

Level 1

Proposed Level 1 Plan

Level 1 accommodates a mix of 1-bedroom, 2-bedroom, and two 3-bedroom apartments, ensuring housing diversity within the development.

The layout is organized around the central landscaped courtyard, with apartments oriented to maximize natural light and views. Two open lobbies are positioned to create visual and physical connections to the courtyard below, enhancing permeability and shared amenity.

Greenery is integrated along the northern edge and within the angled building corners, softening the built form and reinforcing the relationship between architecture and landscape. Balconies and windows overlook these green areas and the courtyard below, promoting passive surveillance and amenity.

This level supports urban design principles of housing diversity, connectivity, and integration with nature, contributing to a livable and community-focused environment.

KEY

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



Level 1 plan.

Typical

Proposed Typical Level Plan

The typical residential level continues the mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments, arranged to maximize natural light and ventilation.

A defining feature of these levels are the series of long balconies along the external façades, which create a strong horizontal expression and provide generous private outdoor spaces for residents. These balconies enhance the building’s architectural character while offering panoramic views of the surrounding streetscape and landscape. Their continuous form also contributes to passive shading and visual articulation, reducing the perceived bulk of the building.

Apartments maintain outlook toward the central courtyard, reinforcing the connection between private and communal spaces. Green pockets at the angled corners complement the façade treatment, softening the edges and integrating landscape into the upper levels.

This design approach supports principles of amenity, visual interest, and indoor-outdoor living, elevating the quality of the residential experience.



KEY

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

Typical plan.

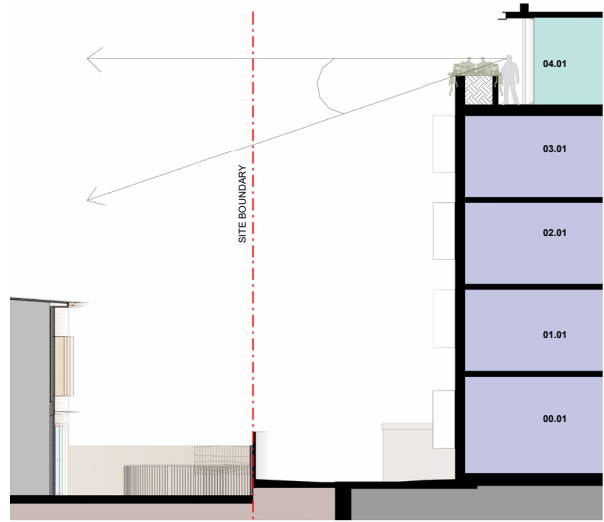
Level 4

Proposed Level 4 Plan

Level 4 offers a premium residential mix of 2-bedroom and 3-bedroom apartments, designed for larger households and elevated living.

The design introduces a setback along the Bells Blvd and Gunamatta Ave facade, reducing perceived building bulk and creating opportunities for generous terraces.

Apartments benefit from long balconies along the external facades, offering expansive private outdoor spaces and panoramic views of the surrounding landscape. Integrated greenery within the terrace and at the building's edges softens the architectural form and enhances visual amenity.



Apt 4.01 Overlooking Study

KEY

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



Level 4 plan.

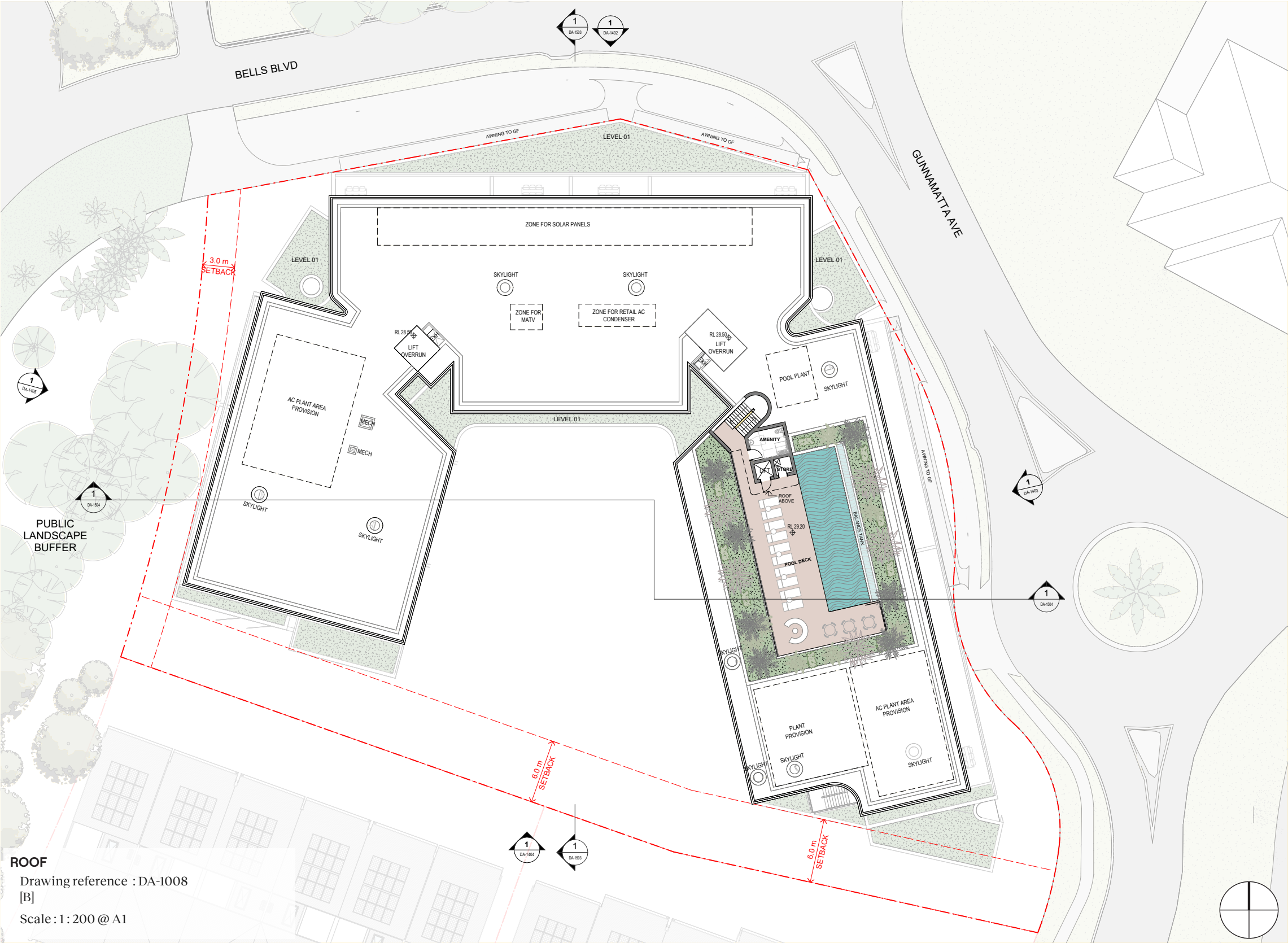
Roof

Proposed Roof Plan

A defining feature of this level is its direct connection to the communal leisure zone, which includes a landscaped terrace and swimming pool located on a slightly raised podium above roof, with pool amenities including a bathroom and storage. This arrangement provides convenient and exclusive access to outdoor recreation.

The pool is setback from Gunnamatta Ave with landscape acting as a buffer zone to minimise the perceived building bulk.

Rooftop level offers a generous communal outdoor space and panoramic views of the surrounding landscape, supporting urban design principles of well-being and community engagement, while serving as a defining element of the development's identity.



Roof plan.

Basement 01

Proposed Basement 01 Plan

Basement 01 consolidates vehicle parking, bicycle parking, storage, and essential building services to ensure functionality and convenience for residents, visitors, and retail users.

The layout includes car spaces for visitors, retail clients, retail staff, and residential vehicles, arranged around the perimeter and within a central zone for efficient circulation and clear wayfinding.

Easement parking spaces, replacing those previously existing on the site, are separated by a secure line to maintain privacy and compliance.

Visitor and residential bicycle parking areas are integrated to promote sustainable transport options.

Both residential and retail storage cages are distributed throughout the basement, providing secure additional capacity.

