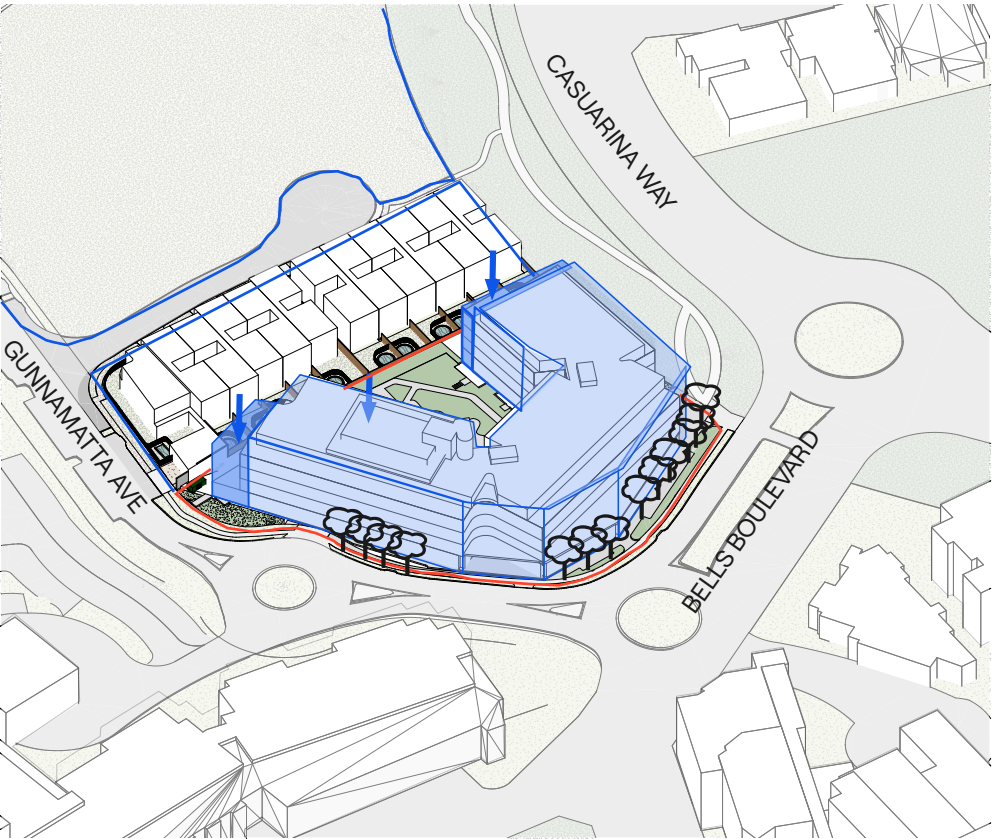


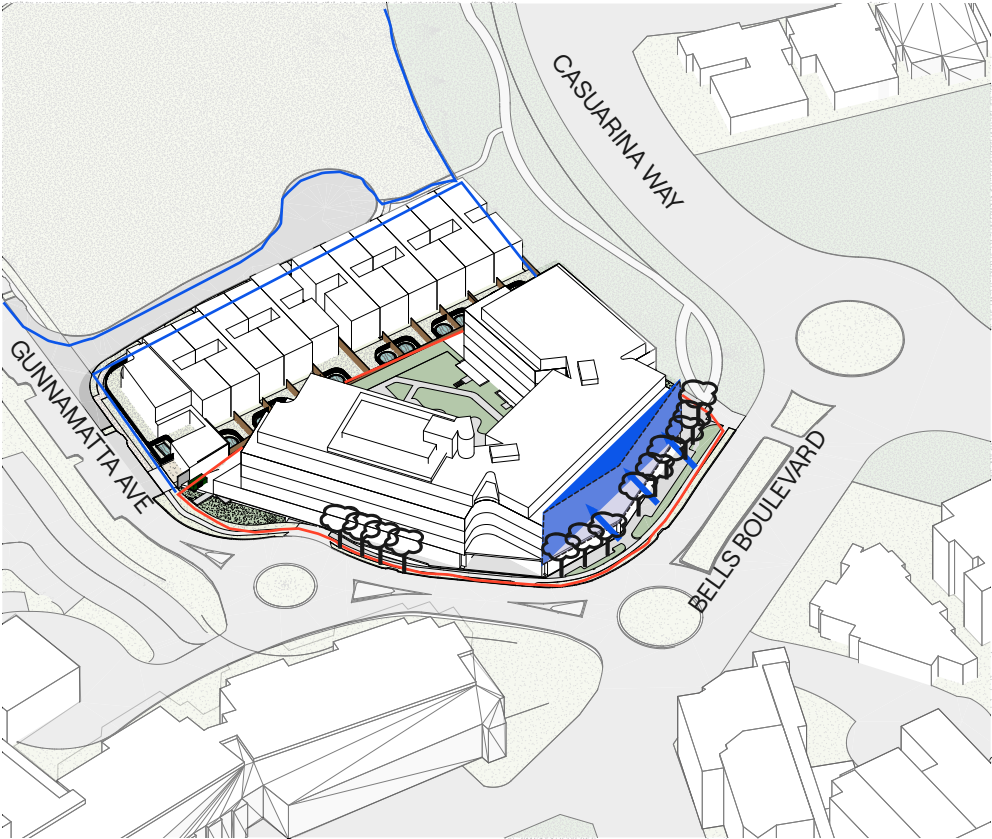
Architectural Key Moves

Setdown



The outer edge of the building, which addresses the public domain, creates an urban marker. Along the internal edge of the courtyard and Southern Boundary the built form is setdown. This creates a scale transition between stage 2 and stage 3. It also ensures that generous amounts of sunlight are provided to the public courtyard and stage 2 lots.

Setback



The ground floor holds the street edge along Bells Boulevard, activating the public domain. The residential levels above are setback to provide articulation and reduce bulk from the public domain along Bells Boulevard.

Landscape Plateaus



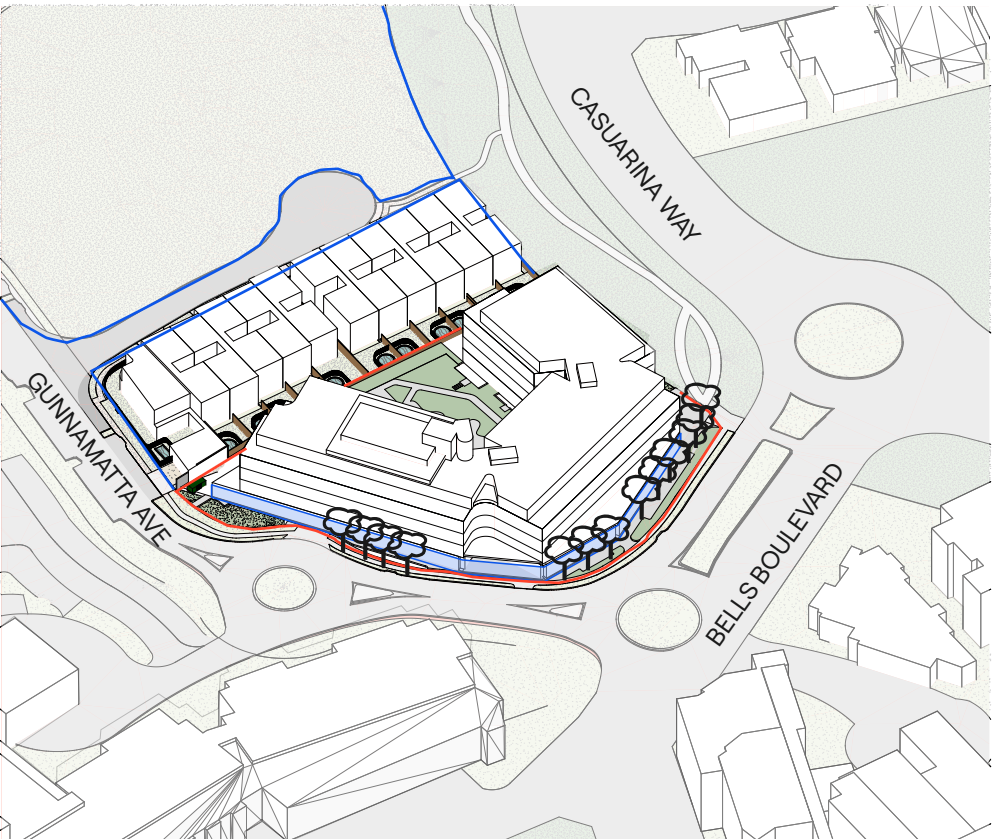
Horizontal surfaces offer the opportunity to provide landscape plateaus. This strategy improves landscape cover (reducing heat), increases biodiversity, reduces storm-water run off and creates spaces for social interaction. It allows the project to further integrate with the sub tropical climate of Kingscliff.

