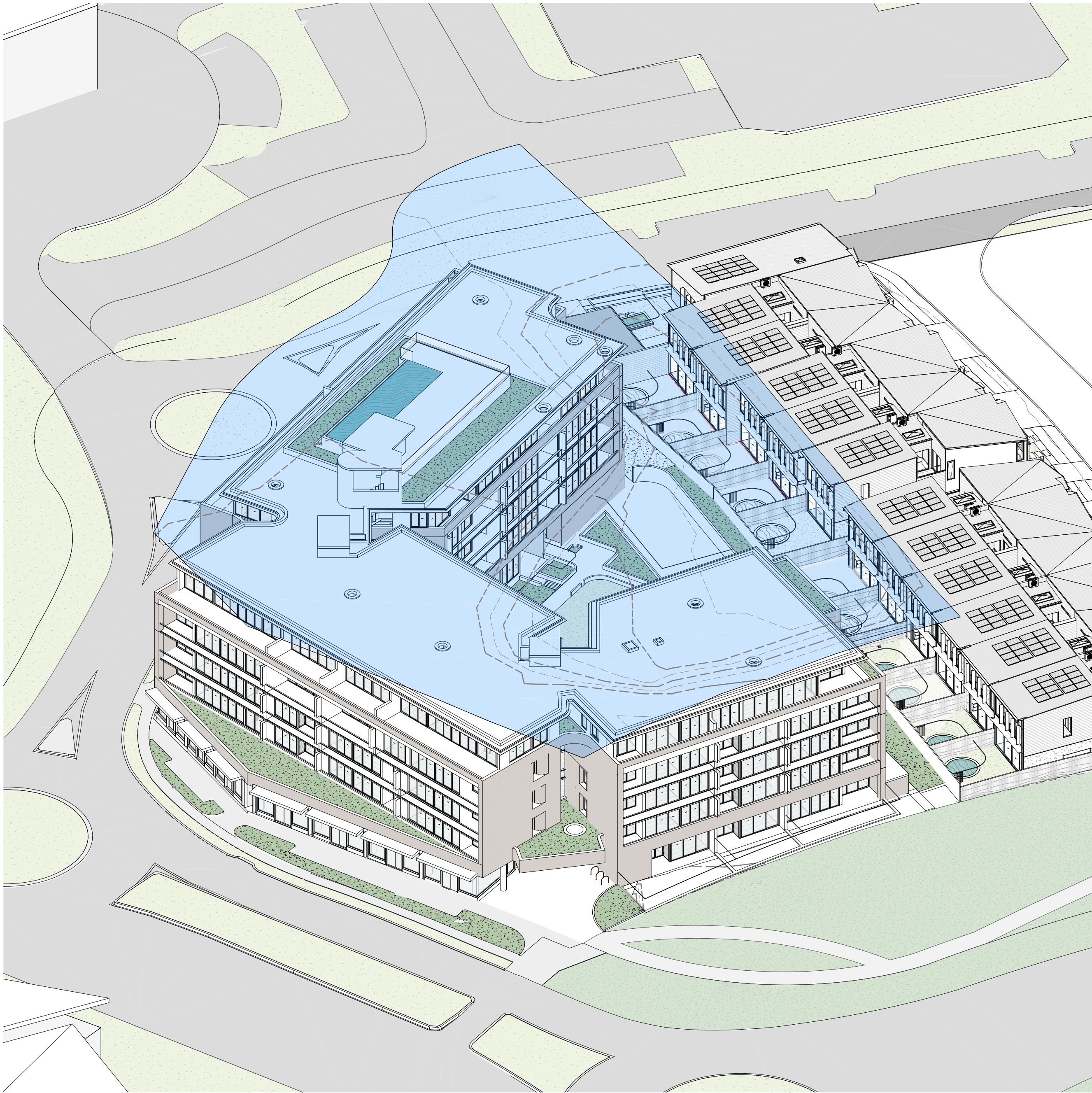
/ B

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Sunny Hills NSW 2010

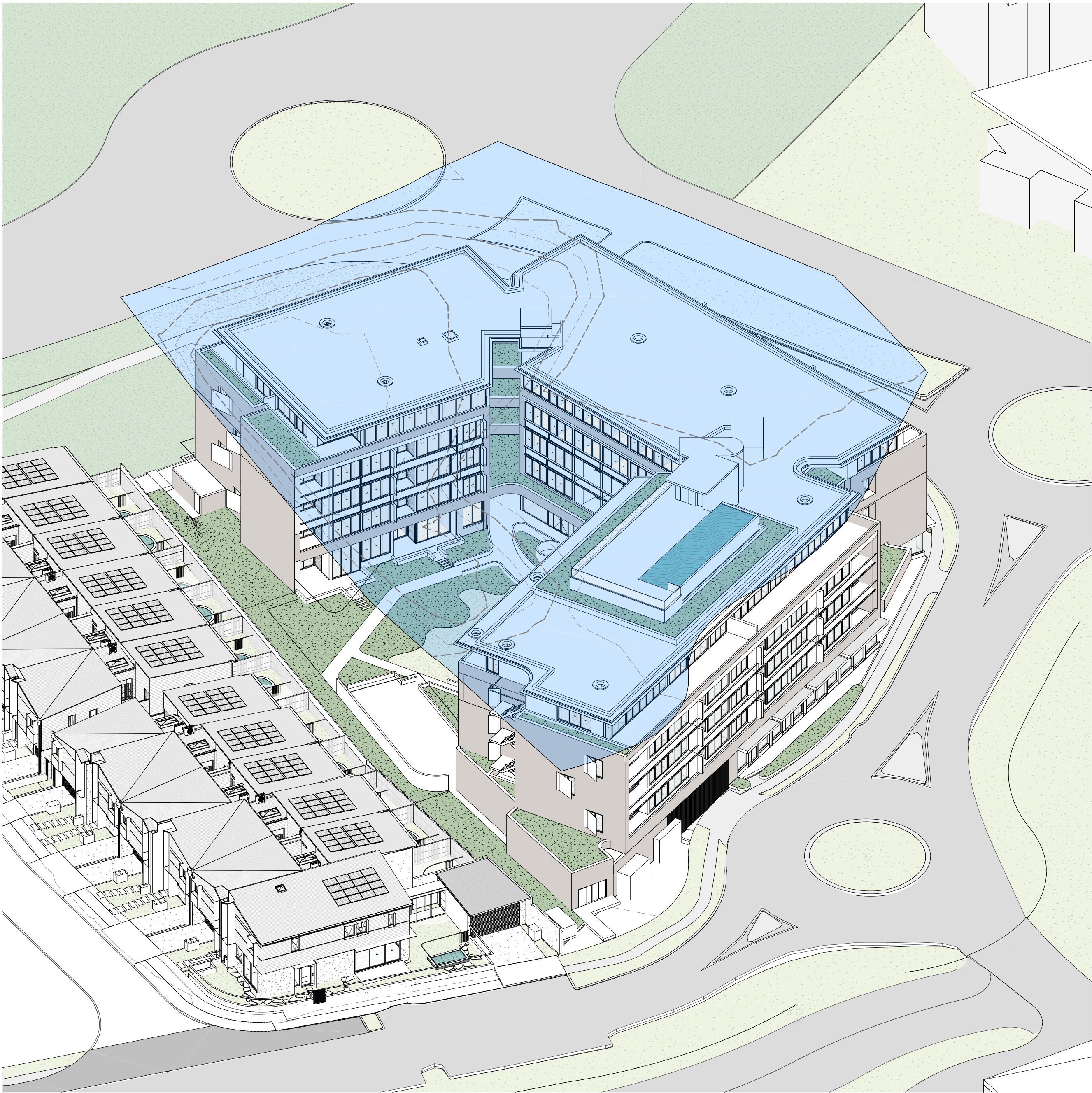
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1 VIEW 1 - HEIGHT PLANE - 21.9m
SCALE



2 VIEW 2 - HEIGHT PLANE - 21.9m
SCALE

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Client

**BELLS
BOULEVARD
PTY LTD**

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

HEIGHT PLANE - 21.9m

Date

24-06-2026

Scale

Drawn

LR

Chk.

JV

Sheet Size

A1

Job No.