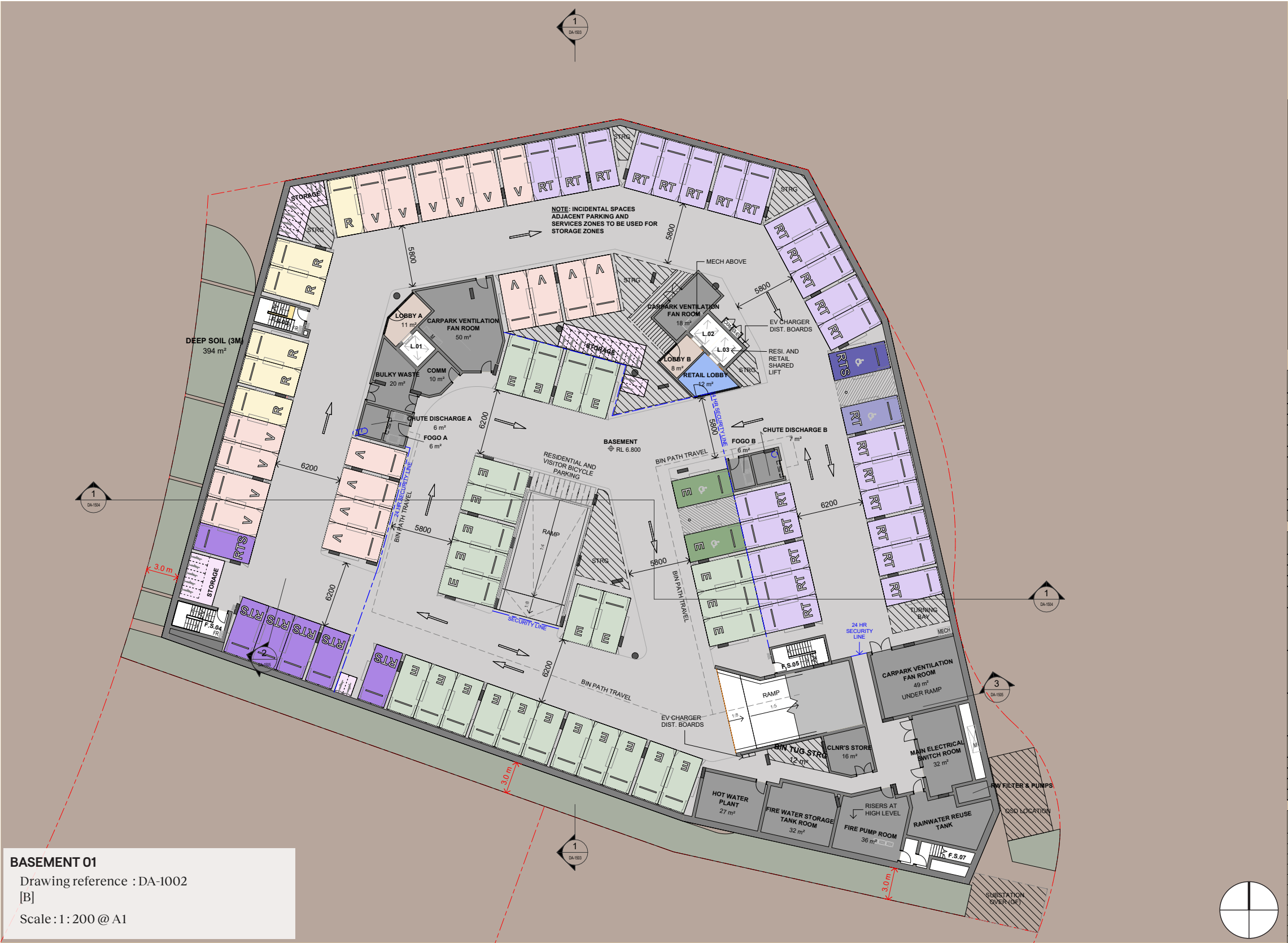
Service areas, including plant rooms and back-of-house facilities, are strategically positioned for operational efficiency.

Vertical circulation cores connect directly to the ground floor and upper levels, ensuring seamless access.

By placing parking and services below grade, this level supports urban design principles of minimizing visual impact, maximizing active ground floor uses, and encouraging sustainable mobility.

KEY

- (E) Easement
- (E) Easement Accessible
- (R) Residential
- (SCR) Small Car Residential
- (V) Visitor
- (RT) Retail
- (RT) Retail Accessible
- (RTS) Retail Staff
- (RT) Retail Staff Accessible



Basement 01 plan.

Basement 02

Proposed Basement 02 Plan

Basement 02 is a fully residential parking level, designed to maximise efficiency and convenience for occupants.

Unlike Basement 01, which accommodates mixed parking and easement spaces, this level is dedicated solely to residents.

Car spaces are arranged both around the perimeter and within a central zone, creating a compact and highly functional layout. The plan also integrates secure residential bicycle parking areas, supporting sustainable transport choices and encouraging active mobility.

Individual storage cages are positioned throughout the basement, providing residents with additional secure storage options. Service rooms are located discreetly to maintain operational performance without interfering with circulation.

Direct access to vertical cores ensures smooth movement between parking and apartments above.

By concentrating residential parking and storage below grade, Basement 02 reinforces the project's commitment to active ground floor uses, efficient land utilization, and sustainable living solutions.

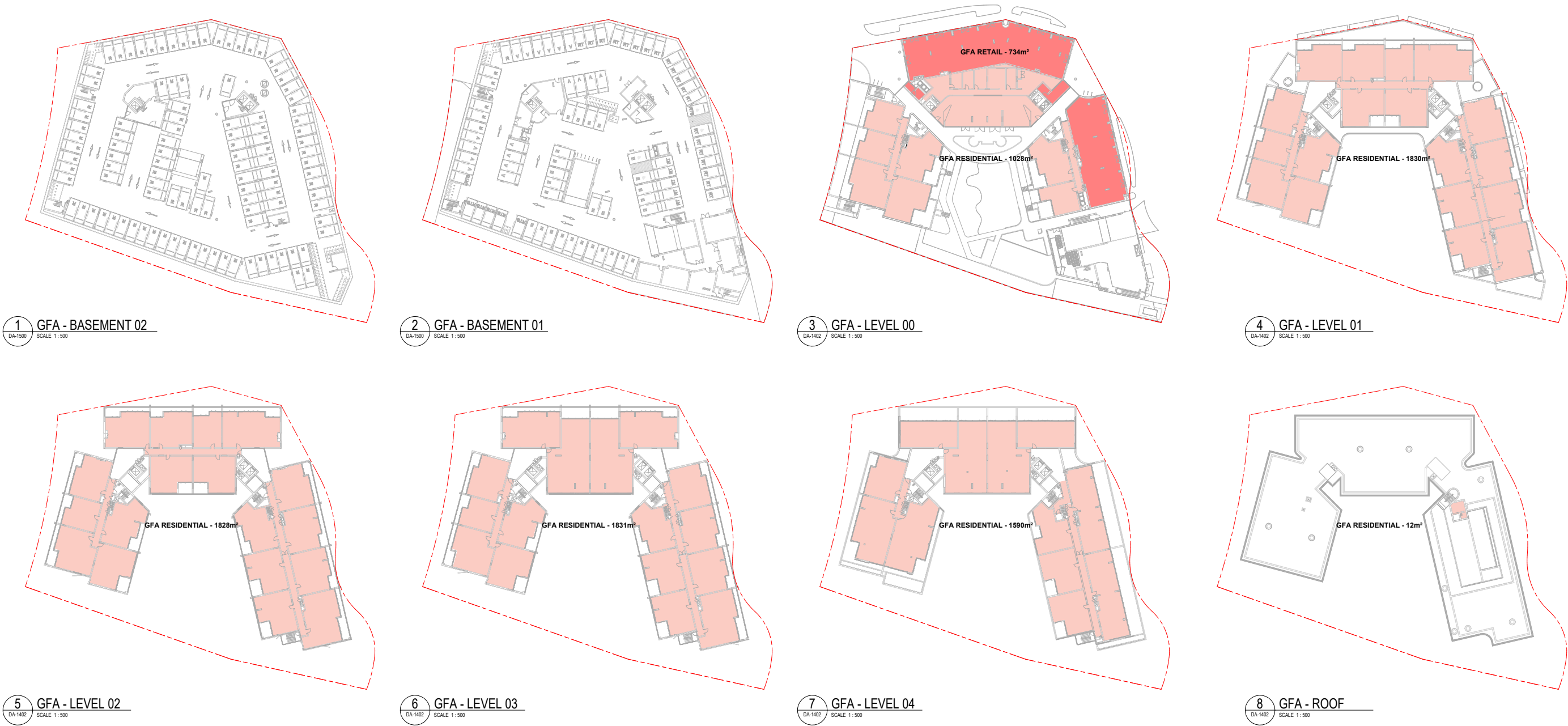
KEY

- (E) Easement
- (E) Easement Accessible
- (R) Residential
- (SCR) Small Car Residential
- (V) Visitor
- (RT) Retail
- (RT) Retail Accessible
- (RTS) Retail Staff
- (RT) Retail Staff Accessible



Basement 02 plan.