KEY

- Site boundary
- Wider site boundary

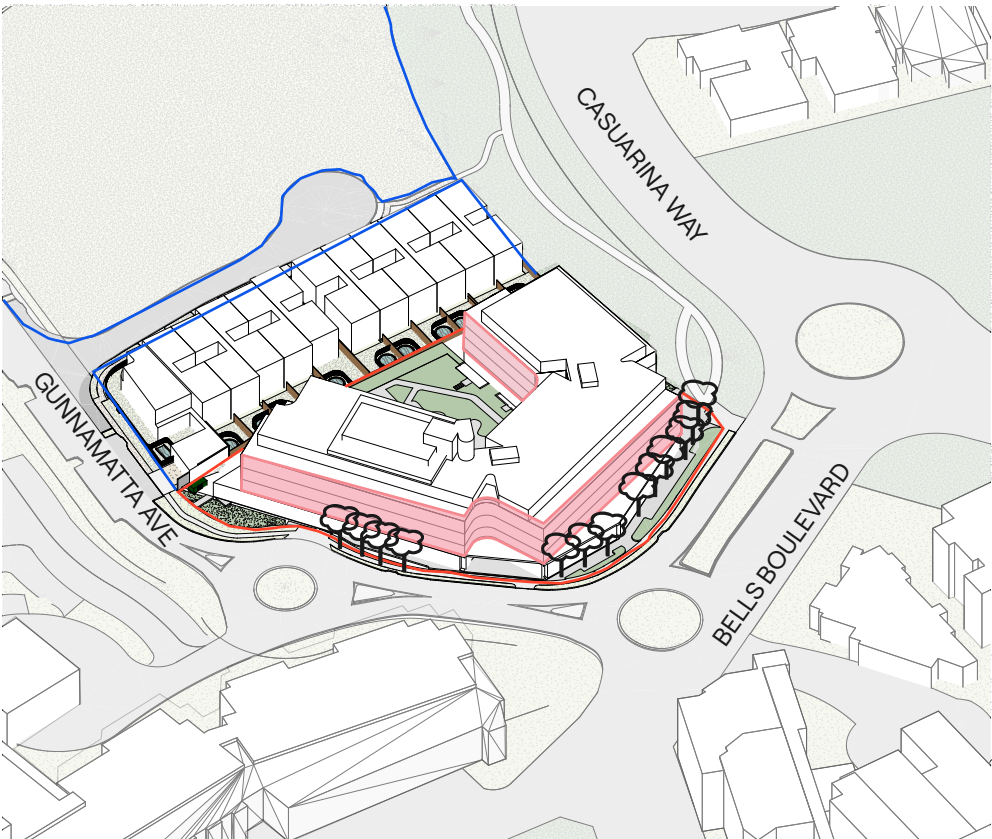
Proposed Massing

‘Base’ articulation



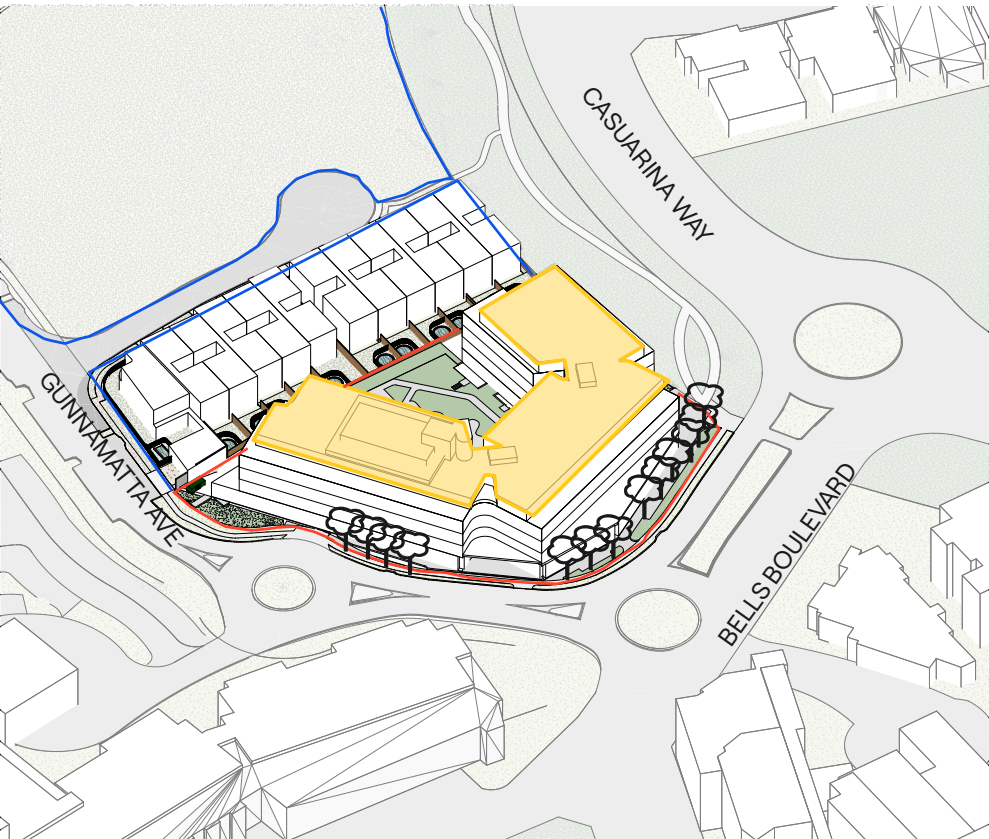
The base of the building is activated by a mix of uses: retail, wellness, and communal spaces are concentrated along the northern edge, directly linked to the central courtyard communal space. Residential uses frame the building on the east and west sides. The architecture responds to this programmatic distribution by ensuring permeability and activation along the street edges. Where the façade is unglazed, the materiality is robust and solid, providing a grounded base for the lighter residential levels above.

‘Middle’ articulation



The middle levels of the building are defined by a simple and consistent architectural expression. Large floor-to-floor windows provide openness and natural light to the apartments, creating a strong horizontal rhythm across the façade. On the south façade, privacy screens are integrated with selected windows to ensure seclusion for residents. The articulation comes from the interplay of solid and glazed elements, giving depth and shadow to the building.

‘Upper’ articulation



The roof is articulated as a ‘floating’ element, rather than a solid parapet. The roof unifies the architecture of the building, provides protection, and creates a visual connection to the sub tropical vernacular of the region.