6906

Revision

/ B

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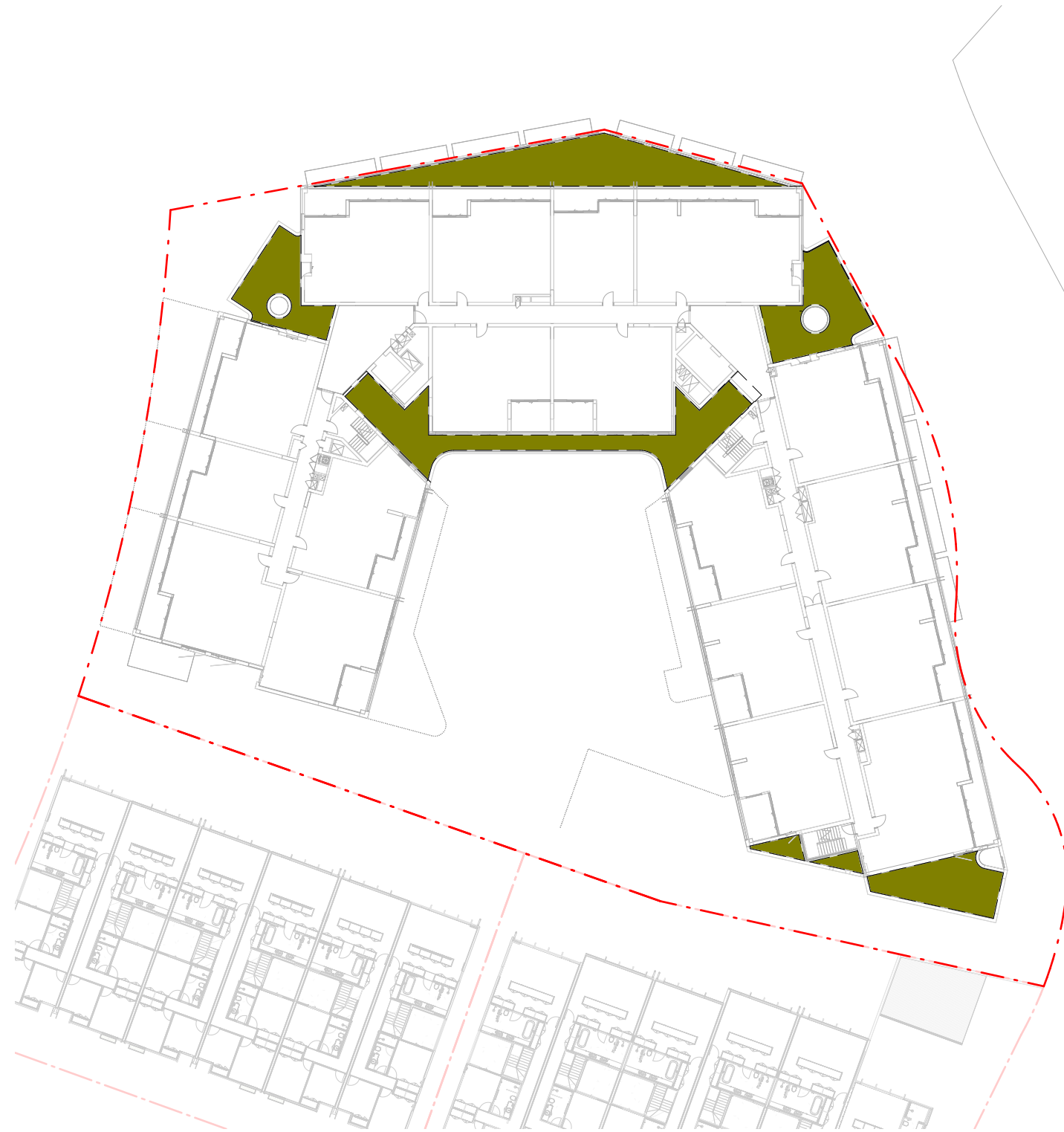
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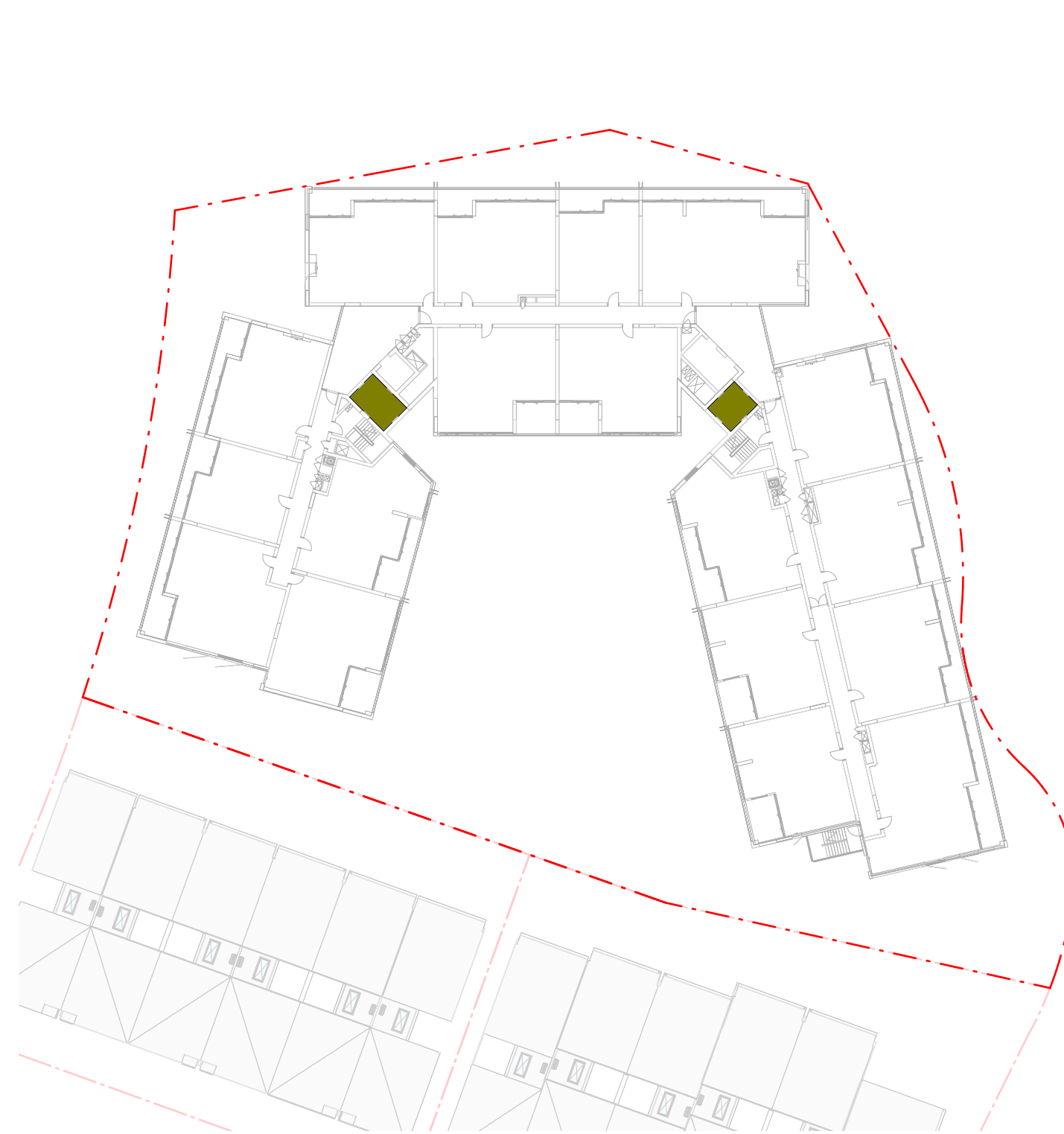




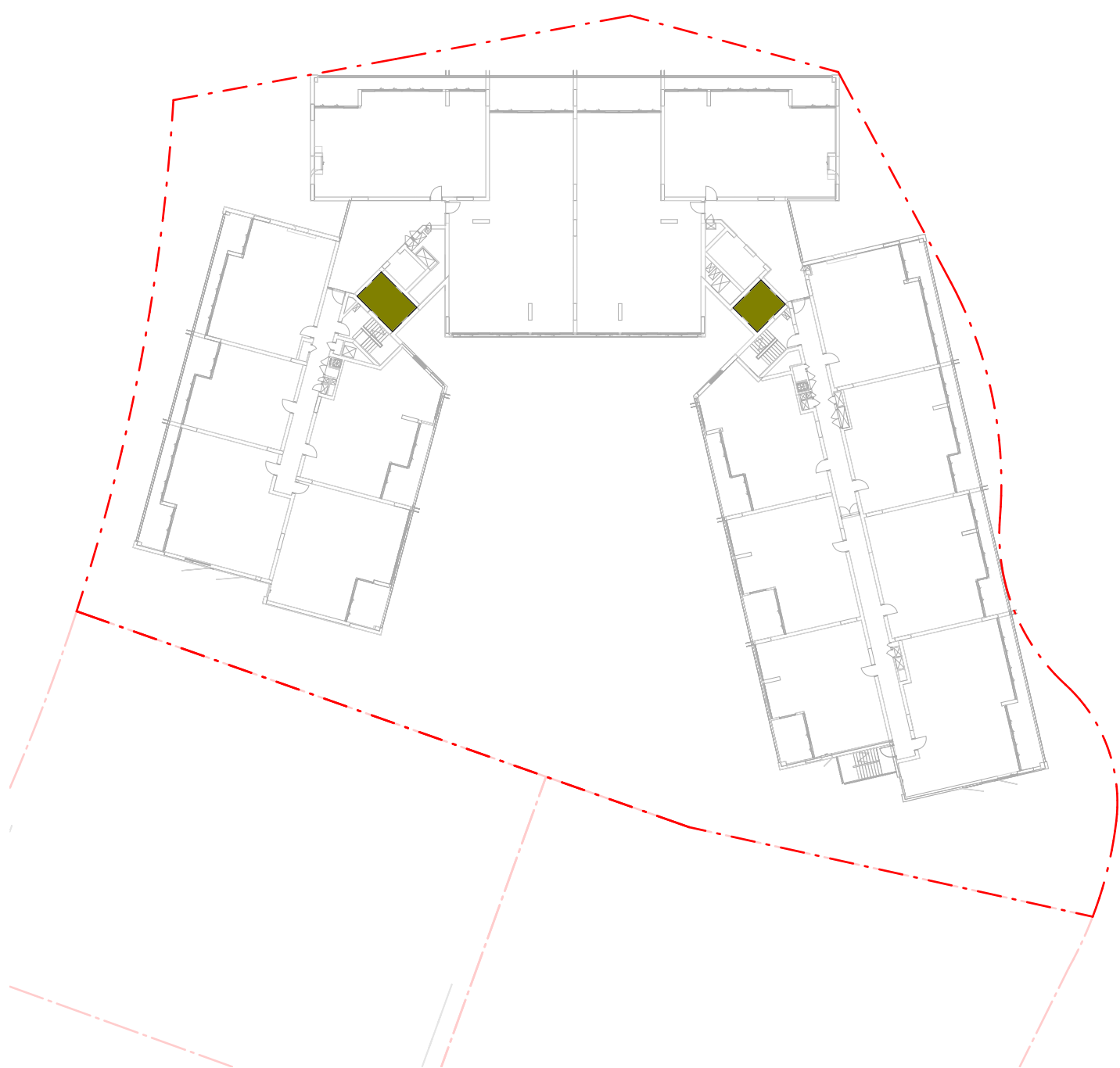
1 DEEP SOIL AND GREEN SPACE - LEVEL 00
DA-1402 SCALE 1 : 500