Yield Summary



KEY

■ GFA - RESIDENTIAL

■ GFA - RETAIL

AREA SCHEDULE - GFA			
Level	GFA - Residential	GFA - Retail	GFA - Total
BASEMENT 01	0 m²	0 m²	0 m²
BASEMENT 02	0 m²	0 m²	0 m²
LEVEL 00	1028 m²	734 m²	1762 m²
LEVEL 01	1830 m²	0 m²	1830 m²
LEVEL 02	1828 m²	0 m²	1828 m²
LEVEL 03	1831 m²	0 m²	1831 m²
LEVEL 04	1590 m²	0 m²	1590 m²
ROOF	12 m²	0 m²	12 m²
Total	8118 m²	734 m²	8852 m²

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

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.

Perspectives

Courtyard View

This perspective showcases the central courtyard as a key communal space, framed by the internal facades of the surrounding residential buildings.

The design emphasizes openness and greenery, with a variety of new trees and layered planting to create a lush, multi-level landscape. The courtyard integrates seating areas and pedestrian pathways, encouraging social interaction and passive recreation while maintaining clear circulation.

All balcony levels feature solid balustrades, providing enhanced privacy for residents while maintaining a cohesive architectural expression.

The facades are articulated with horizontal lines and light-toned materials, ensuring visual connection between private and shared spaces.

The courtyard planting softens the built form and reinforces the project’s commitment to livability and biophilic design principles

Internal Facade - Courtyard View



Perspective of the internal courtyard.

Typical External Facade

Materiality and Design

The facade is characterized by a light, coastal-inspired palette that combines texture and clean lines.

The main wall surfaces are finished in light grey precast concrete, giving the building a solid and refined appearance while providing durability.

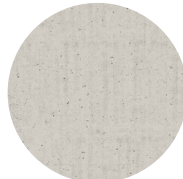
Brickwork is used as an accent, introducing warmth and subtle variation across the elevation.

Balconies are articulated with two distinct treatments: levels two and three feature metal balustrades, creating a lightweight, open expression and reinforcing the horizontal rhythm of the design, while the top level incorporates solid balustrades for enhanced privacy and a more robust visual presence.

This combination of concrete, brick, and metal elements achieves a balanced composition that feels contemporary yet contextually appropriate, integrating privacy, durability, and visual interest while harmonizing with the surrounding landscape.



(BRK-101) Precast Brick Inlay
Light Beige Tone*



(CON-101) Concrete
Applied Finish Light Grey*



(MET-101) Metal Finish
White*

*Equal to or Similar

Typical external facade.

Typical Internal Facade

Materiality and Design

The internal facade presents a calm and cohesive aesthetic, using a light, natural palette that enhances the courtyard’s greenery.

The main wall surfaces are finished in warmth beige brickwork with horizontal bands of smooth light grey concrete to create a clean and durable backdrop and add visual depth,

Balconies are articulated in the same language as the main facade, with two distinct treatments: levels two and three feature metal balustrades, creating a lightweight, open expression and reinforcing the horizontal rhythm of the design, while the top level incorporates solid balustrades for enhanced privacy and a more robust visual presence.

The overall composition feels refined and contemporary, while the integration of planting at upper levels softens the architecture and strengthens the connection to the landscaped courtyard below.



(MET-101) Metal Finish White*



(BRK-101) Precast Brick Inlay Light Beige Tone*



(CON-101) Concrete Applied Finish Light Grey*

*Equal to or Similar



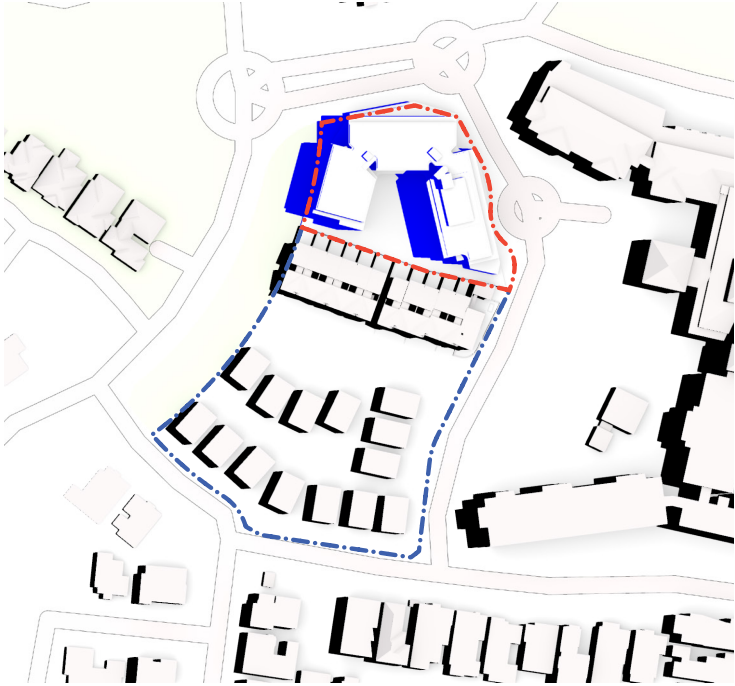
Summer Equinox: Shadow Study

This analysis illustrates overshadowing impacts on 22 December (summer solstice) between 9am - 3pm on the surrounding context. The analysis demonstrates that the proposed development does not trigger any overshadowing impacts over the adjoining terrace housing at Stage 2.

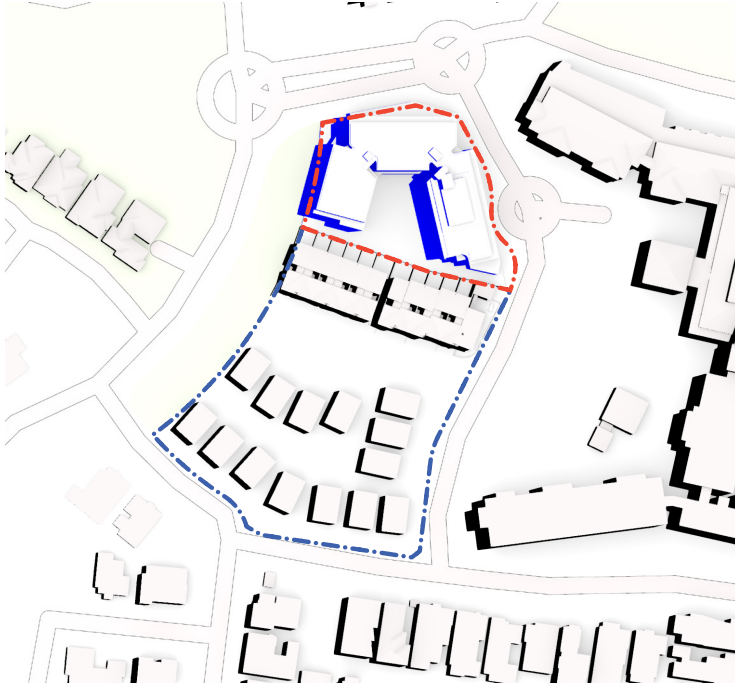
KEY

Site boundary

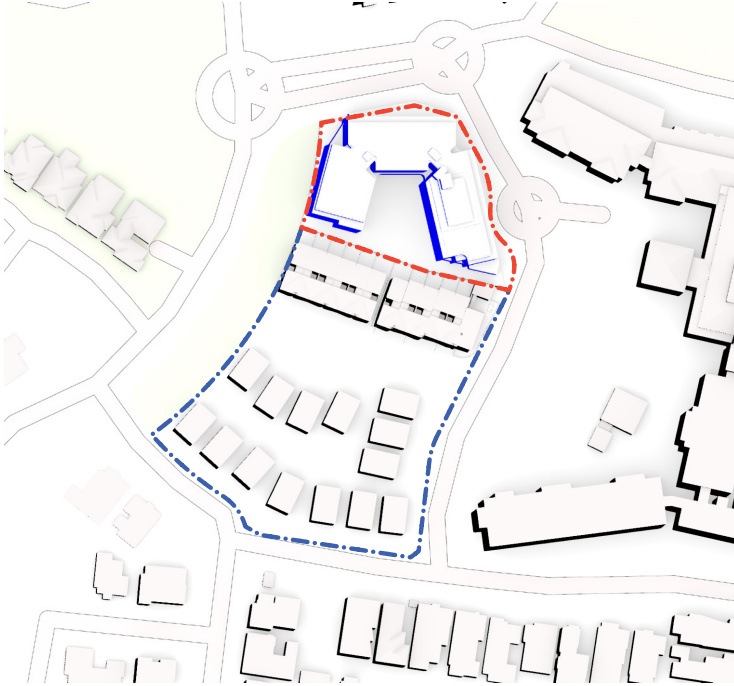
Wider site boundary



Summer solstice, 9am.



Summer solstice, 10am.



Summer solstice, 11am.



Summer solstice, 12pm.



Summer solstice, 1pm.



Summer solstice, 2pm.



Summer solstice, 3pm.