KEY

- Site boundary
- Wider site boundary

Landscape & Open Space Plan

A series of communal and private open spaces are proposed across the site and are complemented by landscaped areas that enhance the public domain.

The communal open space proposed at the centre of the site, creates a heart for the mixed use development, offering a space for future residents to come together and bond. The communal open space is co-located with a hardcourt racquet club, which offers opportunities for exercise and respite for future residents.

The private open spaces of proposed dwellings offer more private areas that provides future residents with an open space for their own enjoyment and respite.

The deep soil areas along the edges of the site provide areas of ecological value, enhance privacy to adjoining properties, elevate the amenity of the site while also tying in with the adjoining landscape buffer.

Overall the character of the landscape concept will be underpinned by the site's proximity to the creek and coastline, with envisioned materials and landscaping outlined on page 37.

KEY

Site boundary

Wider site boundary

Open space structure plan.

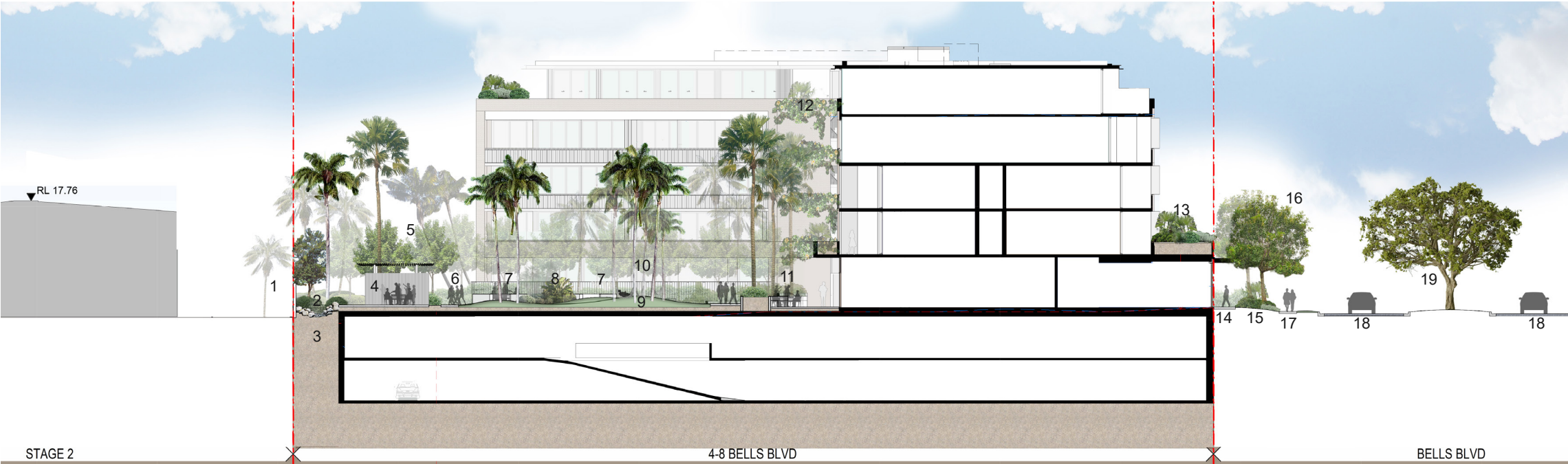
Not to scale.

Open Space & Public Domain Section A

Section A illustrates the proposal’s primary public interface along Bells Boulevard and the communal courtyard at the centre of the site.

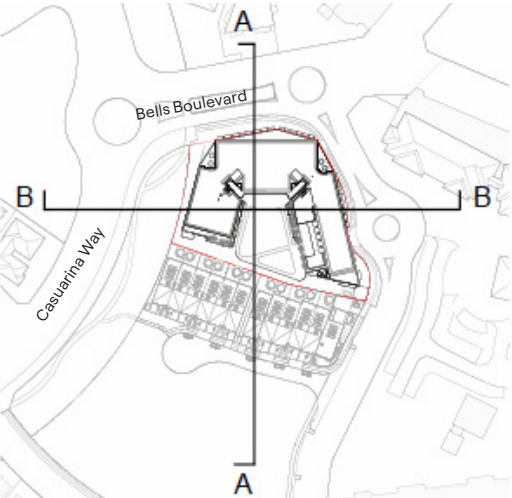
Key characteristics of these areas are:

- 1. Privacy Wall along boundary to Stage 2 Townhouses.
- 2. Overland flow and conveyance corridor (ephemeral creek).
- 3. Deep Soil Landscape Zone (3m wide).
- 4. Racquet Club Pavilion.
- 5. Mature and specimen screen planting to boundary setback landscape providing outlook and privacy between Town Houses and Apartments.
- 6. Circulation walking paths.
- 7. 2 x BBQ / Dining banquettes sat within garden.
- 8. Groundfloor gardens (refer planting palette).
- 9. Central Palm Lawn.
- 10. Privacy screening planting to apartments.
- 11. Courtyard Lobby / Atrium with banquette seating nestled within gardens.
- 12. Trailing and climbing plants to L01-L04 external lobby planters.
- 13. Planter to L01 roof over retail.
- 14. New pedestrian paths accessing retail tenancies.
- 15. Landscape gardens to retail frontage interface to street verge.
- 16. New Trees to Public Domain (Tuckeroo - Cupaniopsis Anacardioides).
- 17. Existing Pedestrian Path and grass verge.
- 18. Bells Boulevard.
- 19. Median with existing Fig Trees (to be retained).



Section and text sourced from “Landscape Design Report’ by 360 Degrees.

Section A (Source: 360 Degrees, ‘Landscape Design Report’.



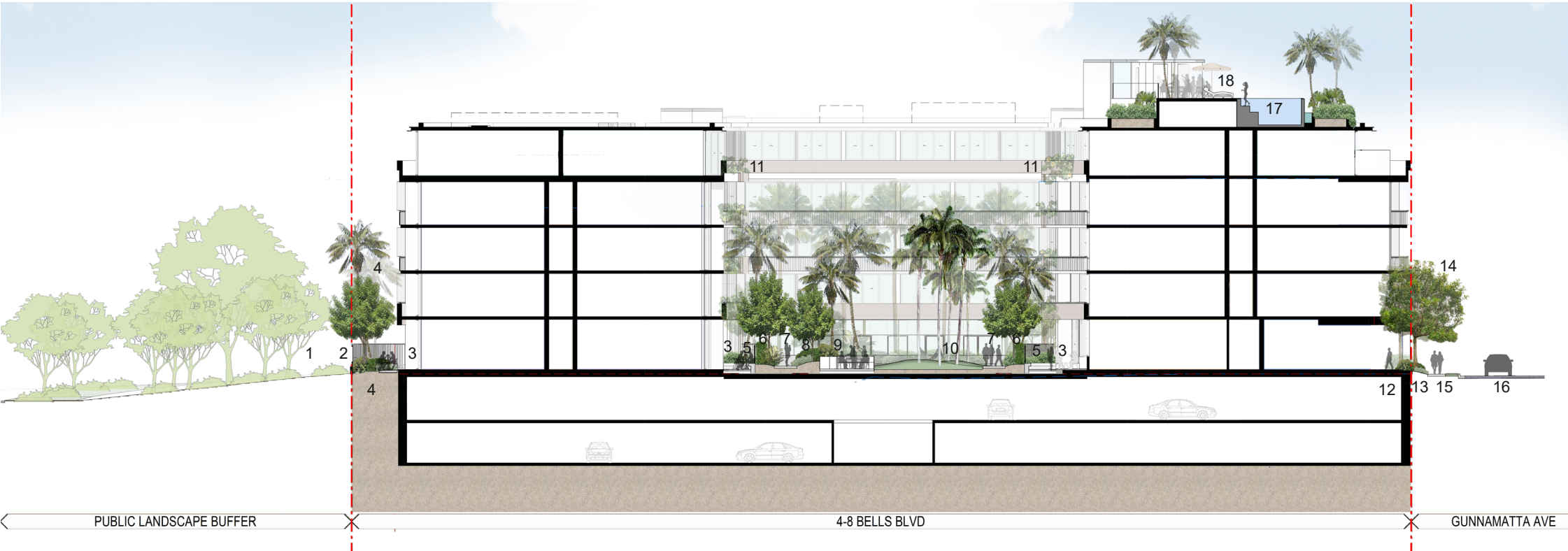
Section plan.

