Kingscliff Mixed Use Development
4-8 BELL'S BOULEVARD, KINGSCLIFF, NSW

LANDSCAPE DRAWINGS

SSDA

DRAWING REGISTER

Dwg No.	Drawing Title	Size	Scale
L-SSDA-01	Cover Page	A1	N/A
L-SSDA-02	Tree Removal + Retention Plan	A1	1:200
L-SSDA-03	Ground Floor Landscape Plan	A1	1:200
L-SSDA-04	Ground Floor Fences walls + Levels Plan	A1	1:200
L-SSDA-05	Level 01 Landscape Plan	A1	1:200
L-SSDA-06	Level 02 Landscape Plan	A1	1:200
L-SSDA-07	Level 03 Landscape Plan	A1	1:200
L-SSDA-08	Level 04 Landscape Plan	A1	1:200
L-SSDA-09	Roof Top Landscape Plan	A1	1:200
L-SSDA-10	Soil Depth Plans	A1	1:400
L-SSDA-11	Communal Open Space Plans	A1	1:400
L-SSDA-12	Public Domain Tree Canopy Calculation	A1	1:300
L-SSDA-13	Public Domain - Mature Existing Tree Facade Conflict	A1	1:300
L-SSDA-14	Section A	A1	N/A
L-SSDA-15	Section B	A1	N/A
L-SSDA-16	Typical Landscape Details	A1	As Shown
L-SSDA-17	Typical Upper Level Planting Detail	A1	1:20
L-SSDA-18	Planting Palette	A1	N/A
L-SSDA-19	Ground Floor Tree Plan	A1	1:200
L-SSDA-20	Roof Top Tree Plan	A1	1:200
L-SSDA-21	Planting Schedule	A1	N/A

GENERAL NOTES

*** FOR DEVELOPMENT APPLICATION ONLY**

*** Do not scale from drawings**

*** Larger scale drawings and written dimensions take preference**

*** All dimensions in mm unless otherwise stated.**

*** All tree dimensions and RLs in metres.**

*** Use figured dimensions only.**

*** Verify all dimensions on site before the commencement of any works.**

*** Contractors shall locate and protect all services prior to construction.**

*** All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.**

*** Structural Details shall be subject to Engineer's Specifications.**

*** Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.**

*** All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.**

***Protect all adjoining property building, walls and paving. Damaged elements are to be replaced.**

*** No responsibility will be taken by 360 degrees. for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.**

***Service location on plans are indicative only . 360 accepts no responsibility for the accuracy of service location. it is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages remains the responsibilty of the contractor.**

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LOCATION PLAN

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

IMPORTANT NOTES:
Do not scale from drawings
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Use figured dimensions only.
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Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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Bells Boulevard Pty Ltd		GD
SCALE	DRAWN	ISSUE
N/A	JG	SSDA

DWG. TITLE **Cover Page**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

Studio 1, 1 Marys Place
Surry Hills NSW 2010
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ABN 90 148 901 362

L-SSDA-01

Tree No.	Botanical Name	Common Name	Retain or Removed
1	Araucaria heterophylla	Norfolk Island pine	Remove
2	Cupaniopsis anacardiodes	Tuckeroo	Remove
3	Cupaniopsis anacardiodes	Tuckeroo	Remove
4	Araucaria heterophylla	Norfolk Island pine	Remove
5	Cupaniopsis anacardiodes	Tuckeroo	Remove
6	Cupaniopsis anacardiodes	Tuckeroo	Remove
7	Araucaria heterophylla	Norfolk Island pine	Remove
8	Cupaniopsis anacardiodes	Tuckeroo	Remove
9	Cupaniopsis anacardiodes	Tuckeroo	Remove
10	Araucaria heterophylla	Norfolk Island pine	Remove
11	Cupaniopsis anacardiodes	Tuckeroo	Remove
12	Cupaniopsis anacardiodes	Tuckeroo	Remove
13	Cupaniopsis anacardiodes	Tuckeroo	Remove
14	Cupaniopsis anacardiodes	Tuckeroo	Remove
15	Cupaniopsis anacardiodes	Tuckeroo	Remove
16	Cupaniopsis anacardiodes	Tuckeroo	Remove
17	Cupaniopsis anacardiodes	Tuckeroo	Remove
18	Cupaniopsis anacardiodes	Tuckeroo	Remove
19	Casuarina equisetifolia	Coastal She-oak	Remove
20	Acacia fimbriata	Fringed Wattle	Remove
21	Cupaniopsis anacardiodes	Tuckeroo	Remove
22	Casuarina equisetifolia	Coastal She-oak	Remove
23	Casuarina equisetifolia	Coastal She-oak	Remove
24	Hibiscus tiliaceus	Sea Hibiscus	Retain
25	Hibiscus tiliaceus	Sea Hibiscus	Retain
26	Hibiscus tiliaceus	Sea Hibiscus	Retain
27	Hibiscus tiliaceus	Sea Hibiscus	Retain
28	Hibiscus tiliaceus	Sea Hibiscus	Retain
29	Hibiscus tiliaceus	Sea Hibiscus	Retain
30	Hibiscus tiliaceus	Sea Hibiscus	Retain
31	Cupaniopsis anacardiodes	Tuckeroo	Retain
32	Cupaniopsis anacardiodes	Tuckeroo	Retain