Winter Solstice: Shadow Study

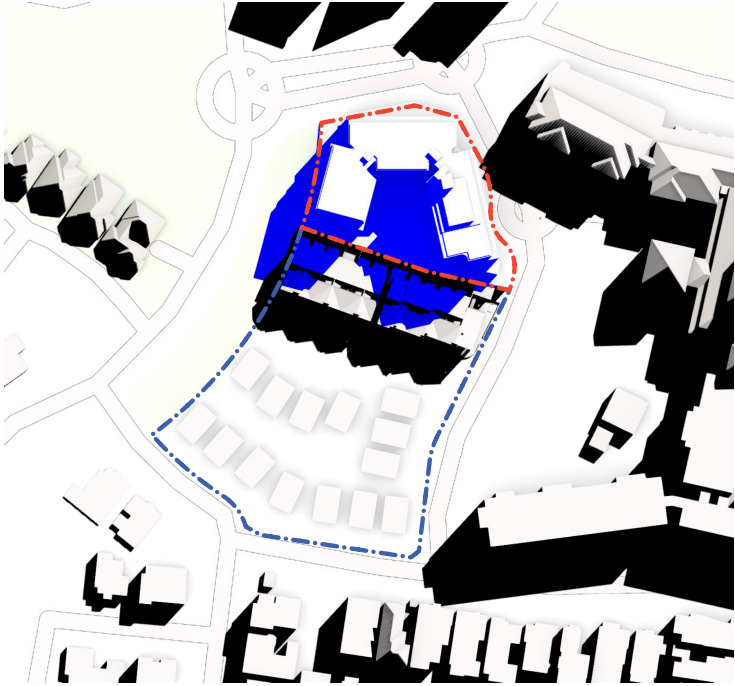
This analysis illustrates overshadowing impacts on 21 June (winter solstice) between 9am - 3pm to the surrounding context. The site is surrounded by three streets to the north, east and south, and a landscape buffer to the west. This creates an ‘island effect’ and greatly limits the proposal’s overshadowing to Stage 2 to the south.

Despite overshadowing impacts on the terrace houses on Stage 2, the analysis indicates that they continue to receive an appropriate amount of solar to the built form and private open spaces. This analysis is deepened on the following page to provide certainty that a minimum 70% of built form on Stage 2 receives the required solar access of 3 hours as per the ADG.

KEY

Site boundary

Wider site boundary



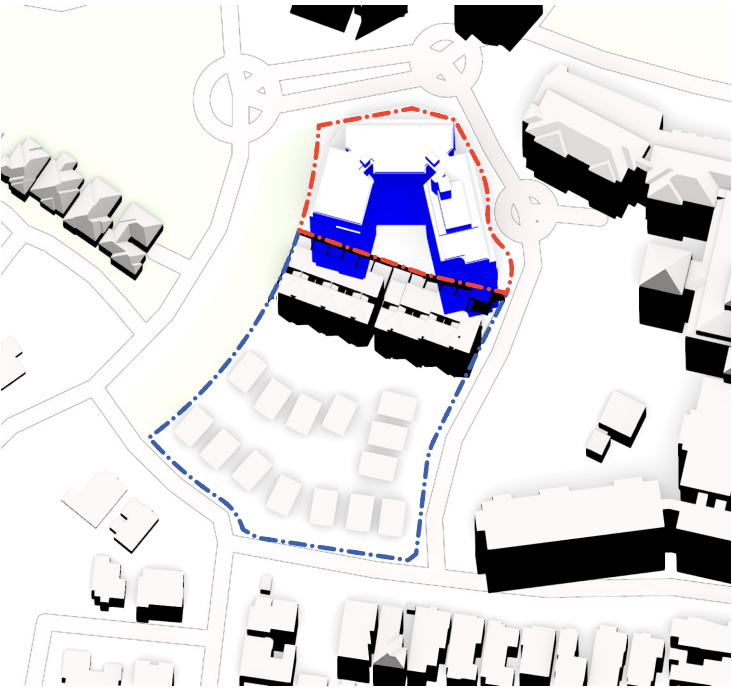
Winter solstice, 9am.



Winter solstice, 10am.



Winter solstice, 11am.



Winter solstice, 12pm.



Winter solstice, 1pm.



Winter solstice, 2pm.



Winter solstice, 3pm.

Neighbouring Properties: Solar ADG Minimum

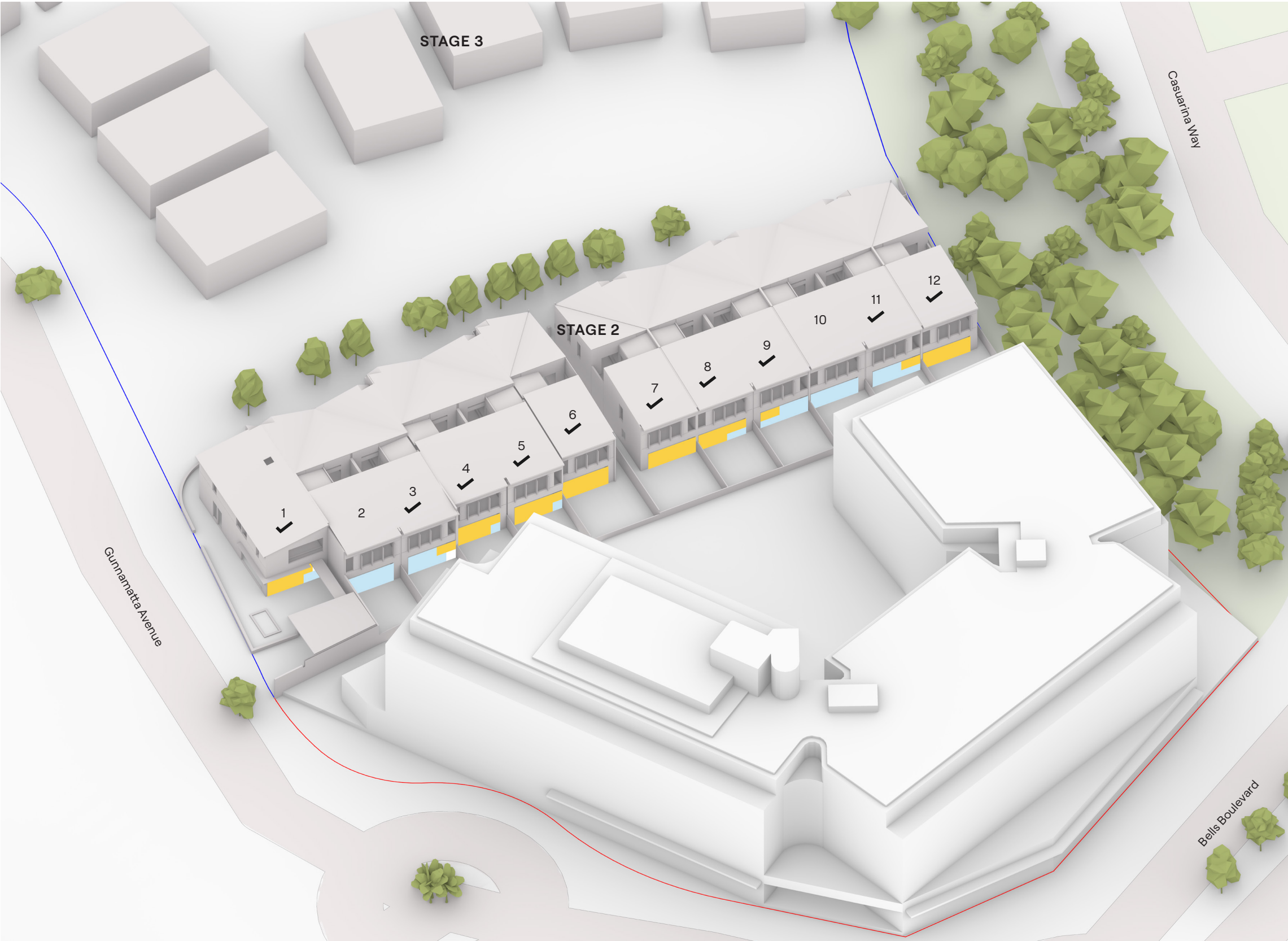
A solar clipping plane was set to the living rooms of the terrace houses to provide certainty that 70% can achieve 3 hours of solar during mid-winter (21 June). The adjoining diagram indicates that Terrace 2 and Terrace 10 do not achieve this requirement, achieving less than 3 hours of solar. Despite this, as 10/12 terrace houses continue to receive 3 hours of solar to their primary living space, the entirety of Stage 2 continues to meet the minimum requirement of the ADG.