Open Space & Public Domain Section B

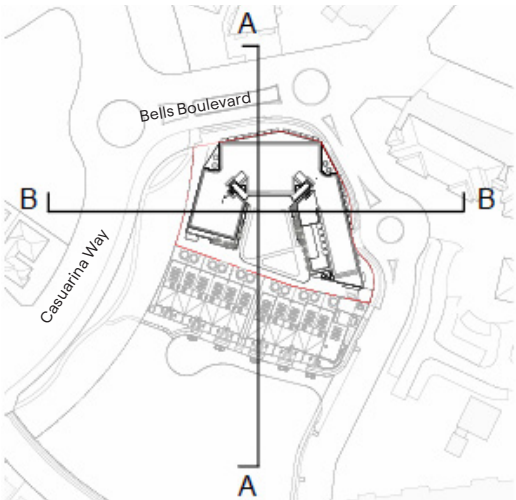
Section B demonstrates the proposal’s eastern interface to Gunnamatta Avenue and its western interface to the adjoining public reserve.

Key characteristics of these areas are:

- 1. Existing Public Green Reserve (retained and protected).
- 2. Boundary fence to 1.8m high with gate access to reserve.
- 3. Private courtyards to Ground Floor apartments.
- 4. Deep soil landscape (3m wide minimum) with large shrubs, trees and palms for privacy and screening.
- 5. Low height seating wall to courtyards (450mm h) with 1.5m privacy fence and gate access to central courtyard.
- 6. Privacy screening planting to apartments.
- 7. Circulation walking paths.
- 8. Groundfloor gardens (refer planting palette).
- 9. BBQ / Dining banquettes sat within garden.
- 10. Central Palm Lawn.
- 11. Trailing and climbing plants to L01-L04 external lobby planters.
- 12. New pedestrian paths accessing retail tenancies.
- 13. Landscape gardens to retail frontage interface to street verge.
- 14. New Trees to Public Domain (Tuckeroo - Cupaniopsis Anacardioides).
- 15. Existing Pedestrian Path and grass verge.
- 16. Gunnamatta Ave.
- 17. Rooftop Common Pool.
- 18. Sun lounges and gardens with palms to pool area.



Section B (Source: 360 Degrees, 'Landscape Design Report'.



Section plan.

Landscape & Open Space Concept



Opportunity to use materials that reflect proximity to Cudgen Creek to the west (Source: 360 Degrees Landscape Report).



Opportunity to use materials that reflect proximity to the ocean to the west (Source: 360 Degrees Landscape Report).



Opportunity for gathering and eating within internal courtyard (Source: Landscape Design Report).



Opportunity to capture and appreciate views to Wollumbin from communal rooftop (Source: Landscape Design Report).



Courtyard House, South-East Victoria.



Courtyard House, South-East Victoria.



Arcadia, Sydney.



Casba, Sydney.

Movement Structure Plan

The proposal’s movement concept is grounded in locating vehicle and servicing access away from the site’s primary interface and providing regular access points for people.

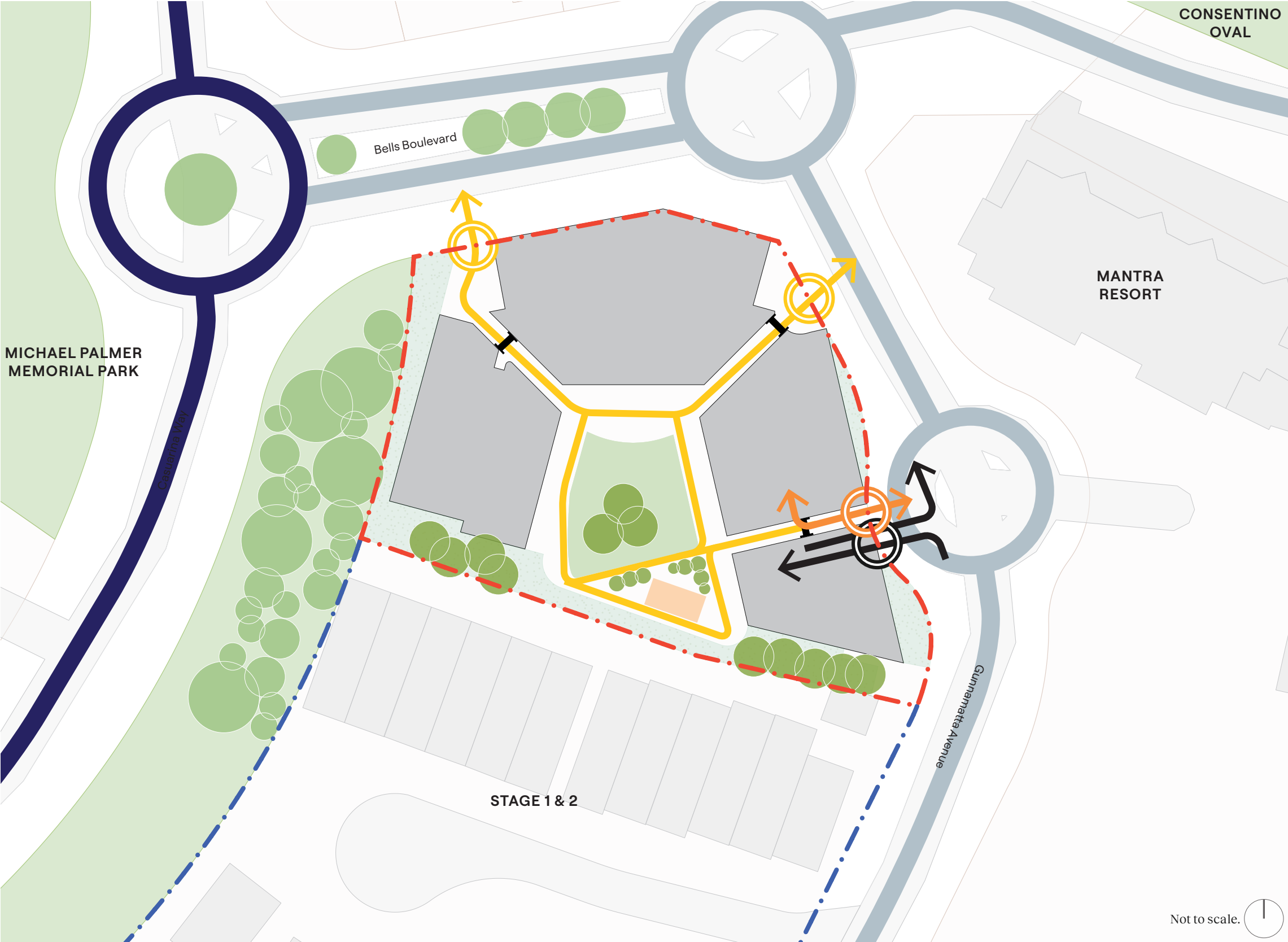
Access for vehicles to the basement for public and private parking is provided off Gunnamatta Avenue towards the south-eastern corner of the site. This location ensures that active frontages are concentrated along Bells Boulevard and the northern portion of Gunnamatta Avenue, reinforcing activation and vibrancy along the precinct’s primary interface.