Note: Refer to Arboricultural Impact Assessment Report, Commercial Development Report. By Arbor Ecological Pty Ltd.

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N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

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Structural Details shall be subject to Engineer's Specifications.
All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Specifications and Standards.
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ARCHITECT: SJB

CHECKED: GD

SCALE: N/A

DRAWN: JG

ISSUE: SSDA

DWG. TITLE: **Tree Retention and Removal Plan**

PROJECT: **Kingscliff Mixed Use Development**
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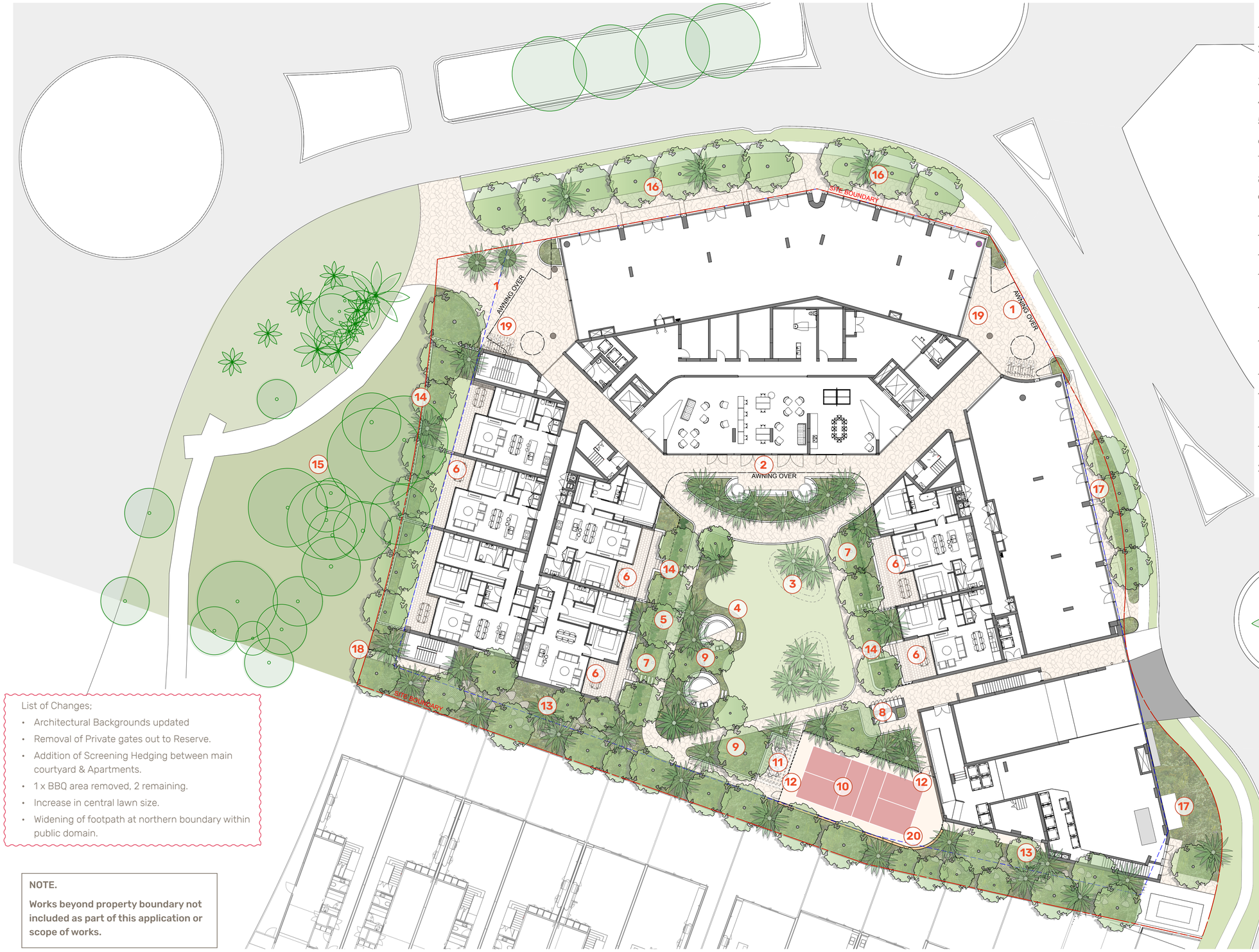
L-SSDA-02