KEY

> 3 hours or more of solar access

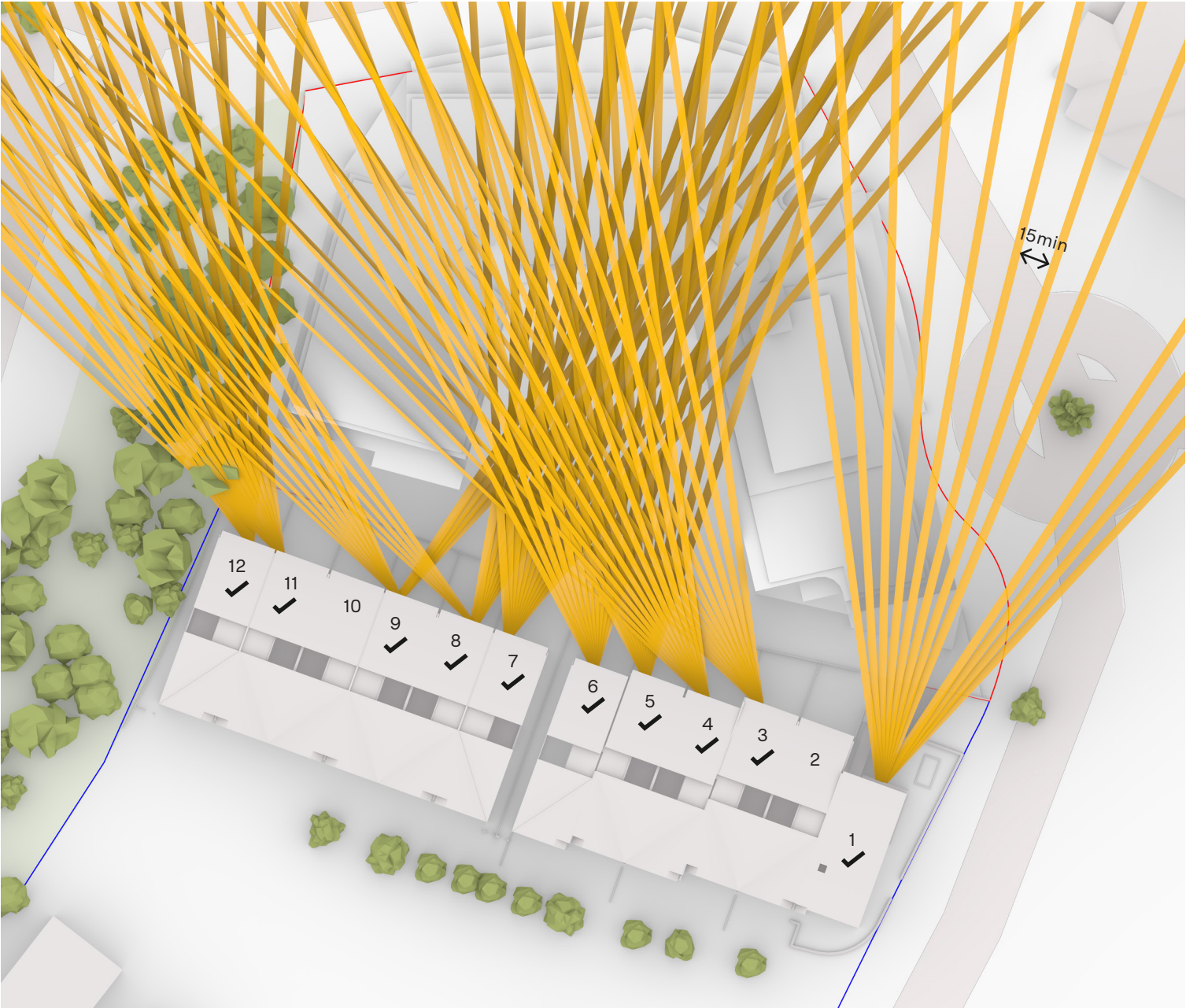
< 3 hours - > 0 hours of solar access

0 hours of solar access



Solar study of Stage 2.

Solar Clipping Planes



Solar clipping planes viewed from the south.



Solar clipping planes viewed from the north-east.

These diagrams depict the solar clipping planes used to provide certainty that 70% of the terraces can achieve 3 hours of solar during mid-winter (21 June). Using solar clipping planes from a 1sqm area on each Stage 2 Terrace facade.

Each plane represents a 15min interval, totalling 3 hours per terrace and shows how the proposed massing sits below these clipping planes.

Neighbouring Private Open Spaces

1. Stage 2 Built Form



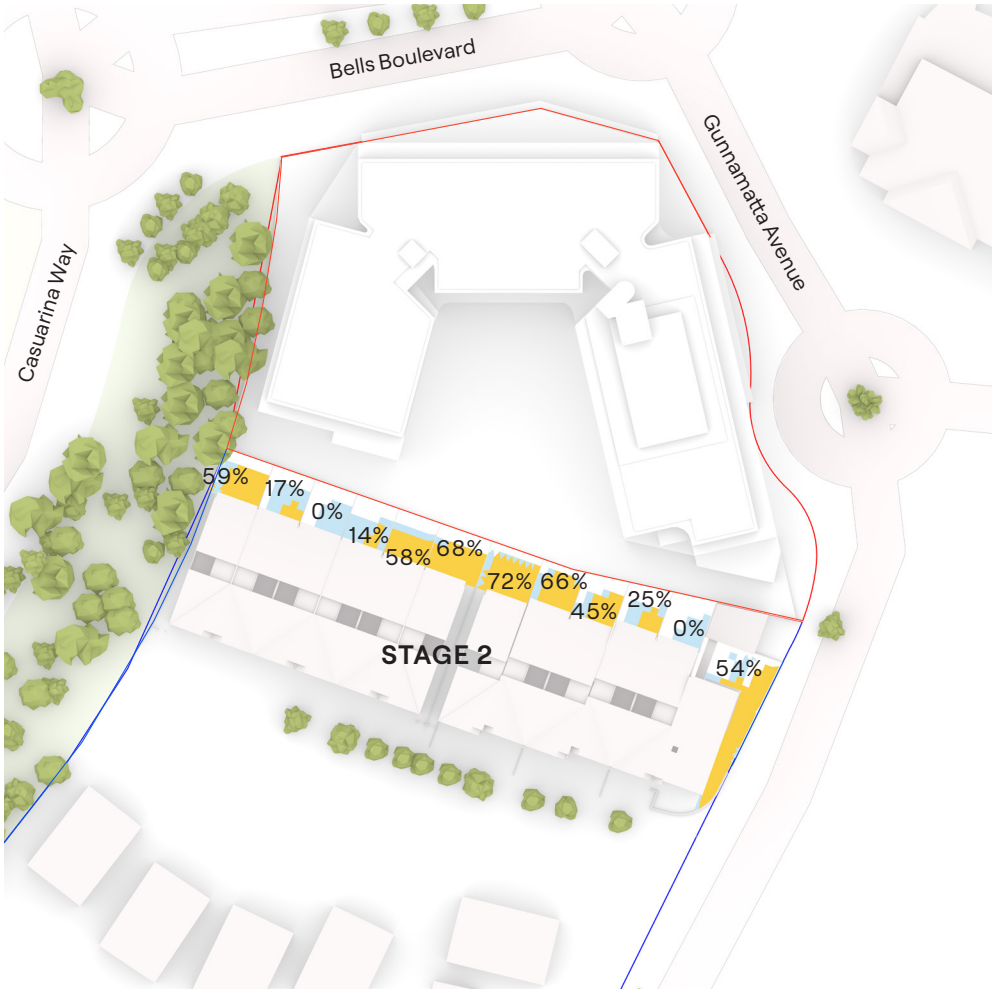
Impact of Stage 2 built form on private open spaces of Stage 2.

2. Stage 2 & Currently Permissible Envelope



Impact of the permissible envelope on private open spaces of Stage 2.

3. Stage 2 Built Form & Proposed Massing



Impact of the Stage 2 built form and the proposal on private open spaces of Stage 2.

This analysis assesses the proposal’s impacts on the private open spaces within Stage 2, between 9am - 3pm on the winter solstice (21 June) and compares three scenarios:

- 1. Impact of the approved built form on Stage 2.
- 2. Impacts of Stage 2 built form and the envelope currently permissible.
- 3. Impacts of Stage 2 built form and the proposed massing.

The diagrams above illustrate that under the permissible envelope, six open spaces within Stage 2 receive no solar access at all between 9am and 3pm on 21 June.

In contrast, the proposal adopts a more nuanced approach. To minimise impacts on Stage 2 while retaining the existing floor

space ratio, additional height is required. This allows the built form to be concentrated toward the northern boundary and articulated to reduce overshadowing. The analysis confirms that compared with the currently permissible envelope, the proposal maintains some solar access to all Stage 2 open spaces, with 6 of these achieving the ADG minimum of at least 3 hours.