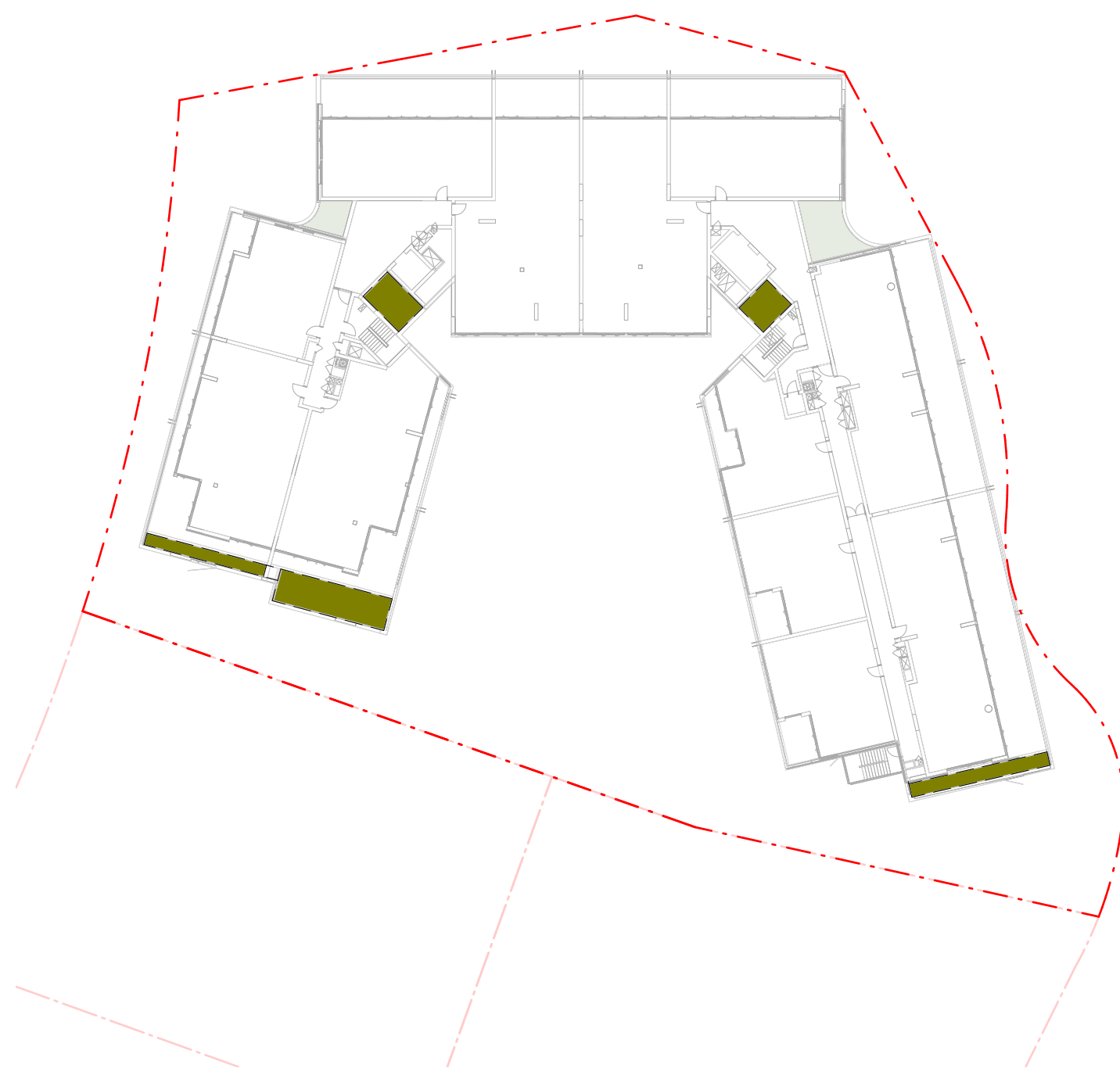
2 DEEP SOIL AND GREEN SPACE - LEVEL 01
DA-1402 SCALE 1 : 500



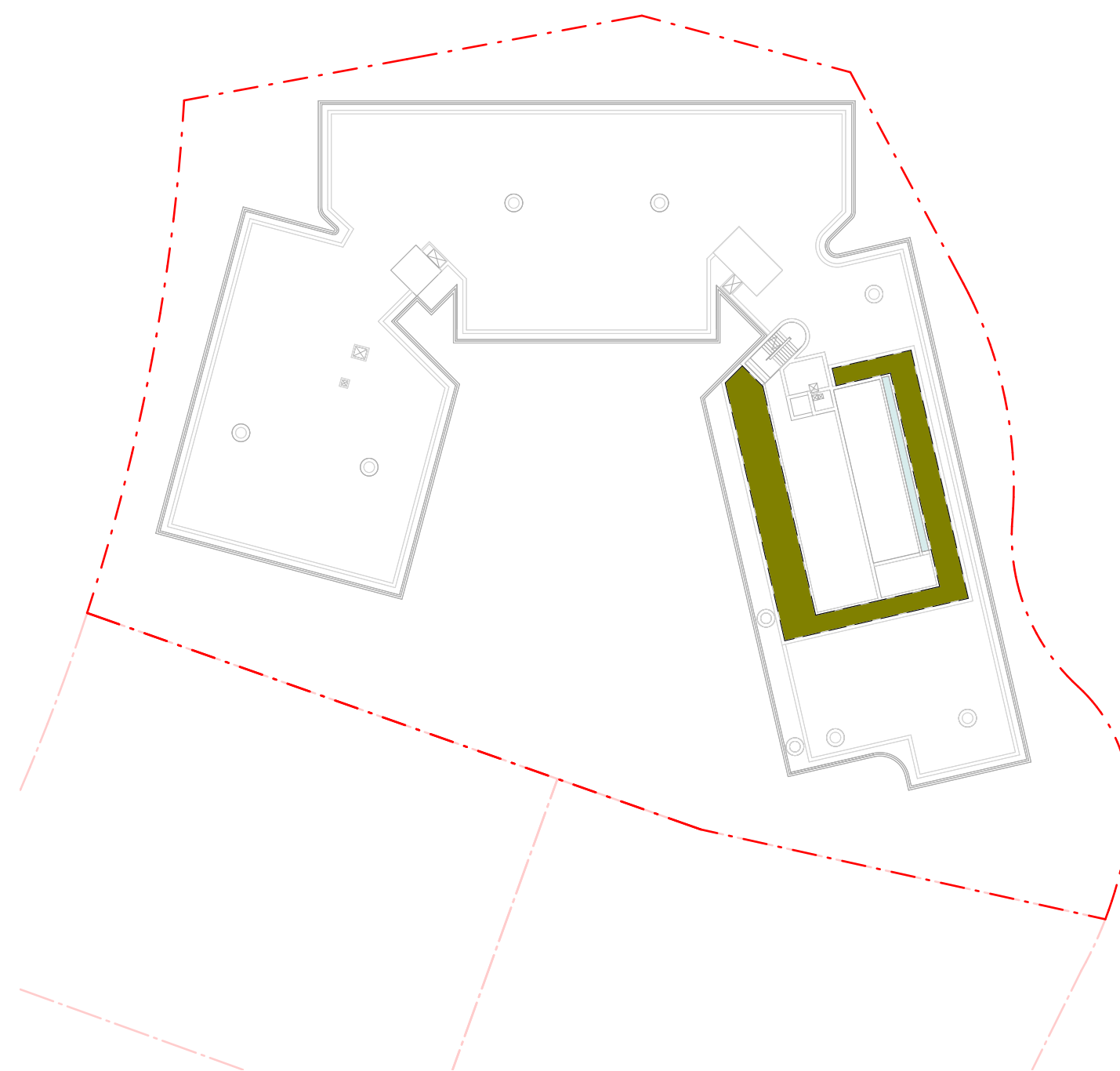
3 DEEP SOIL AND GREEN SPACE - LEVEL 02
DA-1402 SCALE 1 : 500



4 DEEP SOIL AND GREEN SPACE - LEVEL 03
DA-1402 SCALE 1 : 500



5 DEEP SOIL AND GREEN SPACE - LEVEL 04
DA-1402 SCALE 1 : 500



6 DEEP SOIL AND GREEN SPACE - ROOF
DA-1402 SCALE 1 : 500

LEGEND

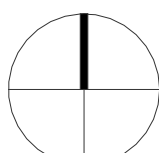
	GREEN SPACE (NOT DEEP SOIL)
	DEEP SOIL

GREEN SPACE SUMMARY

TOTAL SITE AREA:	4450m ²
DEEP SOIL REQUIREMENT : 7%	311m ²
DEEP SOIL	
LEVEL 00	394 m ²
	394 m ²
GREEN SPACE	
LEVEL 00	597 m ²
LEVEL 01	337 m ²
LEVEL 02	22 m ²
LEVEL 03	22 m ²
LEVEL 04	73 m ²
ROOF	138 m ²
	1189 m ²

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0 5 10 25m
1:500 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	28-11-2025	FOR SSDA	LR	JV
B	24-06-2026	FOR RFI	MQ	WG

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Client

BELLS BOULEVARD PTY LTD

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

DEEP SOIL AND GREEN SPACE

Date

24-06-2026 1 : 500

Scale

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-8103

Revision

/ B

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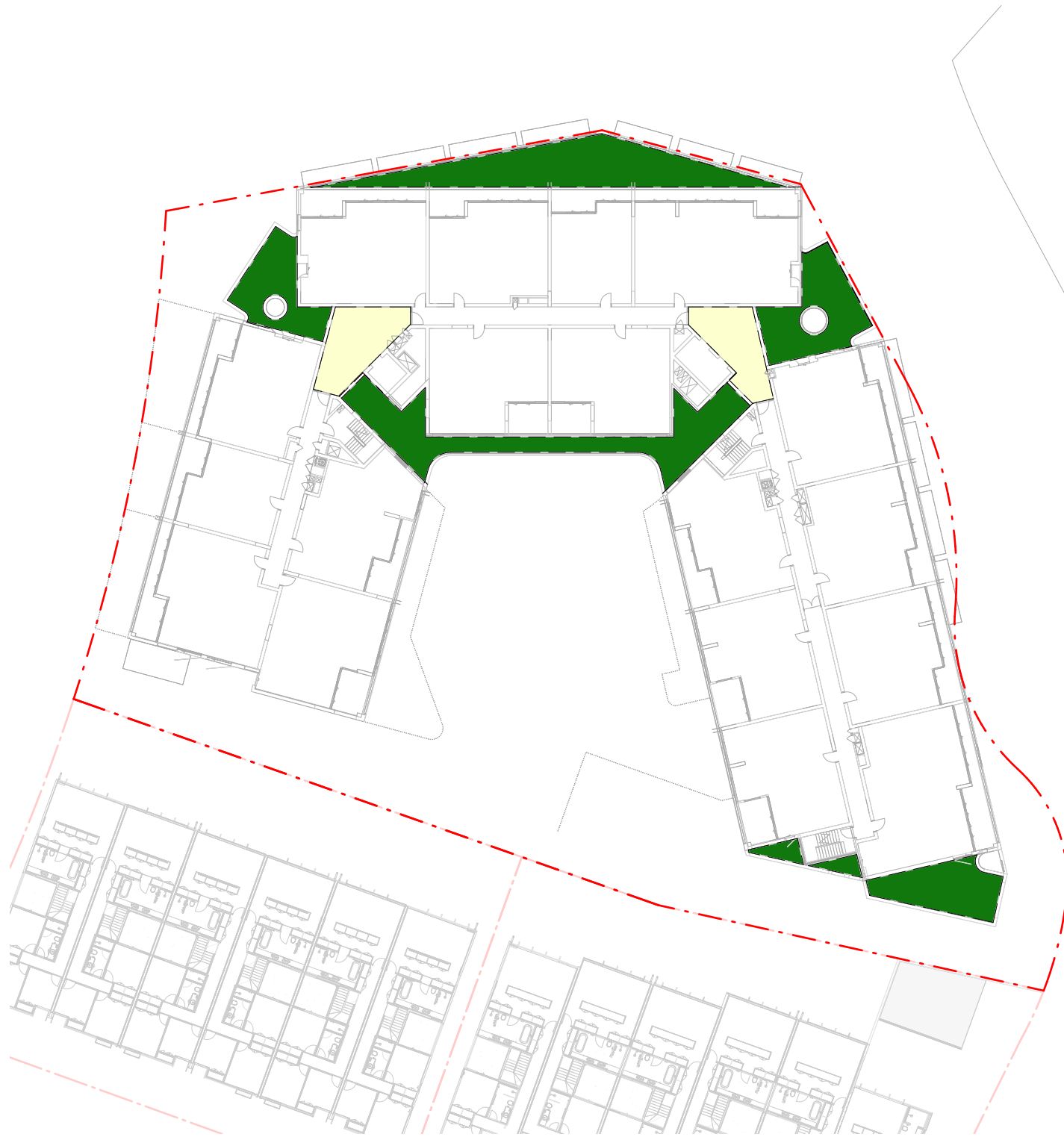
T 61 2 9380 9911