Residential pedestrian access is provided by way of two access points and through-site links off Bells Boulevard and Gunnamatta Avenue, enabling connectivity from the surrounding street network to proposed dwellings and the communal open space at the heart of the development. A third access point, also off Gunnamatta Avenue is proposed, but partly shared with the public to allow access to future retail.

Overall the proposed movement concept provides for clear distinction between public and private access, while minimising the disruption of vehicles and servicing to the site’s primary interface at the precinct’s entry point.

KEY

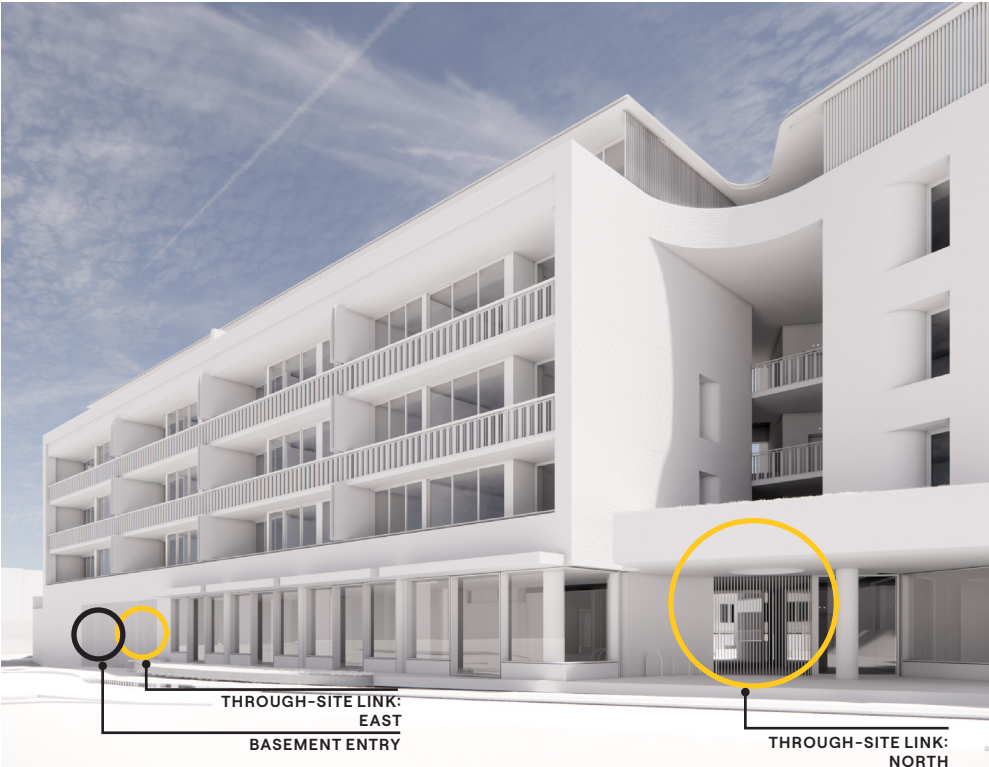
Site boundary

Wider site boundary

Movement structure plan.

Not to scale.

Movement Concept



Massing view of proposed connections from the street to the internal courtyard.



James Street Precinct, Brisbane.



Cornerstone Stores, Gold Coast.



Casba, Sydney.



Massing view of basement entry.



Massing view of through-site link to the north.



Massing view of through-site link to the east.



Fish Lane, Brisbane.



Marvell Hotel, Byron Bay.

Built Form Structure Plan

The built form is concentrated towards the northern boundary and proposed at a consistent 5 storeys, holding the edge of Bells Boulevard to the north and Gunnamatta Avenue to the east. The northern building is the only building characterised by a 5m upper setback, elevating it's role as marker and entry point to the Salt Precinct.

Mixed use built form with active edges to the north and east reinforce the site's primary interfaces along Bells Boulevard and Gunnamatta Avenue, contributing to the vibrancy of the street and the emerging mixed use heart of the Salt Precinct. This public interface is characterised by a 0m setback from the streetscape.

The minimum 6m setback along the rear creates generous separation to the terrace houses at Stage 2, minimising privacy and overshadowing impacts at the same time. This area is also proposed for deep soil and landscaping, which will enable additional privacy along this joint boundary.

The proposed built form along the western boundary interfaces with the existing landscape buffer and accommodates residential use only. It is characterised by a minimum 3m setback, enabling adequate separation to this public edge.

Overall the proposal will create a high quality built form outcome that elevates the Salt Precinct as a place to live and visit. Page 43 outlines imagery to support this structure plan and highlights opportunities to integrate elements of Country into proposed built form.

KEY

Site boundary

Wider site boundary

Footprint upper storey built form

Mixed use built form of 5 storeys

Residential built form of 5 storeys

Access points

Residential gate

Active edge with 0m setback

Varied side setback, 0m – 4m

Minimum 3m side setback

Minimum 6m rear setback

Maximum 5m upper storey setback

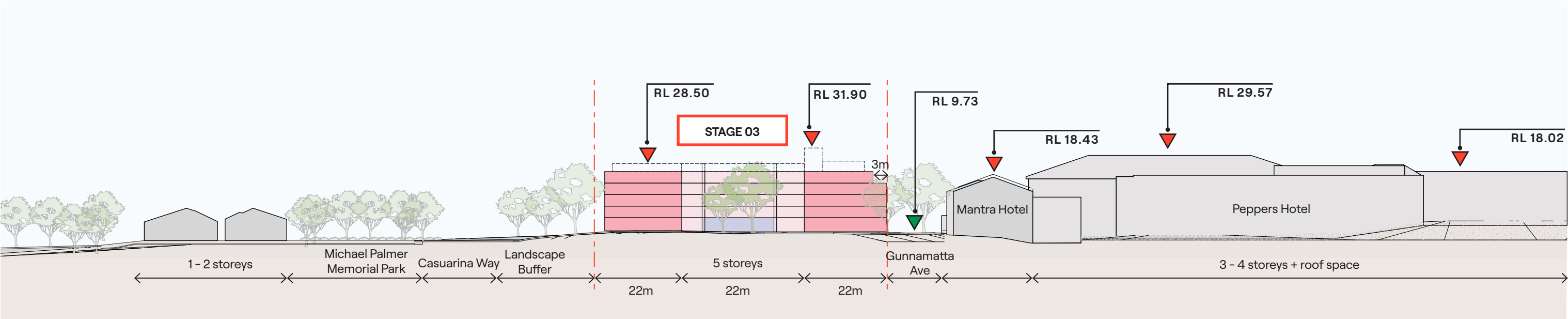
Minimum 3m gap between built form



Built form structure plan

Section A

This section demonstrates the proposed built form of Stage 3 within the existing setting. The section highlights the proposal’s interface with the landscape buffer along the western boundary and its close proximity to the 3 - 4 storey (+ roof space) built form to the north east. With existing comparable height and mass in the surrounding context, the proposal is clearly of appropriate height and typology to sensitively integrate with the existing setting.



Section A.