Overall, while the proposed massing does generate some overshadowing to Stage 2, the increased height enables a more efficient and sensitive distribution of floor space across the site, resulting in reduced impact compared to the permissible envelope. It is also important to note that this assessment represents a worst-case condition; as demonstrated on page 62, at other times of the year the proposal does not produce any solar access impacts on Stage 2.

KEY

- > 3 hours or more of solar access
- < 3 hours - > 0 hours of solar access
- 0 hours of solar access

Neighbouring Private Open Spaces: Solar ADG Minimum

1. Stage 2 Built Form



Impact of Stage 2 built form on private open spaces of Stage 2.

2. Stage 2 & Currently Permissible Envelope



Impact of the permissible envelope on private open spaces of Stage 2.

3. Stage 2 Built Form & Proposed Massing



Impact of the Stage 2 built form and the proposal on private open spaces of Stage 2.

This additional analysis assesses the proposal’s impacts on the private open spaces within Stage 2 following the ADG’s Design Guidance under Objective 4A-1:

“To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.”

The diagrams above illustrate whether each private open space in Stage 2 receives a minimum of **1m² of direct sunlight, measured at 1m above floor level, for at least 3 hours**. Represented through a tick.

Under the permissible envelope, only 4 of the 12 open spaces within Stage 2 receive 3 hours of direct sun to 1m² between 9am and 3pm on 21 June.

In contrast, the proposal’s more nuanced approach allows 10 of the 12 private open spaces in Stage 2 to receive 3 hours of direct sun to 1m² between 9am and 3pm on 21 June.

This achieves the ADG’s design criteria for Objective 4A-1 that “living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter”.

This additional analysis further supports that, while the proposed massing does generate some overshadowing to Stage 2, the increased height enables a more efficient and sensitive distribution of floor space across the site, resulting in reduced impact compared to the permissible envelope.

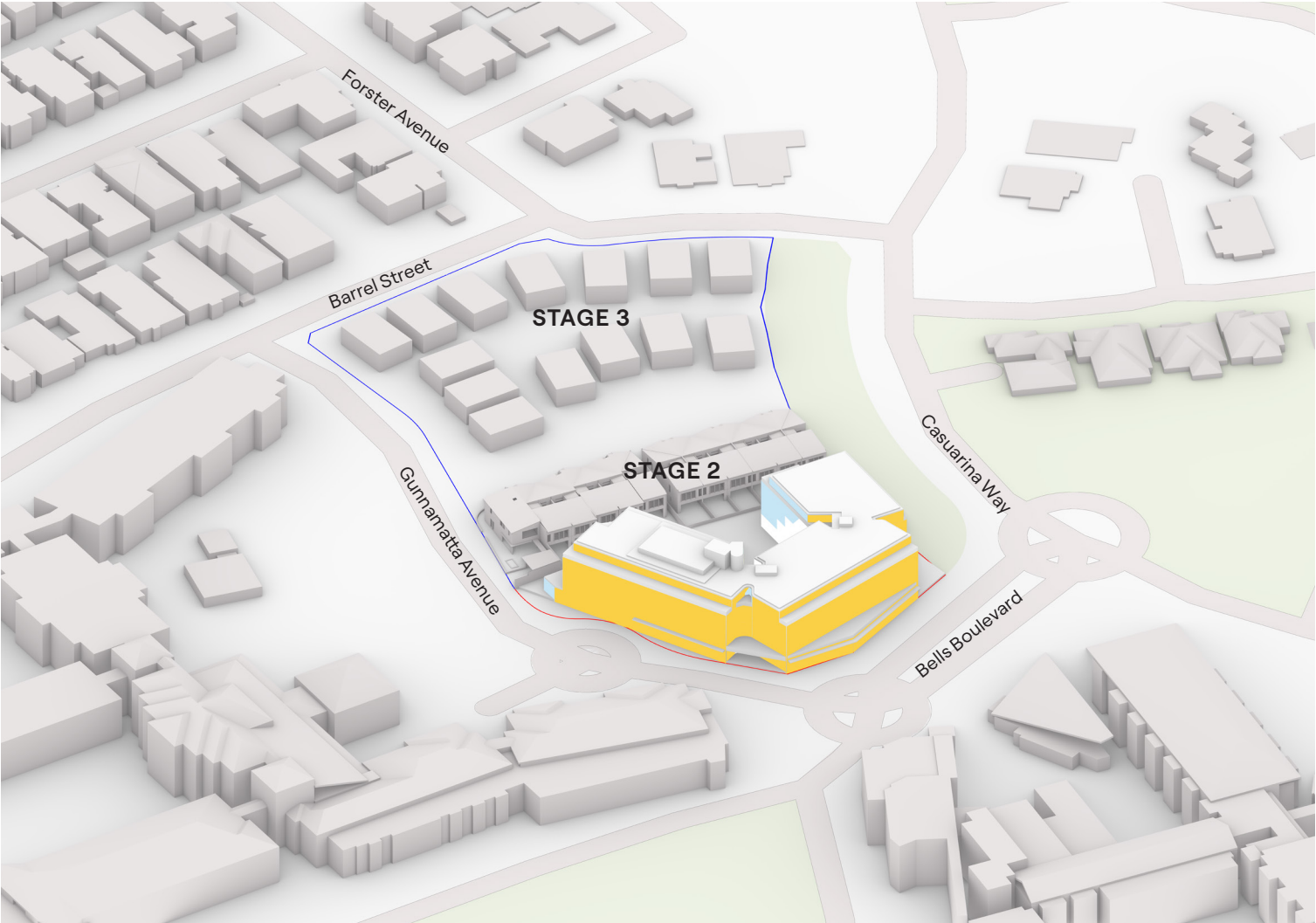
KEY

> 3 hours or more of solar access

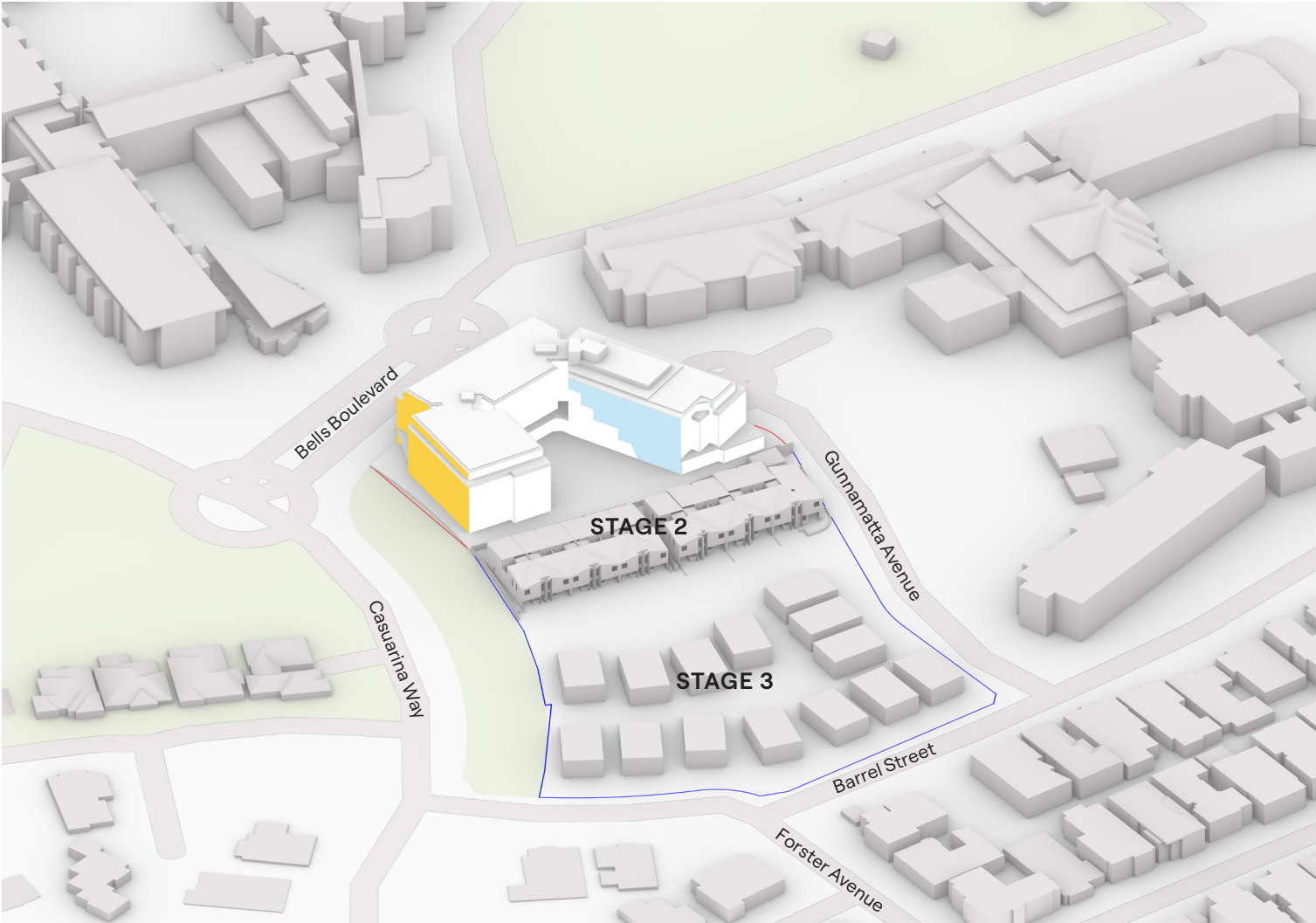
< 3 hours - > 0 hours of solar access

0 hours of solar access

Site Solar Access



North-east view of solar analysis to the proposed built form.