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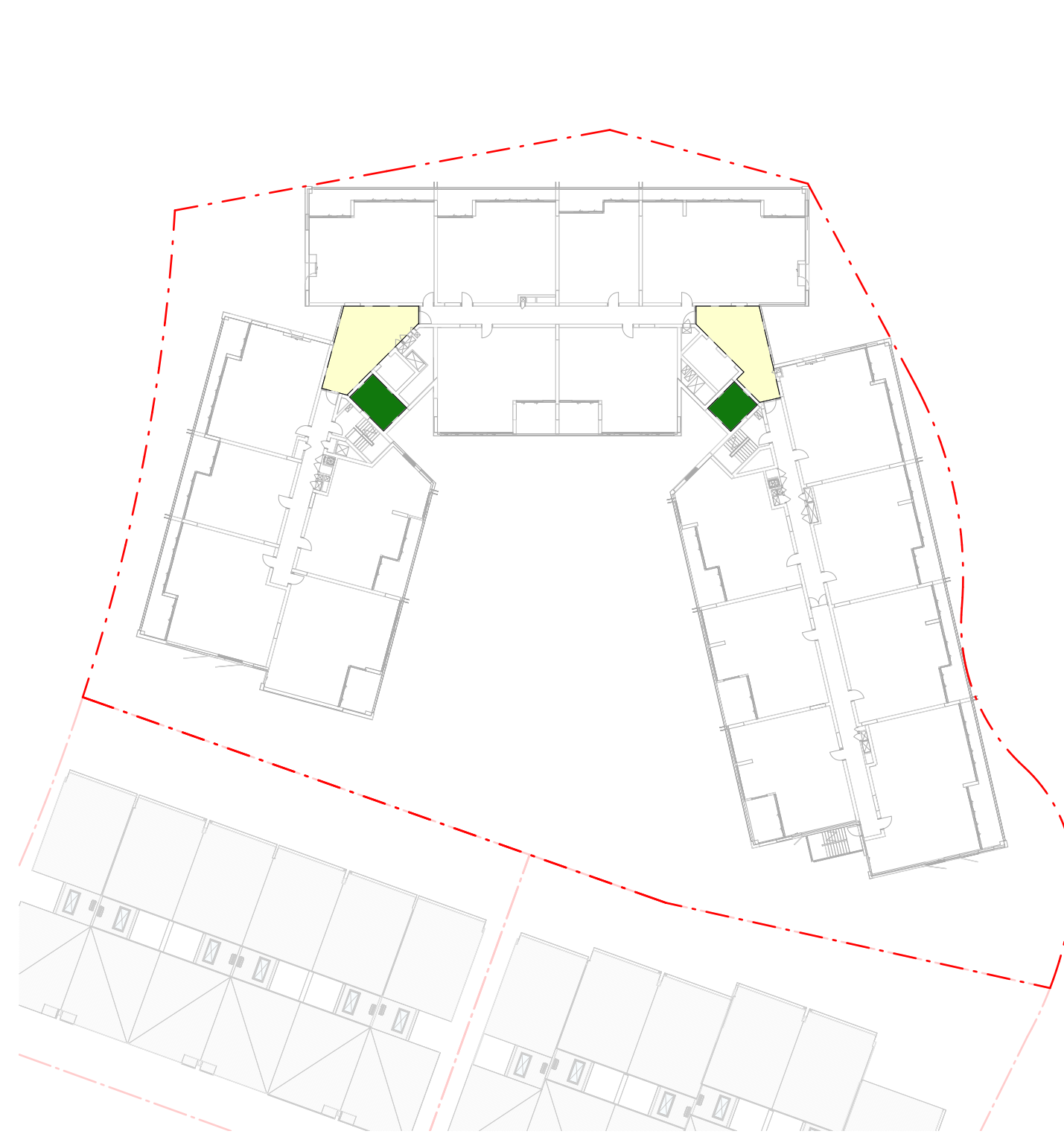




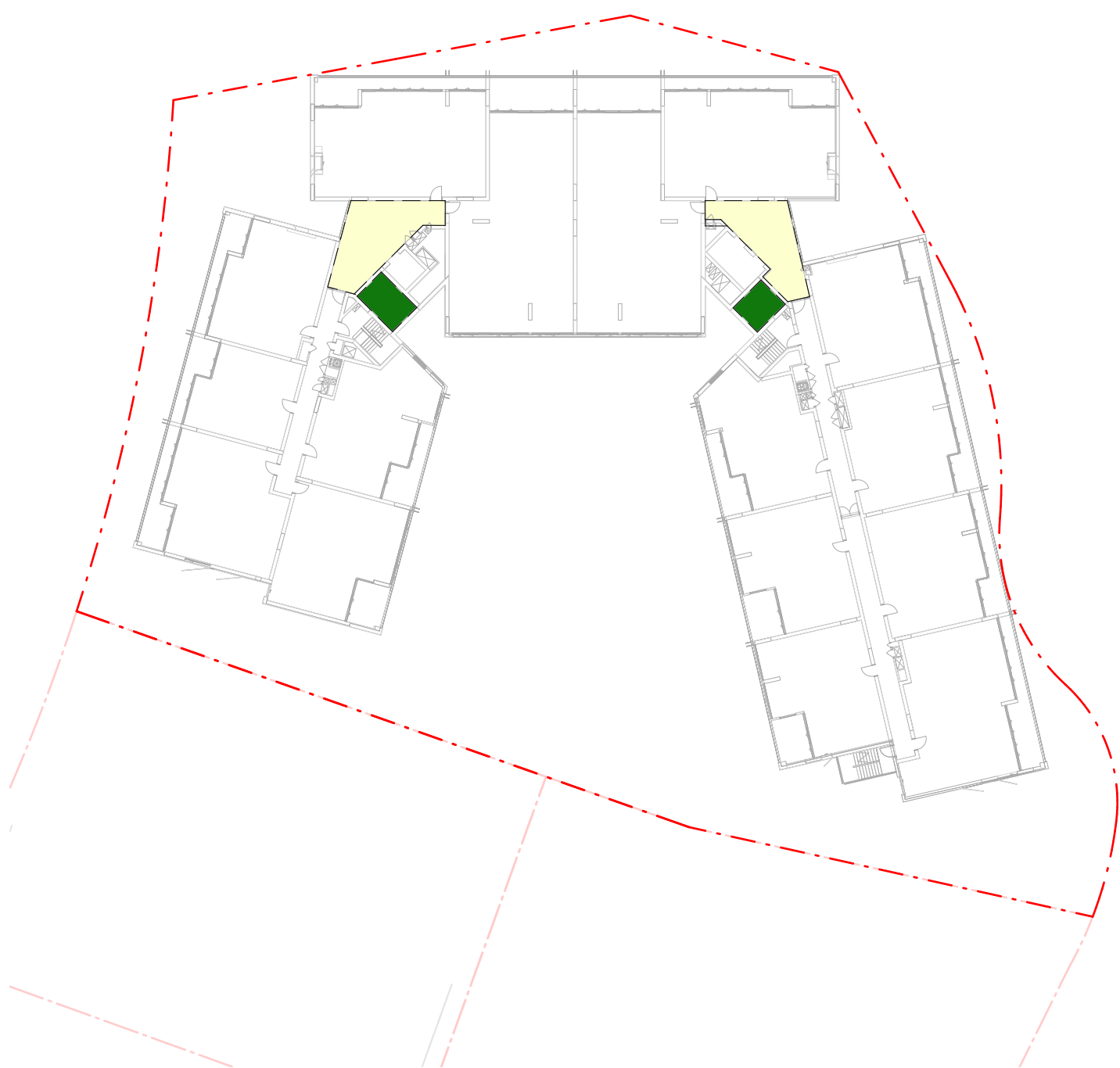
1 COMMUNAL OPEN SPACE - LEVEL 00
DA-1402 SCALE 1 : 500