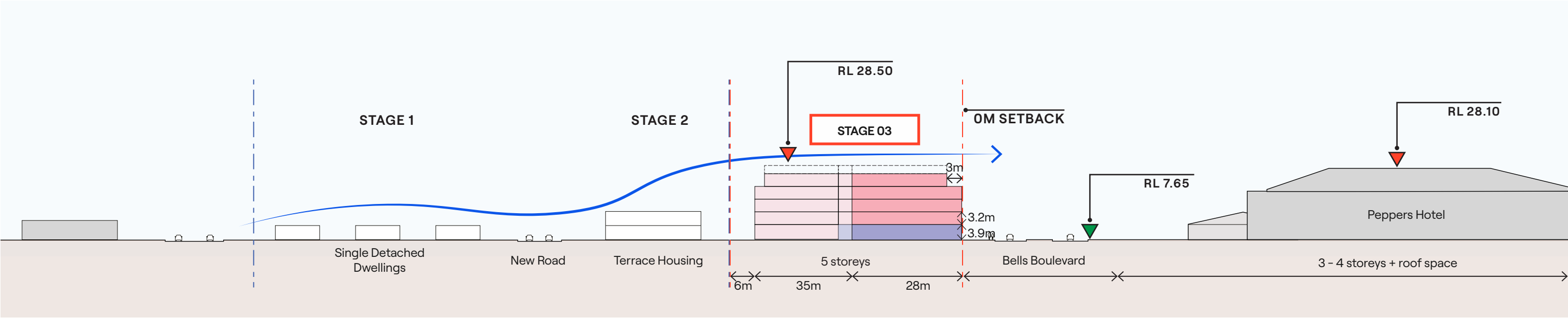
Section plan.

KEY

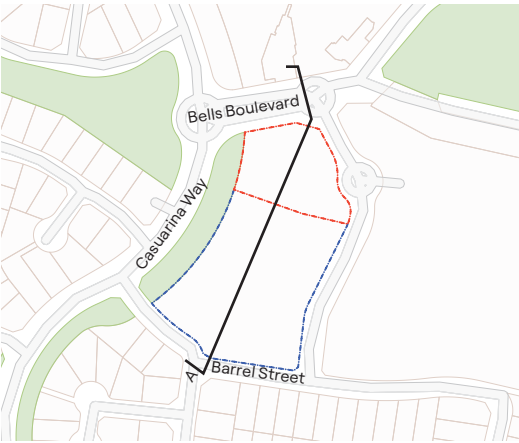
- Site boundary
- Residential in foreground
- Residential in background
- Mixed use in background
- Servicing
- ▼ Ground RL
- ▼ Built form RL

Section B

Section B cuts through the wider site boundary, illustrating the transition in height and typology from south to north - from the single detached dwellings in Stage 1, to the terrace housing at the centre in Stage 2, and finally the mixed-use built form in Stage 3 along Bells Boulevard. Positioning height here is appropriate, enabling the proposal to form a clear gateway and entry point to the Salt Precinct, while also aligning with the existing Mantra and Peppers hotels, which present a comparable scale.



Section B.



Section plan.

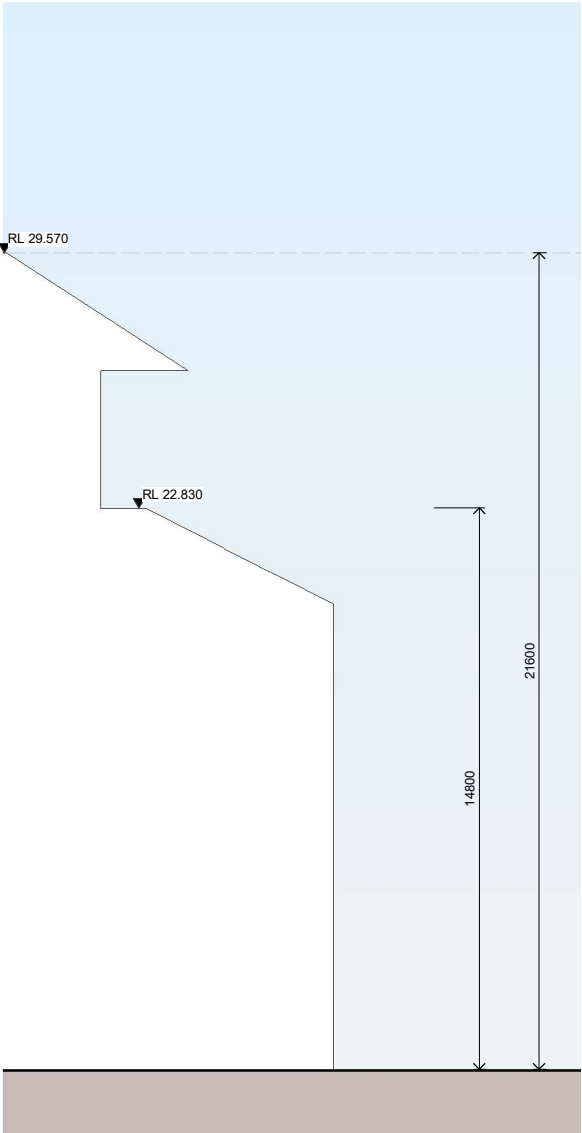
KEY

- Site boundary
- Wider site boundary
- Mixed use in foreground
- Mixed use in background
- Residential in foreground
- Residential in background
- Servicing
- ▼ Ground RL
- ▼ Built form RL

Context Built Form Study

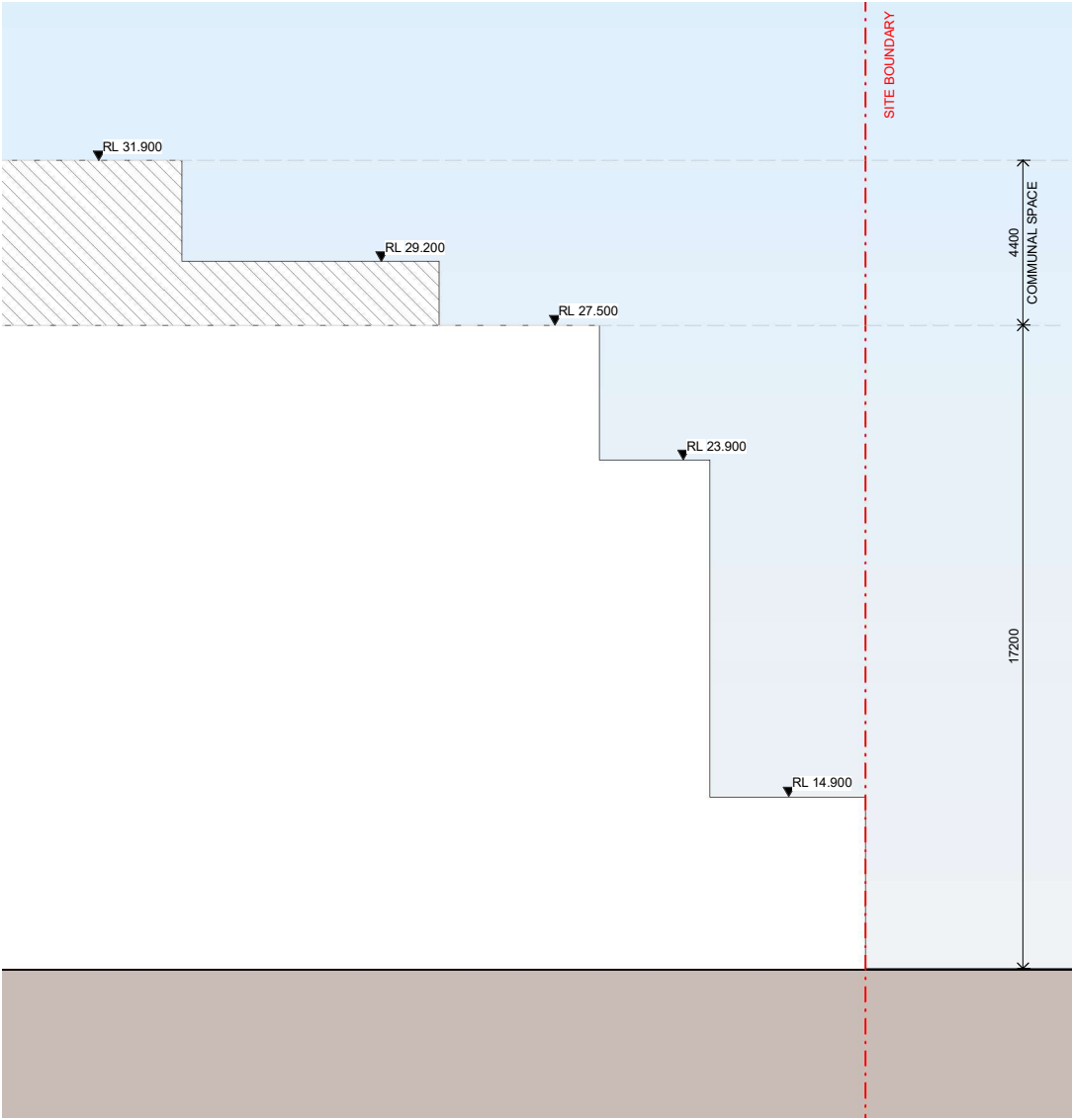
The sections provide a comparison between the height of the Mantra Hotel and the proposed development, illustrating tha majority of the proposal stands lower than the existing Mantra Hotel. The footprint above RL29.20 is limited to the pool amenity, lift, services, and storage areas, comprising only 2% of the total roof area. This demonstrates that the current context already accommodates a comparable, if not greater, built form, confirming that the proposed height is appropriate for its location within the Salt Precinct.