LEGEND

1 Public Forecourt with palms in raised planters
2 Courtyard Lobby / Atrium with banquette seating nestled within gardens
3 Central Palm Lawn
4 BBQ / Dining banquettes sat within garden
5 Circulation walking paths
6 Private groundfloor courtyards
7 Privacy screening planting to apartments
8 Outdoor showers with board wash and storage
9 Groundfloor gardens (refer planting palette)
10 Racquet Club (skittle-ball court)
11 Racquet Club Pavilion
12 Fence to court with gate access
13 Overland flow and conveyance corridor (ephemeral creek)
14 Tree Panting & lush gardens to apartment courtyards.
15 Adjacent green reserve to be retained and protected
16 Proposed Public Domain landscape improvements
17 Landscape gardens to retail frontage interface to street verge
18 Fire egress path
19 Public Bike Parking at each lobby entrance
20 Privacy and acoustic attenuation wall on Southern side of sports court, surrounded by greenery.

List of Changes;

- Architectural Backgrounds updated
- Removal of Private gates out to Reserve.
- Addition of Screening Hedging between main courtyard & Apartments.
- 1 x BBQ area removed, 2 remaining.
- Increase in central lawn size.
- Widening of footpath at northern boundary within public domain.

NOTE.

Works beyond property boundary not included as part of this application or scope of works.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

IMPORTANT NOTES:
Do not scale from drawings.
Discrepancies must be brought to the attention of the Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
Use figured dimensions only.
Contractor to verify all dimensions prior to the commencement of any works.
Contractor to locate all services and protect all services prior to construction.
All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Stormwater Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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ARCHITECT: SJB
CHECKED: GD
SCALE: N/A
DRAWN: JG
ISSUE: SSDA