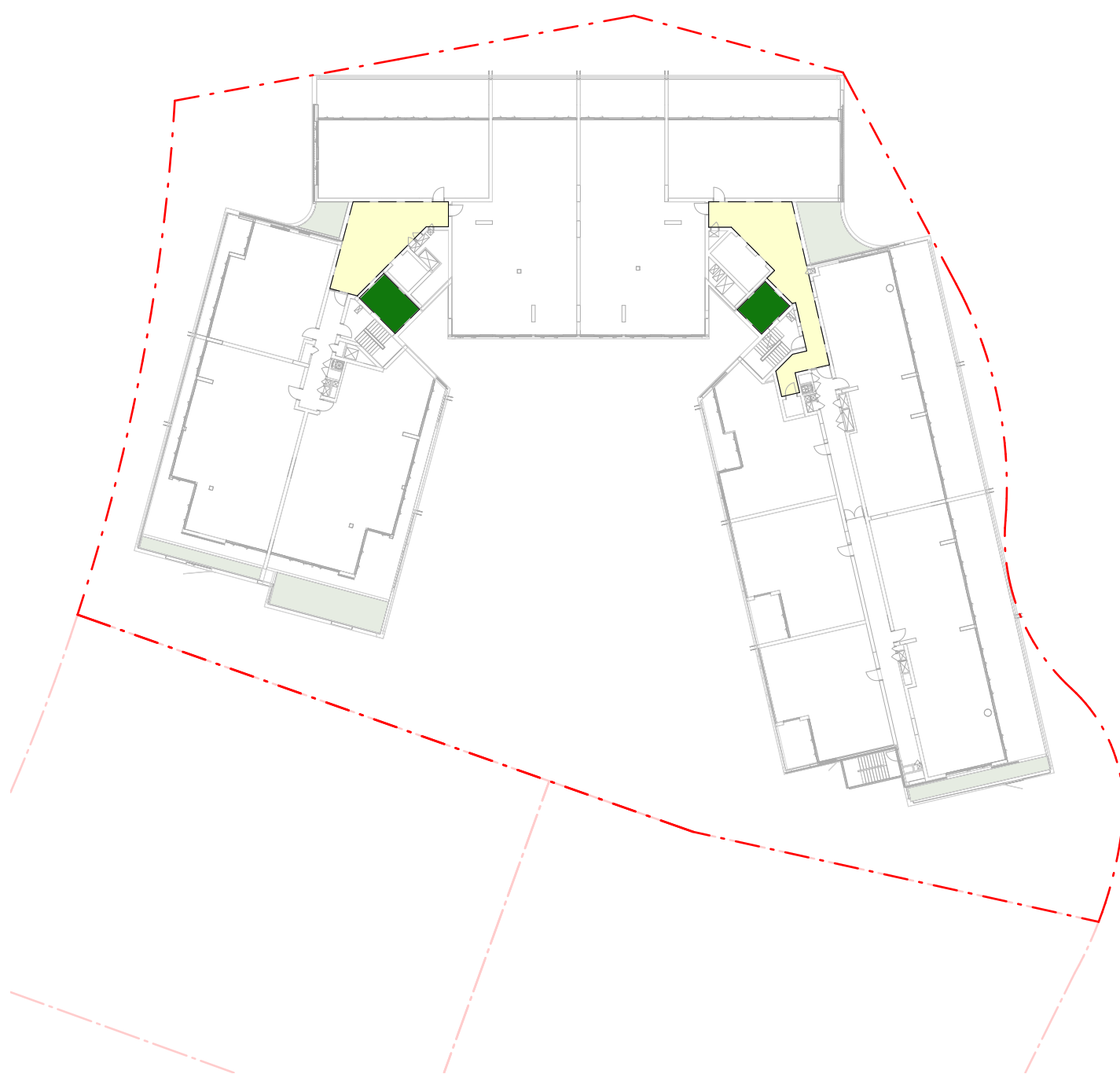
2 COMMUNAL OPEN SPACE - LEVEL 01
DA-1402 SCALE 1 : 500



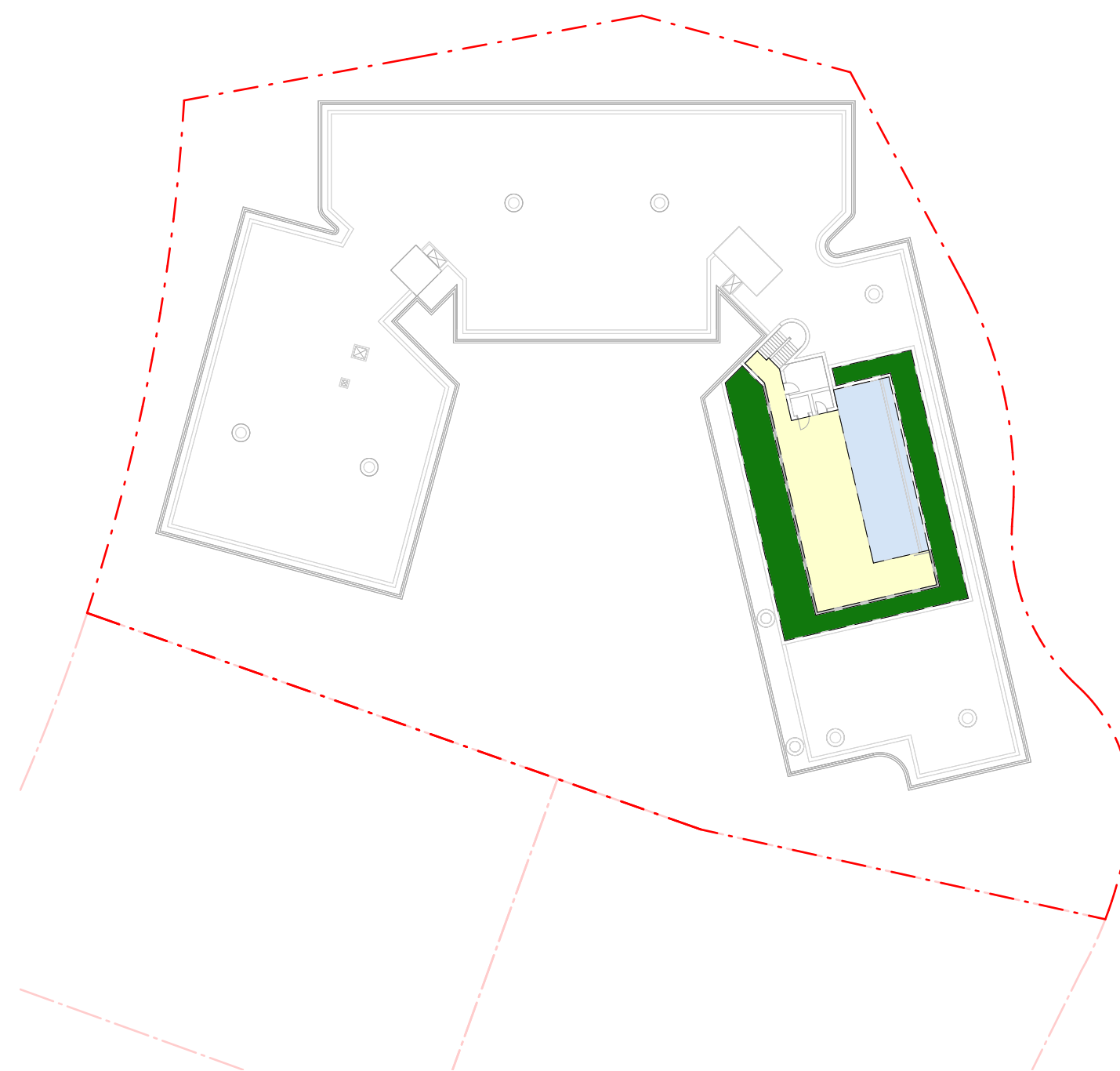
3 COMMUNAL OPEN SPACE - LEVEL 02
DA-1402 SCALE 1 : 500



4 COMMUNAL OPEN SPACE - LEVEL 03
DA-1402 SCALE 1 : 500



5 COMMUNAL OPEN SPACE - LEVEL 04
DA-1402 SCALE 1 : 500



6 COMMUNAL OPEN SPACE - ROOF
DA-1402 SCALE 1 : 500

LEGEND

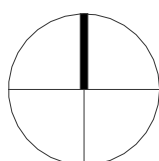
	COMMON LAWN
	COMMON GARDEN
	COMMON HARDSTAND
	COMMON GARDEN (NON-ACCESSIBLE)
	COMMON POOL

COMMUNAL OPEN SPACE SUMMARY

TOTAL SITE AREA:	4450m ²
COS REQUIREMENT : 25%	1113m ²
COMMON GARDEN	
LEVEL 00	715 m ²
	715 m ²
COMMON GARDEN (NON_ACCESSIBLE)	
LEVEL 01	338 m ²
LEVEL 02	22 m ²
LEVEL 03	22 m ²
LEVEL 04	22 m ²
ROOF	138 m ²
	542 m ²
COMMON HARDSTAND	
LEVEL 00	873 m ²
LEVEL 01	75 m ²
LEVEL 02	75 m ²
LEVEL 03	80 m ²
LEVEL 04	97 m ²
ROOF	114 m ²
	1315 m ²
COMMON LAWN	
LEVEL 00	163 m ²
	163 m ²
COMMON POOL	
ROOF	72 m ²
	72 m ²
PROPOSED COMMUNAL OPEN SPACE	2806 m ²

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0 5 10 25m
1:500 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	28-11-2025	FOR SSDA	LR	JV
B	24-06-2026	FOR RFI	MQ	WG