Mantra Hotel - RL Center



Height of the Mantra Hotel in RLs.

Proposed Development - RL Top

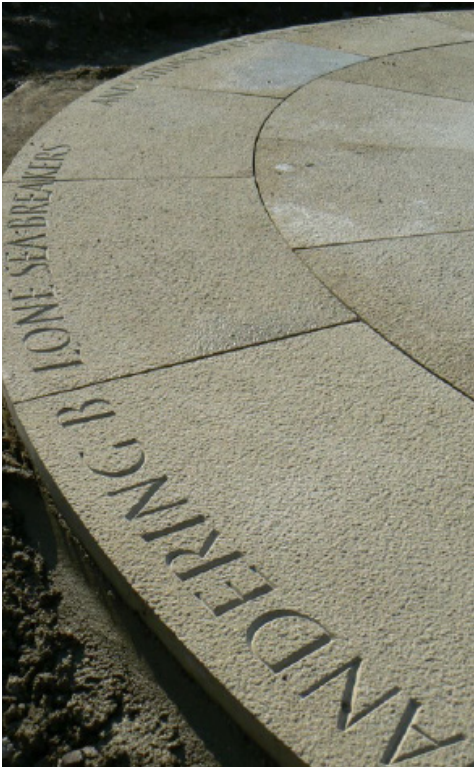


Height of the proposed development in RLs.

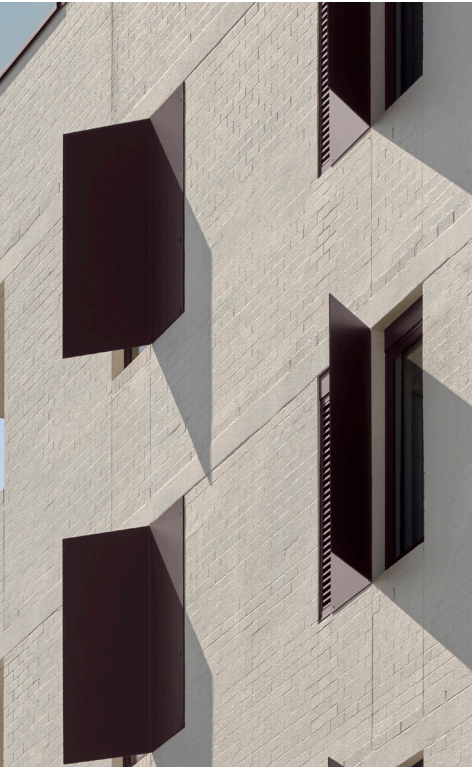
Built Form Concept



Massing view of one of the proposed skylights, which allow the movement of light to be embedded across the development, providing for orientation on Country at the same time.



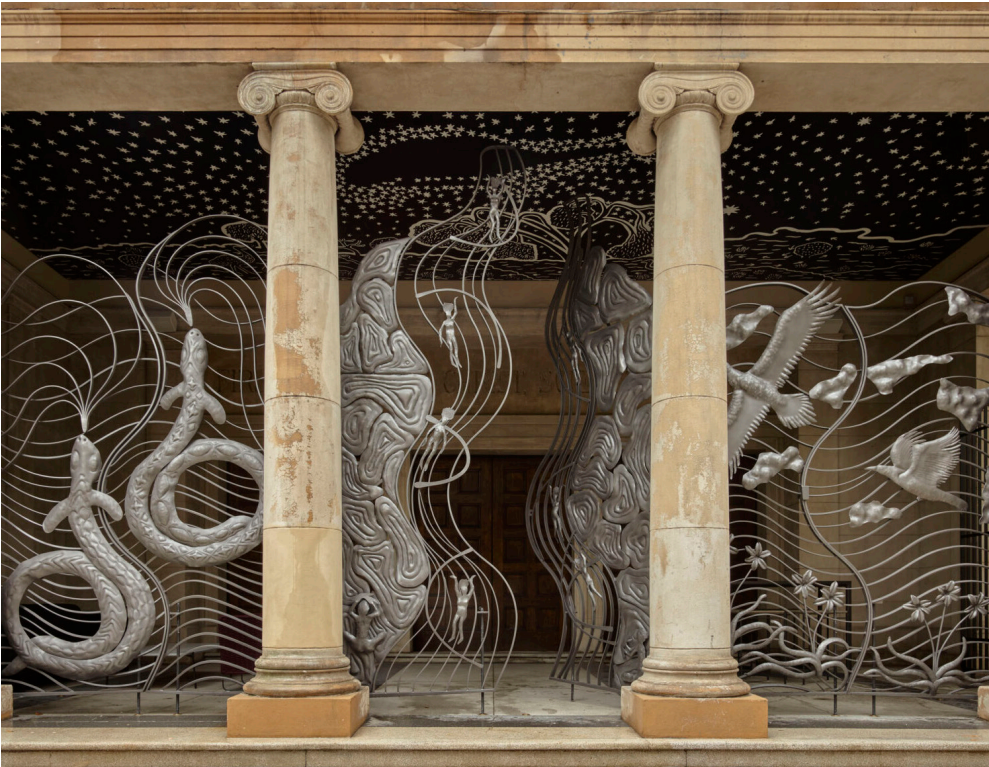
Opportunity to integrate First Nations language into the skylight (Source: Everirck Heritage).



Surry Hills Village, Sydney.



James Street Precinct, Queensland.



Opportunity to embed Aboriginal storytelling into each entry point across the development. Image: Yirranma Place, Sydney.



Tsubo Niwa, Sydney.



Loftus Street, Sydney.



Loftus Street, Sydney.

Pedestrian Experience & Activation

The proposal elevates the current pedestrian experience and activation along Bells Boulevard by co-locating new mixed-use with the existing retail and hospitality offer at the Mantra Hotel, thus prioritising the site’s primary frontage along Bells Boulevard to amplify street activation and enhance the overall quality of the streetscape.