North-east view of solar analysis to the proposed built form.

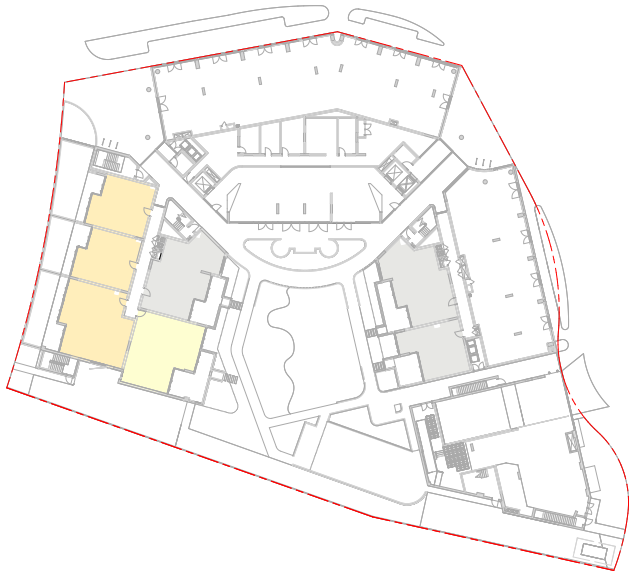
This analysis simplifies the massing of the proposal, to understand its solar access between 9am - 3pm during the winter solstice, ie 21 June.

The above outlines a high-level analysis to ensure that a minimum of two façades can achieve 3 hours of solar at mid-winter. This provides confidence that detailed analysis and internal layouts can achieve the minimum of 3 hours solar access to 70% of the development. Detailed analysis of internal layouts is provided on the following page.

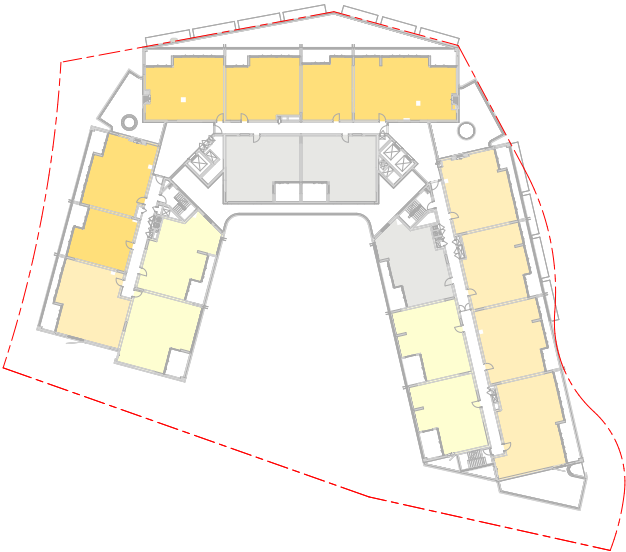
KEY

	> 3 hours or more of solar access
	< 3 hours - > 0 hours of solar access
	0 hours of solar access

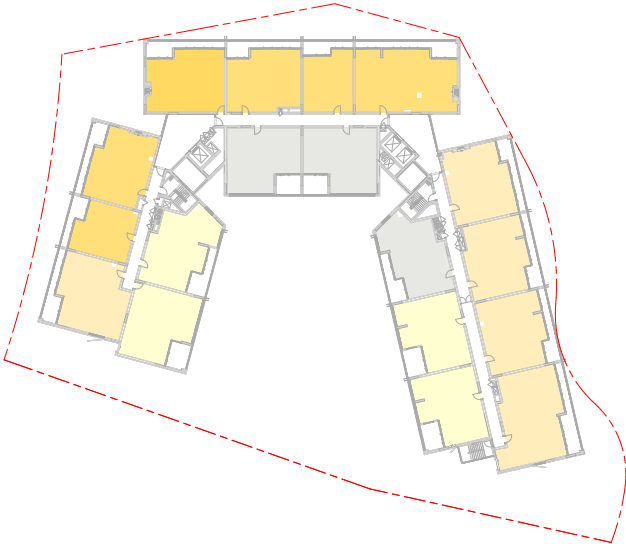
Detailed Solar Study



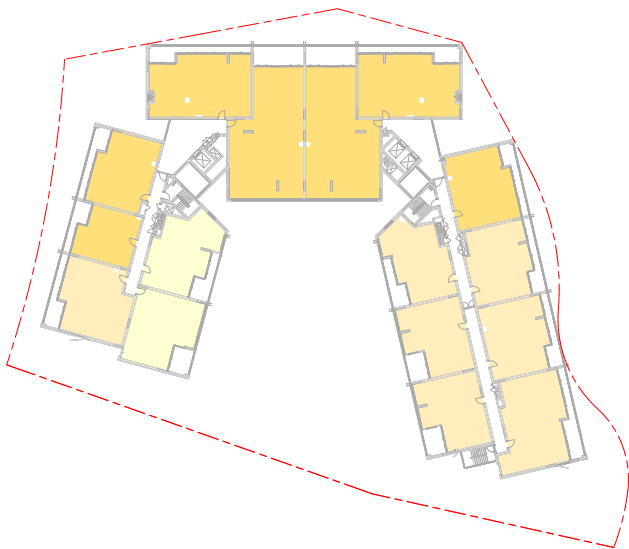
SOLAR - LEVEL 00
SCALE 1 : 500



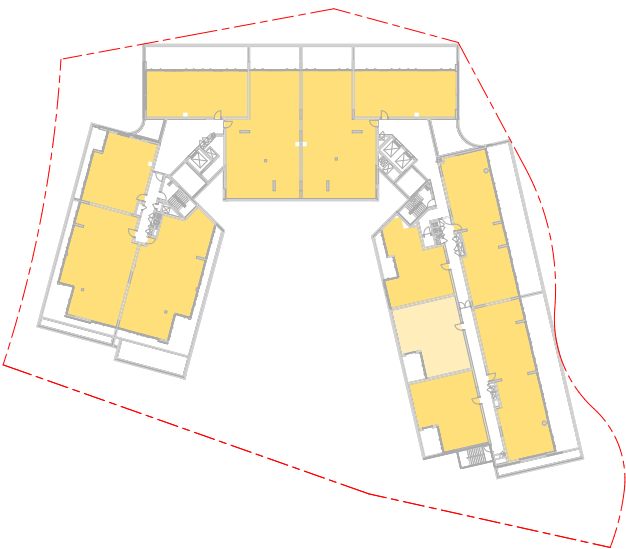
SOLAR - LEVEL 01
SCALE 1 : 500



SOLAR - LEVEL 02
SCALE 1 : 500



SOLAR - LEVEL 03
SCALE 1 : 500

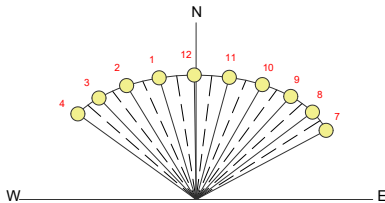


SOLAR - LEVEL 04
SCALE 1 : 500

LEGEND

- <15 MIN
- 15 MIN - 2 HR
- 2H MIN
- 3H

WINTER SOLSTICE SOLAR DIAGRAM



Winter Solstice - 21st June

ADG DESIGN CRITERIA

MINIMUM 70% OF APARTMENT PRIVATE OPEN SPACE AND PRIMARY LIVING AREAS ACHIEVE MINIMUM THREE HOURS OF SOLAR ACCESS IN MIDWINTER (NOTE: 3 HOURS REQUIRED IN NON-METROPOLITAN AREAS / 2 HOURS REQUIRED IN METROPOLITAN AREAS).