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Client

**BELLS BOULEVARD
PTY LTD**

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

COMMUNAL OPEN SPACE

Date

24-06-2026

Scale

1 : 500

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

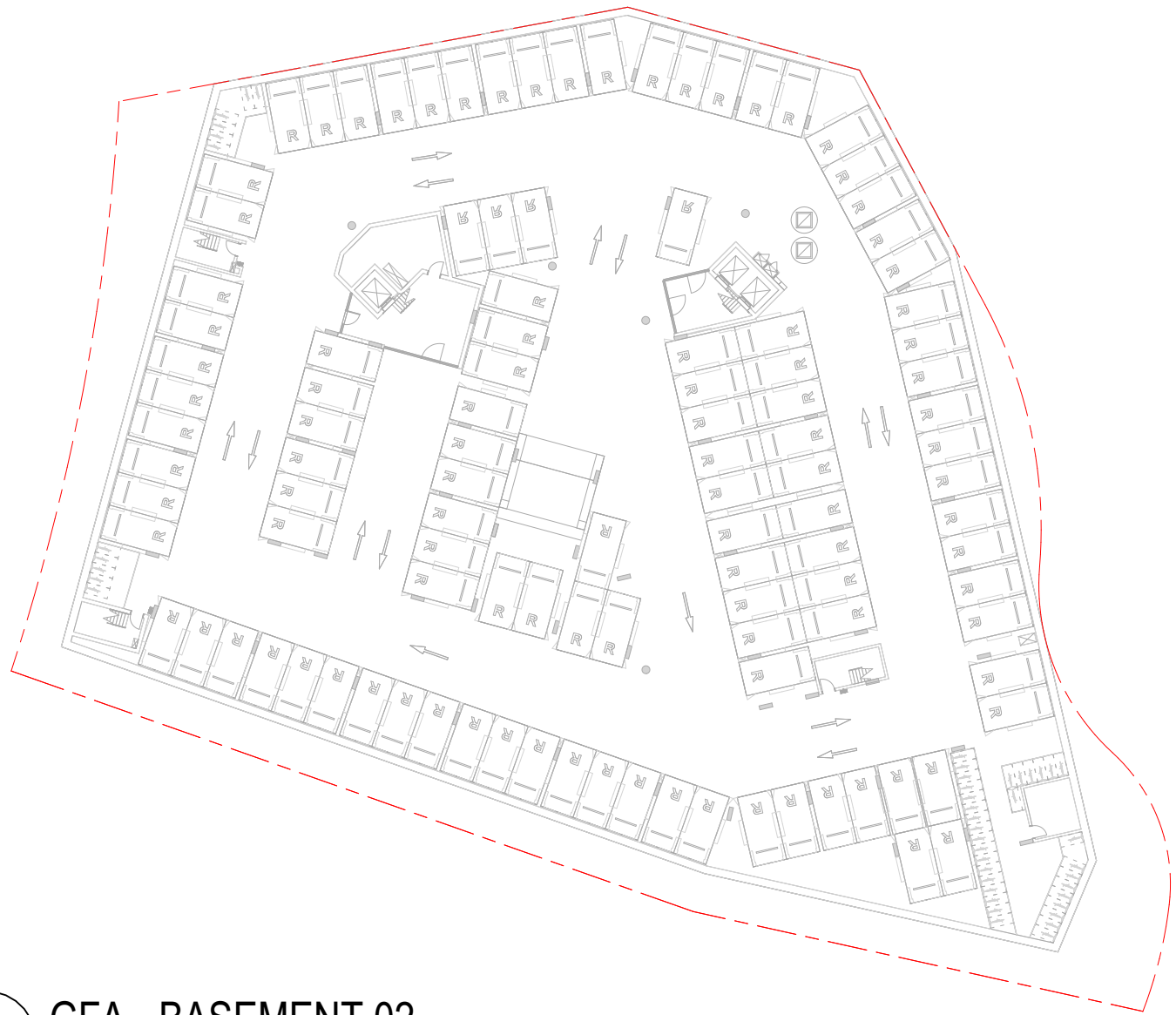
DA-8104

Revision

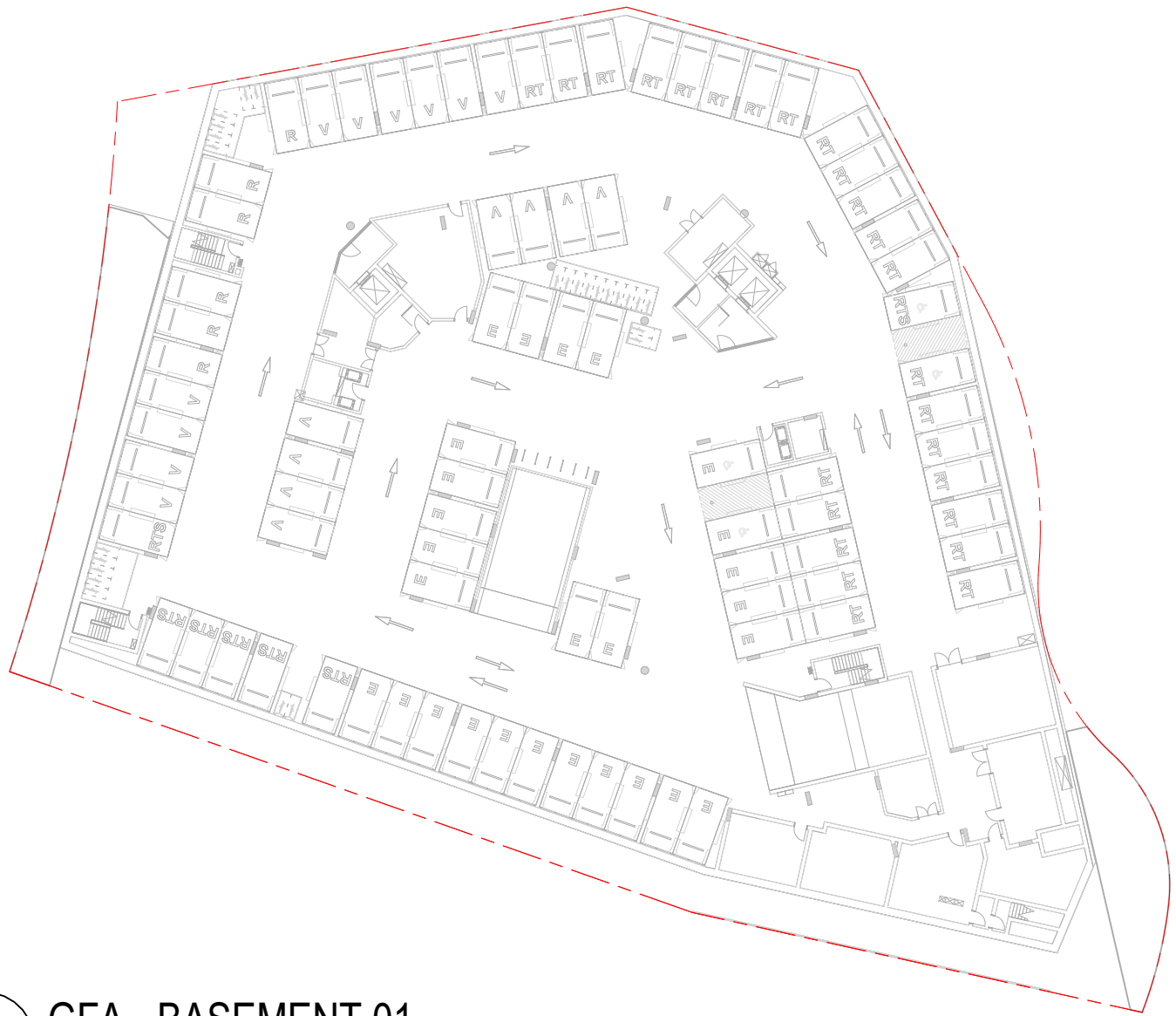
/ B

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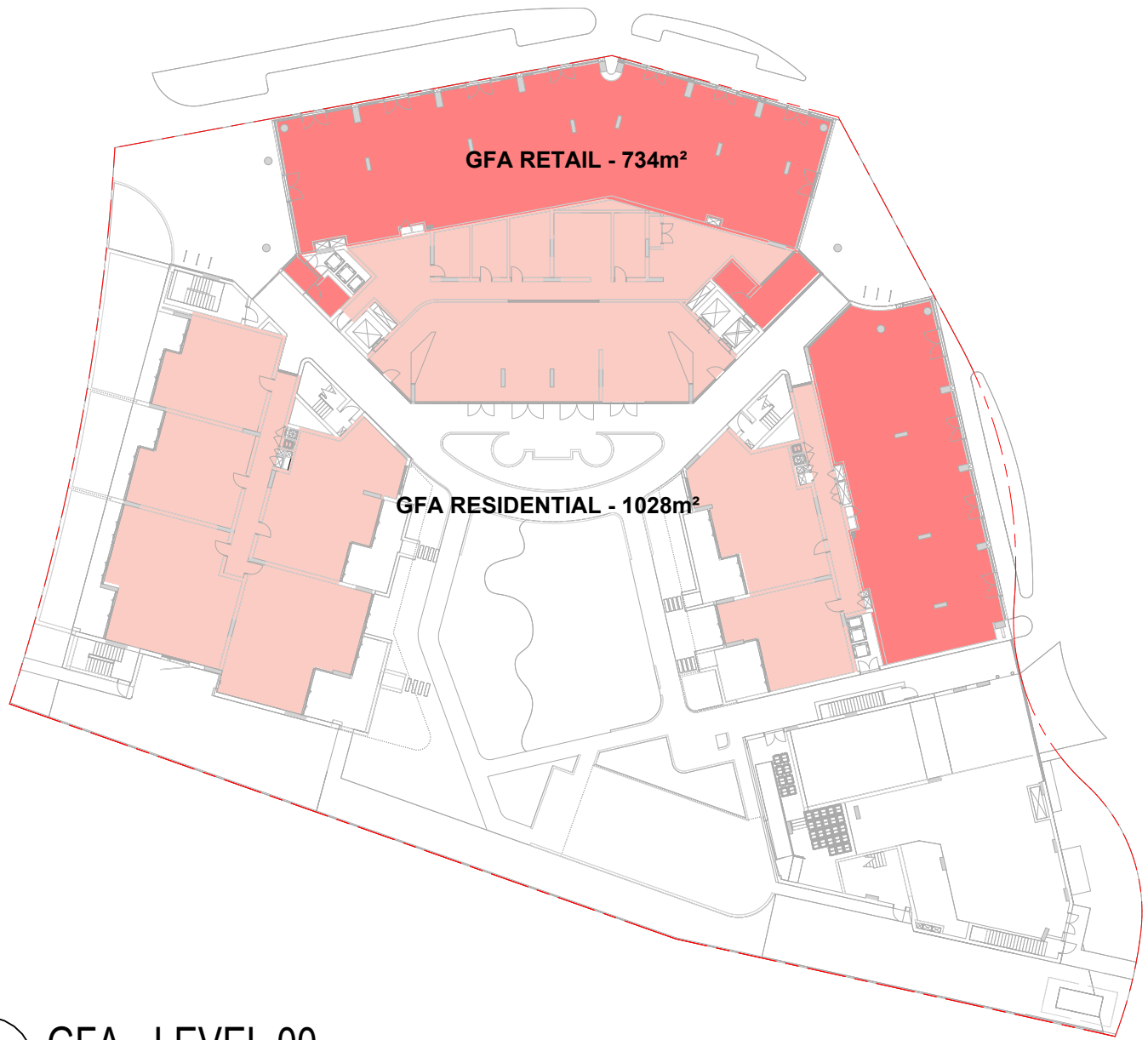