The proposed development introduces new trees, landscaped garden areas, and public domain upgrades to strengthen the retail edge and create a welcoming entry into the Salt Precinct. Awnings along the ground floor provide shade, comfort, and visual interest at the interface with the public domain, supporting a high-quality pedestrian experience.

Public bike parking is proposed to encourage active transport choices and improve connectivity throughout the precinct.

Overall, the proposal will generate a high level of activation along Bells Boulevard and Gunnamatta Avenue, proposing design elements and upgrades that will generate public benefits for the wider precinct.



Ada Lane, Brisbane.



Ada Lane, Brisbane.



Hotel Marvell, Byron Bay.



Casba, Sydney.

- KEY
- Site boundary
-
- Wider site boundary



Public benefit and activation plan

Proposed Envelope

The proposed planning envelope takes a place-based approach that responds to the site’s conditions. The massing and plan outlined opposite reflect the envelope’s specific characteristics, including:

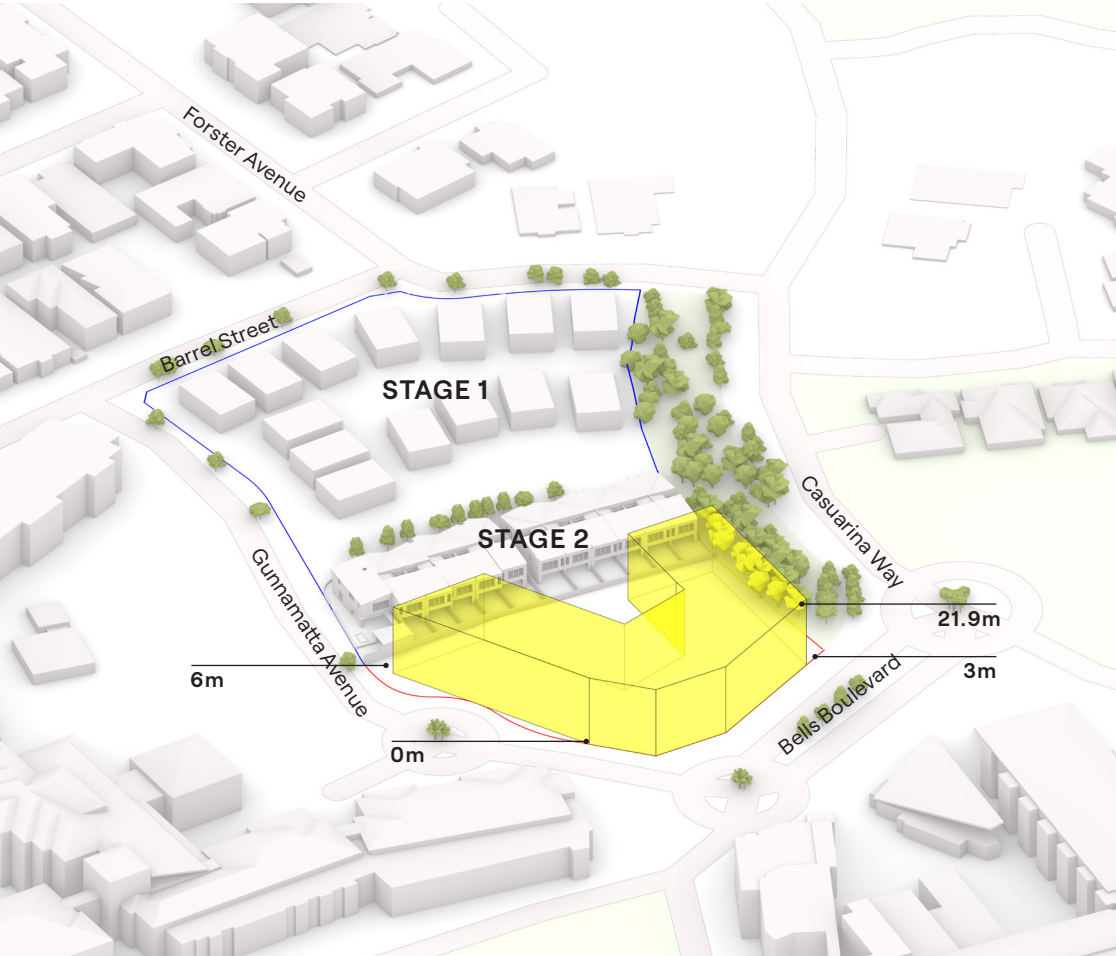
- Maximum height of 5 storeys with continuous streetwall.
- Two residential through-site-links from Bells Boulevard and Gunnamatta Avenue to the centre of the site.
- A shared residential and public through-site-link from Gunnamatta Avenue, that is accessible for residents and retail use initially, until halfway through the built form where it provides private access only.
- A communal open space of 1,109m² (25% of site area) for future residents is provided at the centre of the site.

Proposed Envelope Plan



Envelope plan of proposal.

Proposed Envelope Massing



Envelope massing of proposal.

KEY

- Site boundary
- Wider site boundary
- Proposed planning envelope
- Continuous streetwall
- Groundfloor footprint
- Upper storey footprint
- Communal open space
- Residential through-site link
- Residential and public through-site link

Currently Permissible Envelope



Currently permissible envelope.

Recommendation

The conceptual design framework for Stage 3 is appropriate for the subject site as it aims to sensitively integrate shop-top housing, creating an active frontage within the existing setting while providing communal and private open spaces that enhance the site’s amenity.

The scale, bulk and design of the proposed built form are appropriate to establish a clear gateway marking the entry to the Salt Precinct. This creates a welcoming arrival point to the emerging mixed-use heart of the precinct, improving legibility for both the site and the wider area.

Active edges are positioned to maximise engagement with the public domain along Bells Boulevard and Gunnamatta Avenue, where non-residential uses contribute to street amenity, safety and community appeal. Residential uses at ground level are proposed along the interface with the landscape buffer, an appropriate outcome that co-locates quieter, low-activity uses in this part of the site.

Overall, the proposed design framework delivers a high-quality urban design and architectural outcome, enriching the Salt Precinct through a mixed-use destination that strengthens and activates the public domain.



CGI of the proposal.

Architectural Concept

Architectural Concept

Our vision is to create an unforgettable destination that embodies the relaxed coastal charm of Kingscliff, a place for everyone, enriching the local community with a thoughtfully designed environment that blends seamlessly into its natural surroundings.

We aim to cultivate a vibrant hub of amenity that complements the existing coastal lifestyle and provides spaces for locals and visitors to connect. Carefully considered design will ensure easy access and encourage interaction, exploration, and community pride.

At the heart of the project, a lush, landscaped courtyard will offer a serene retreat to residents, allowing natural light and fresh coastal air to circulate freely, embracing Kingscliff’s unique subtropical charm.

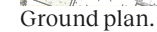
Above, a diverse collection of well-appointed 1, 2, and 3-bedroom apartments will provide a broad range of coastal living accommodation, designed for comfort, relaxation, and community. Our commitment to housing diversity includes the delivery of affordable housing accommodation, ensuring more people have the opportunity to live, work, and thrive in Kingscliff.

We aim to revitalise this landmark site, enriching Kingscliff’s unique coastal identity with a sustainable, mixed-use development that fosters genuine community connection. We are dedicated to creating a vibrant destination that nurtures local businesses, provides inclusive housing options, and reflects a true sense of place. This project will leave a lasting legacy, shaping Kingscliff’s future while honouring its rich heritage.



Architectural concept.

The mix of retail and residential uses supports a lively and walkable neighbourhood, aligning with key urban design principles of connectivity, active edges, and placemaking.



- Retail / Commerce
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Services