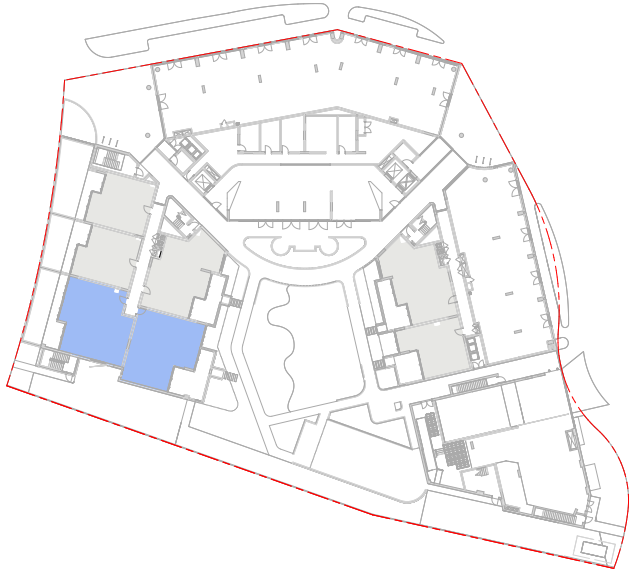
SOLAR ANALYSIS SUMMARY

70% APARTMENT PRIVATE OPEN SPACE ACHIEVE 3H MINIMUM
41% PRIMARY LIVING SPACE ACHIEVE 3H MINIMUM
80% APARTMENT PRIVATE OPEN SPACE ACHIEVE 2H MINIMUM
70% PRIMARY LIVING SPACE ACHIEVE 2H MINIMUM

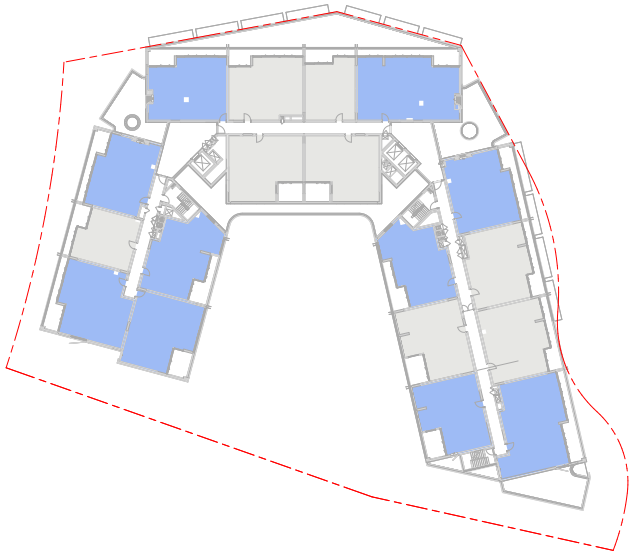
NOTE

PRIMARY LIVING SPACE ACHIEVES A LOWER PERCENTAGE DUE TO THE BALCONIES BEING FULL WIDTH. THIS IS A TECHNICAL NON-COMPLIANCE AS THE BALCONIES ARE LARGER THAN REQUIRED BY THE ADG AND PROVIDE ADDITIONAL EXTERNAL LIVING SPACE. THE LIVING ROOMS ACHIEVE GREATER THAN 70% FOR 2 HOURS AND THE SETBACK GLAZING PROVIDES PROTECTION/THERMAL COMFORT. THE ADG OBJECTIVES FOR AMENITY ARE SATISFIED.

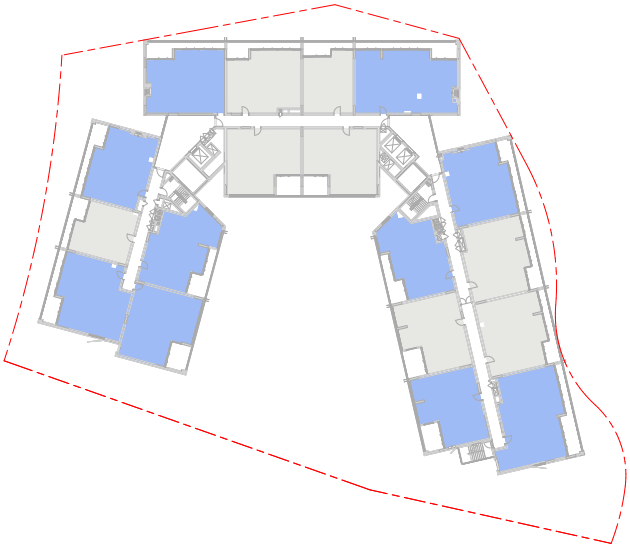
Cross-Ventilation



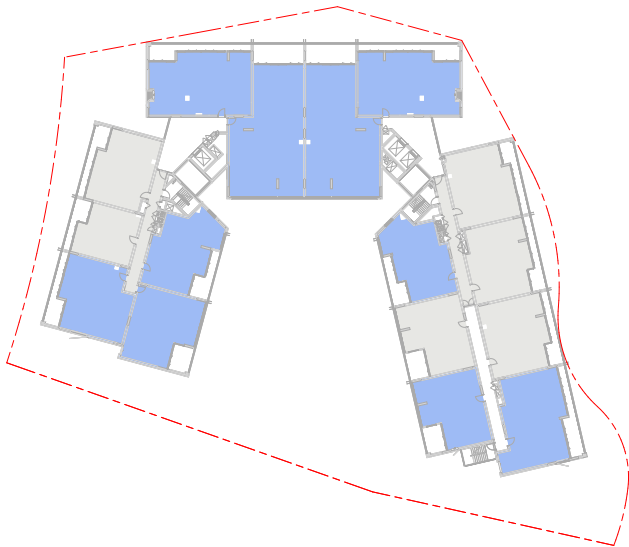
CROSS VENTILATION - LEVEL 00
SCALE 1:500



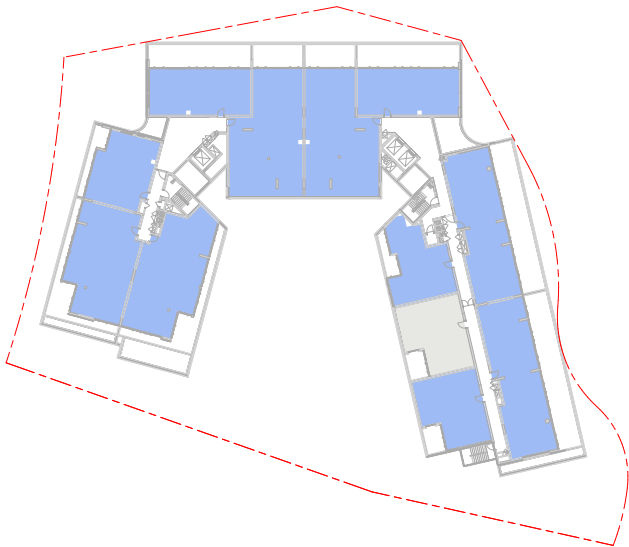
CROSS VENTILATION - LEVEL 01
SCALE 1:500



CROSS VENTILATION - LEVEL 02
SCALE 1:500



CROSS VENTILATION - LEVEL 03
SCALE 1:500



CROSS VENTILATION - LEVEL 04
SCALE 1:500

LEGEND

- No
- Yes

ADG DESIGN CRITERIA

AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED

CROSS VENTILATION SUMMARY

61% (43 UNITS) ACHIEVING NATURAL CROSS VENTILATION

Visual Impact

Existing: Corner of Salt Water Crescent and Casuarina Way



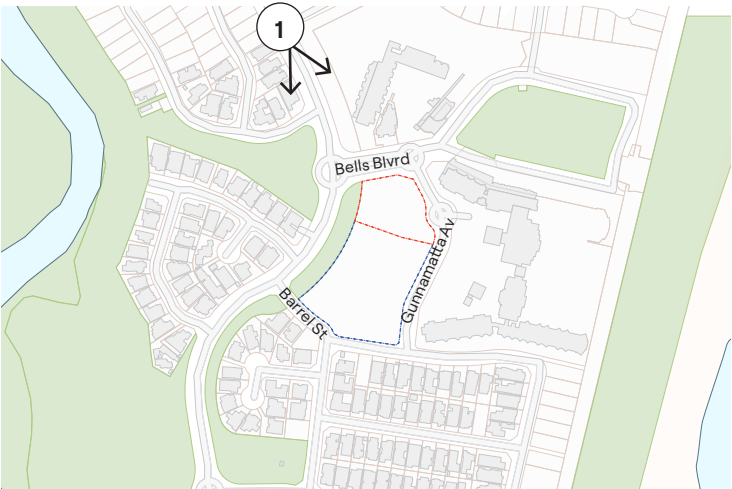
Existing condition.

Proposed: Corner of Salt Water Crescent and Casuarina Way



Post-development condition.

This view illustrates the proposal from the north along Casuarina Way. The proposal is framed by the existing tree canopy located on either side of Casuarina Way. This softens the proposal's position within the existing context and creates a prominent view corridor towards the site. The proposal allows for the heart of the Salt Precinct to be clearly visible, thus assists with- and improves the legibility of the wider precinct.



Key plan showing the view location.