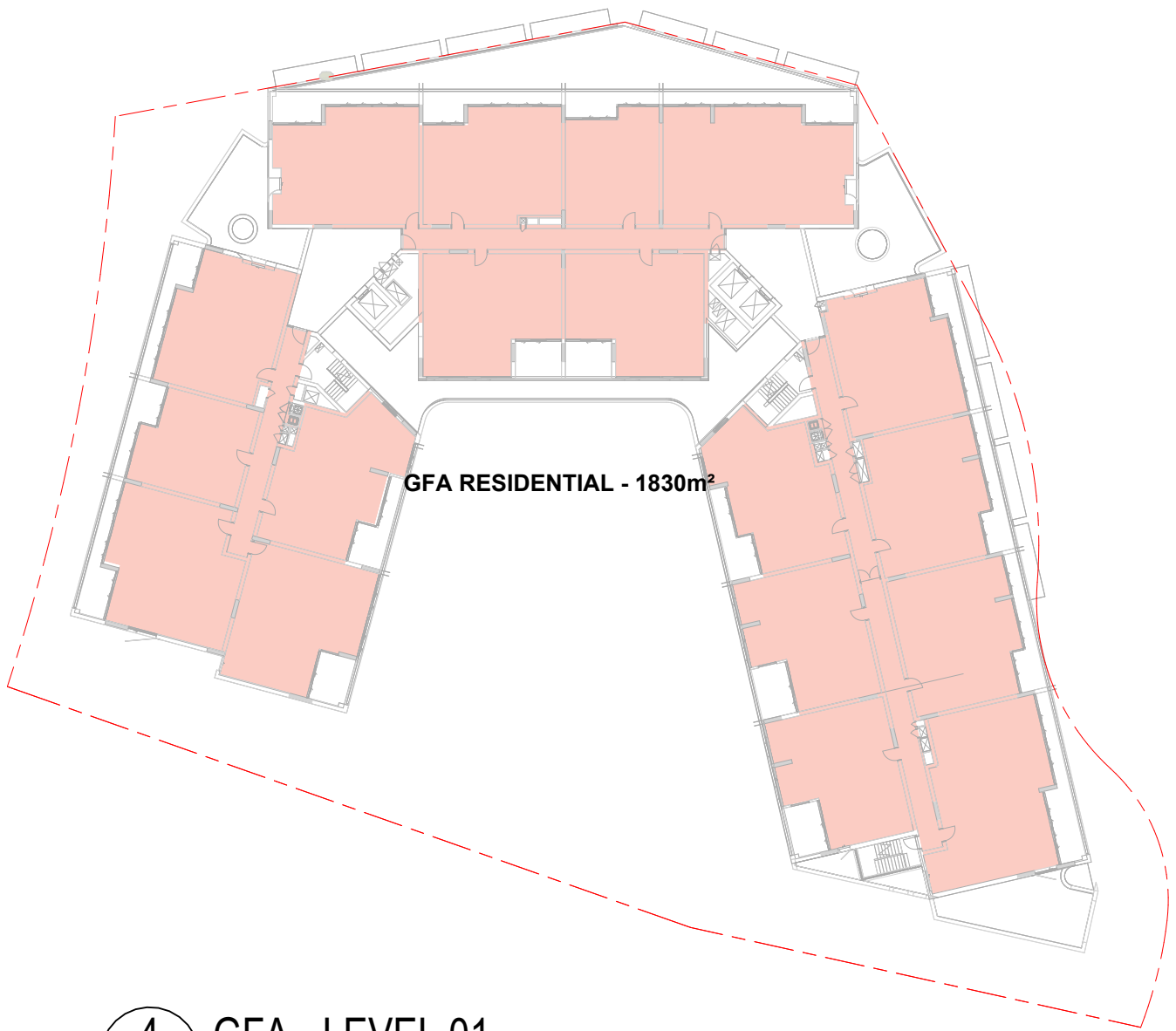
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DA-1500 SCALE 1:500



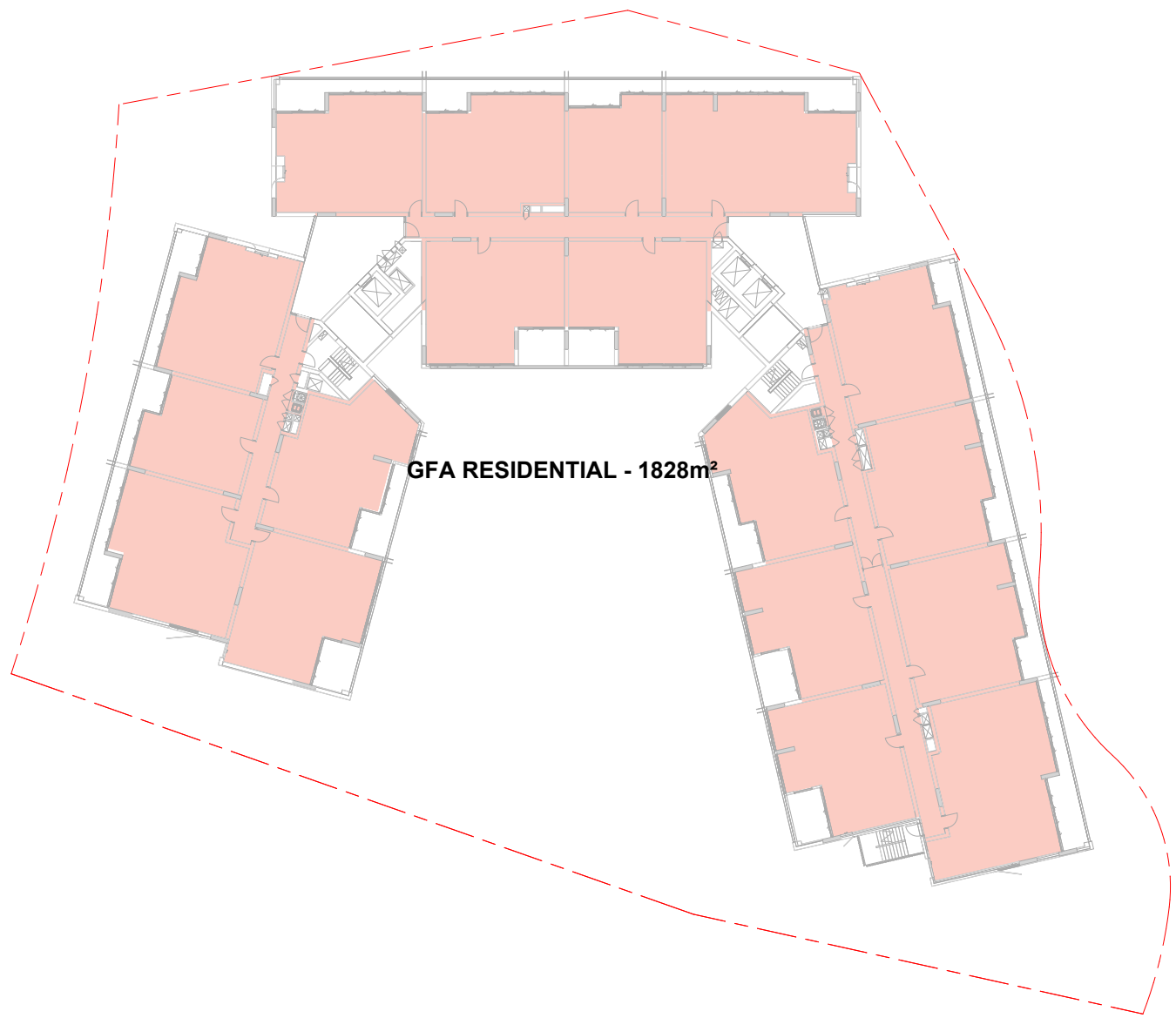
2 GFA - BASEMENT 01
DA-1500 SCALE 1:500



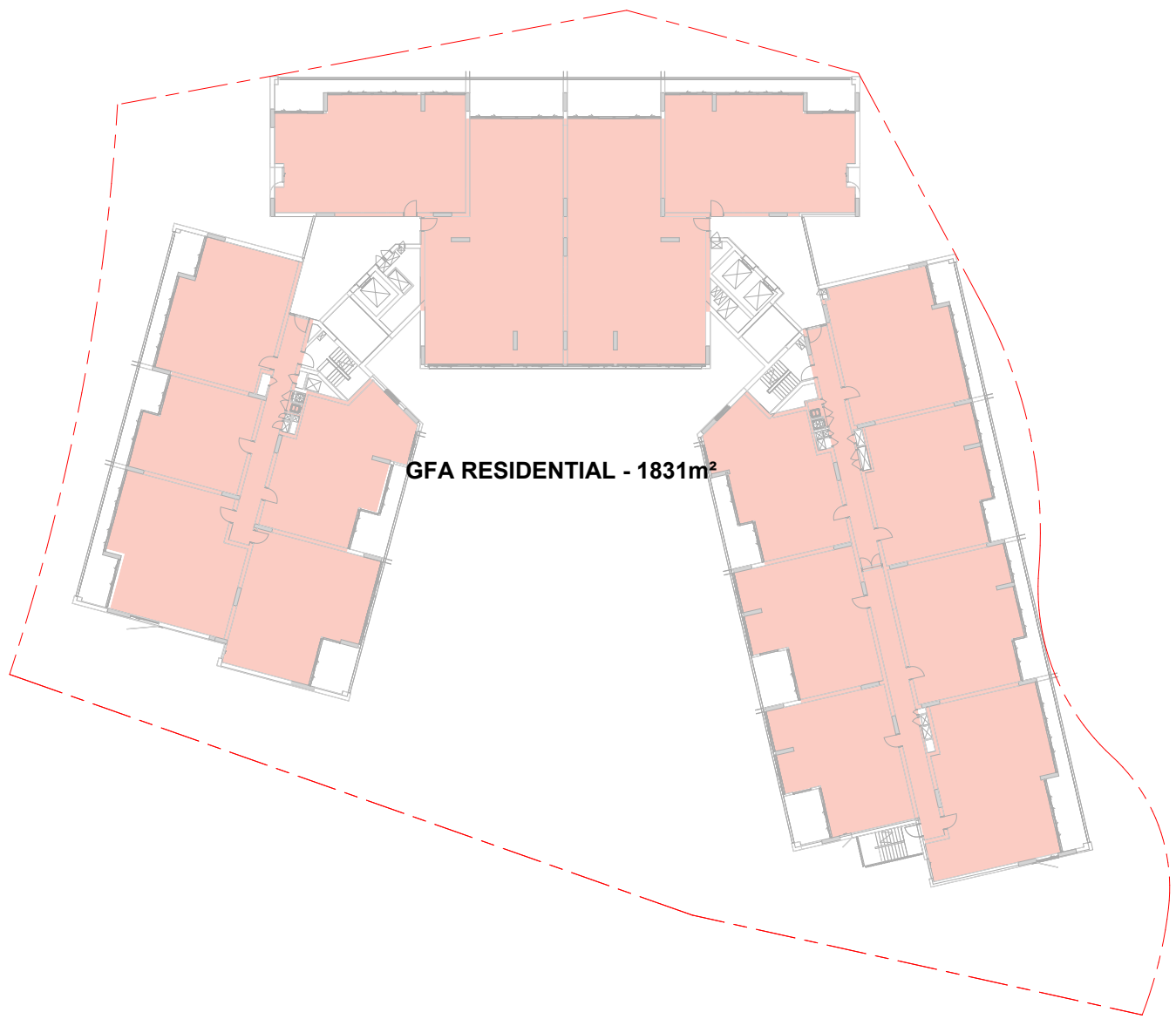
3 GFA - LEVEL 00
DA-1402 SCALE 1:500



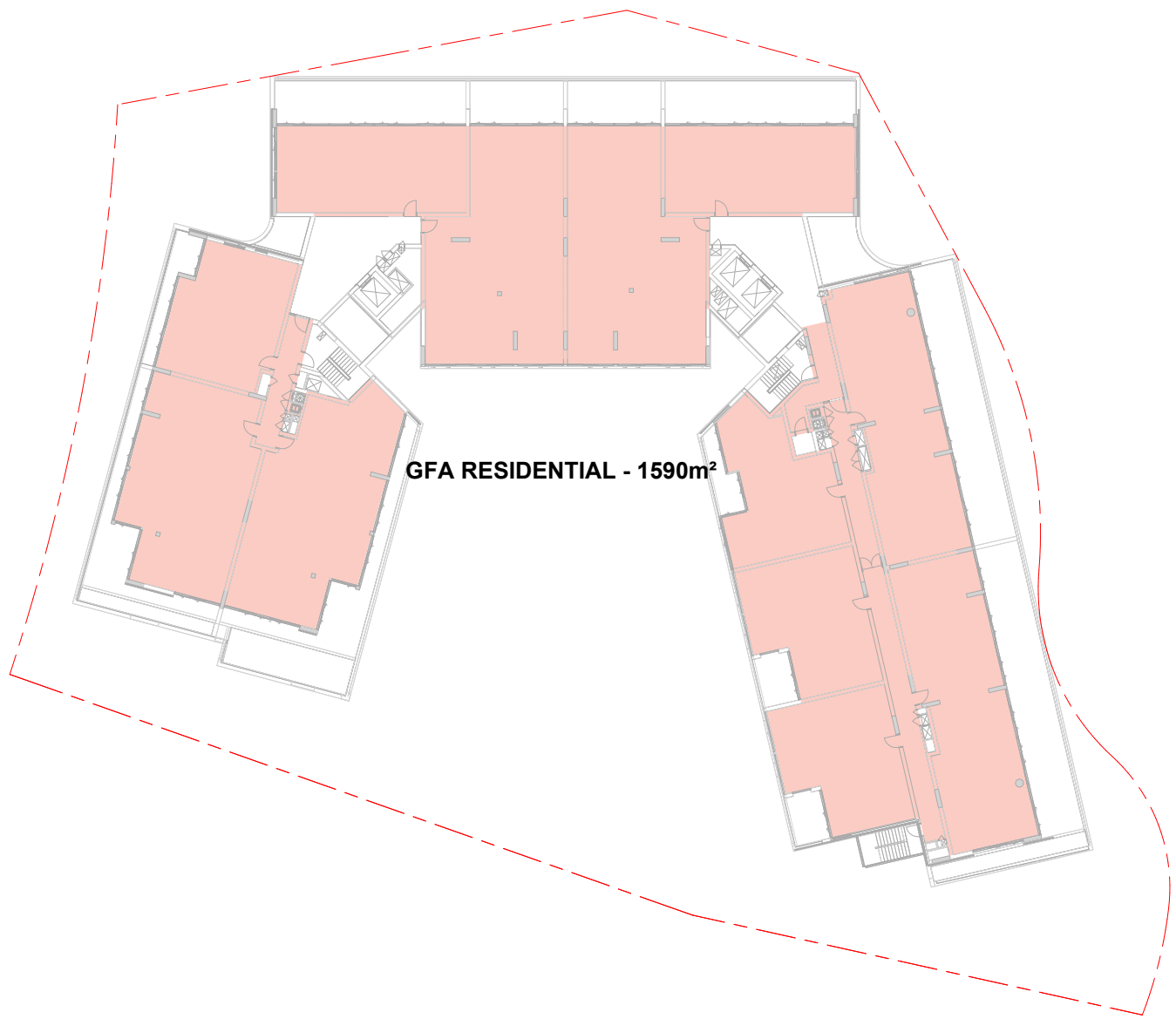
4 GFA - LEVEL 01
DA-1402 SCALE 1:500



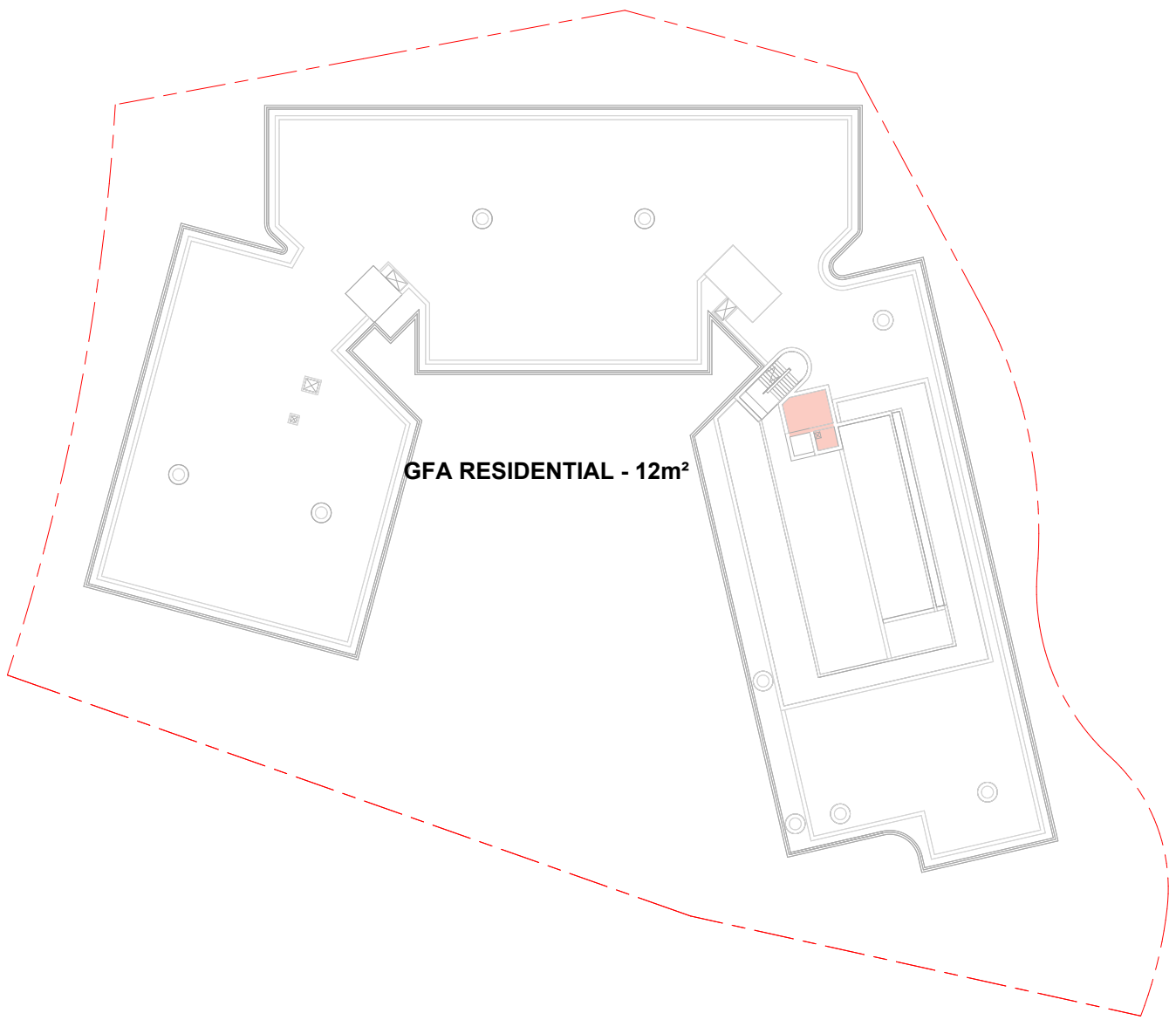
5 GFA - LEVEL 02
DA-1402 SCALE 1:500



6 GFA - LEVEL 03
DA-1402 SCALE 1:500



7 GFA - LEVEL 04
DA-1402 SCALE 1:500



8 GFA - ROOF
DA-1402 SCALE 1:500

KEY

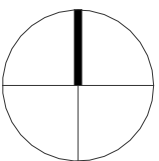
- GFA - RESIDENTIAL
- GFA - RETAIL

AREA SCHEDULE - GFA			
Level	GFA - Residential	GFA - Retail	GFA - Total
BASEMENT 01	0 m ²	0 m ²	0 m ²
BASEMENT 02	0 m ²	0 m ²	0 m ²
LEVEL 00	1028 m ²	734 m ²	1762 m ²
LEVEL 01	1830 m ²	0 m ²	1830 m ²
LEVEL 02	1828 m ²	0 m ²	1828 m ²
LEVEL 03	1831 m ²	0 m ²	1831 m ²
LEVEL 04	1590 m ²	0 m ²	1590 m ²
ROOF	12 m ²	0 m ²	12 m ²
Total	8118 m ²	734 m ²	8852 m ²

APARTMENT MIX		
OCCUPANCY	COUNT	PERCENTAGE
1BED	8	11%
2BED	46	65%
3BED	17	24%
Total: 71	71	

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0 5 10 25m
1:500 @A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	28-11-2025	FOR SSDA	LR	JV
1	05-06-2026	FOR INFORMATION	MQ	WG
2	17-06-2026	FOR INFORMATION	MQ	WG
B	24-06-2026	FOR RFI	MQ	WG

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Client

BELLS BOULEVARD
PTY LTD

Project

BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF

Drawing Name

GFA PLANS

Date

24-06-2026

Scale

1:500

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-8110

Revision

/ B

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