DWG. TITLE: **Ground Floor Landscape Plan**

PROJECT: **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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w www.360.net.au
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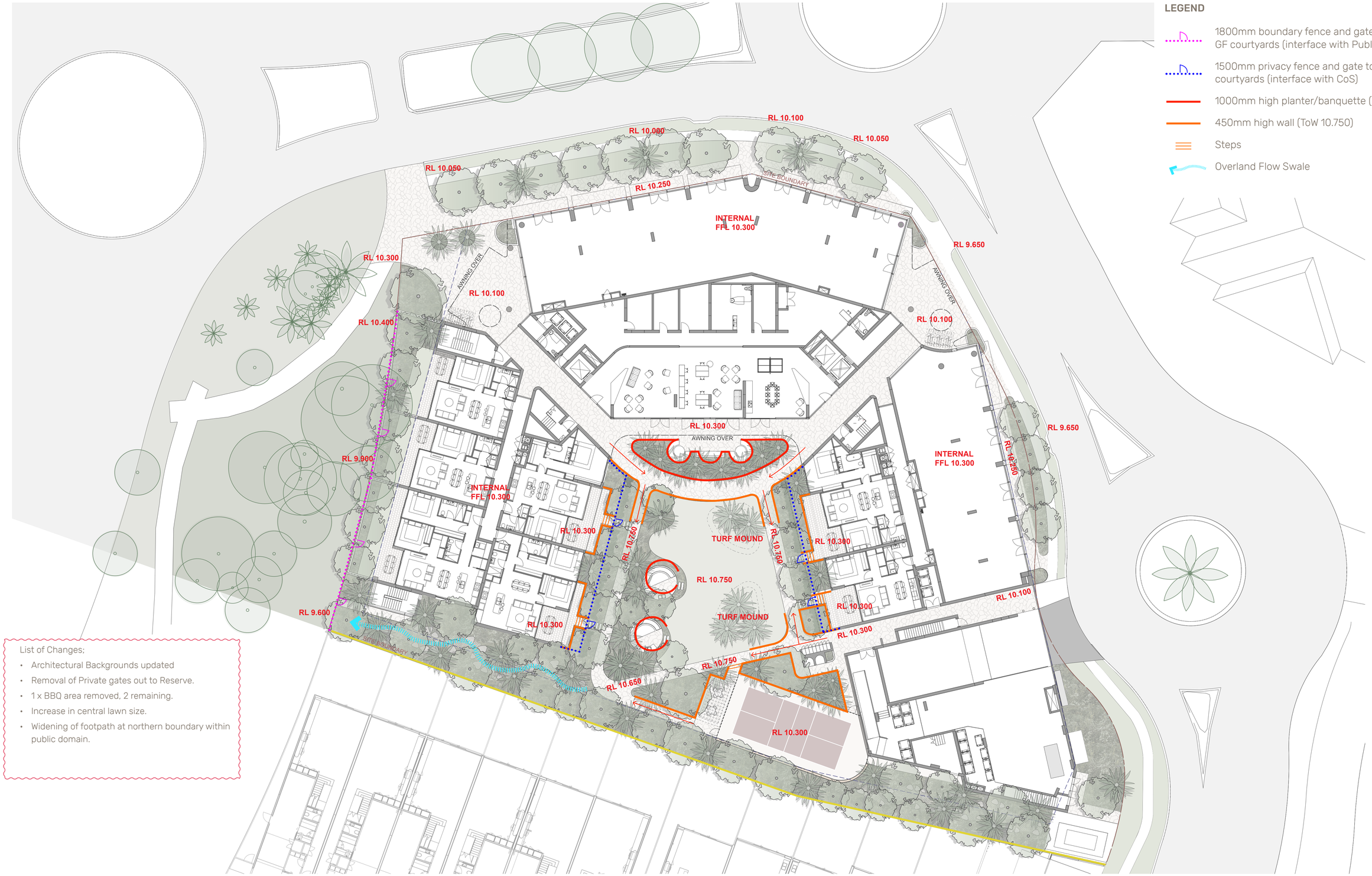
L-SSDA-03



LEGEND

- 1800mm boundary fence and gate to private GF courtyards (interface with Public Domain)
- 1500mm privacy fence and gate to private GF courtyards (interface with CoS)
- 1000mm high planter/banquette (ToW 11.300)
- 450mm high wall (ToW 10.750)
- Steps
- Overland Flow Swale

List of Changes;

- Architectural Backgrounds updated
- Removal of Private gates out to Reserve.
- 1 x BBQ area removed, 2 remaining.
- Increase in central lawn size.
- Widening of footpath at northern boundary within public domain.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

IMPORTANT NOTES:
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All discrepancies to be brought to the attention of the Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
Use figured dimensions only in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Do not commence any fabrication or manufacture prior to construction.
All work shall be carried out in accordance with ASX, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Specifications and Standards.
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CLIENT: Bells Boulevard Pty Ltd
ARCHITECT: SJB
CHECKED: GD
SCALE: N/A
DRAWN: JG
ISSUE: SSDA

DWG. TITLE **Ground Floor Access + Levels Plan**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3601
w www.360.net.au
ABN: 90 146 901 322

L-SSDA-04

LEGEND

1 Green Roof to retail tenancies (refer plant schedules)

2 Green roof to GF Lobby Entries (refer plant schedules)

3 Lift Lobbies with planters to corridor edge

4 Green roof to inner courtyard

List of Changes;

- Architectural Backgrounds updated
- Addition of gardens to South East corner.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

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All discrepancies to be brought to the attention of the Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
All RLs to Australian Datum.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with Australian SCA and Local Government Regulations.
Structural details shall be subject to Structural Engineer's Specifications.
Drainage & Water details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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Bells Boulevard Pty Ltd	SJB	GD
SCALE	DRAWN	ISSUE
N/A	JG	SSDA

DWG. TITLE **Level 01 Landscape Plan**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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Surry Hills NSW 2010
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w www.360.net.au
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L-SSDA-05

LEGEND

1 Lift Lobbies with planters to corridor edge (refer plant schedules)

List of Changes;

- Architectural Backgrounds updated
- Amendment to garden size.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

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Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
All levels to Australian Datum.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with Australian SCA and Local Government Regulations.
Contractors shall be responsible for all Work Health & Safety.
Developer Estate Feature Details to all be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
Dimensions shall not be taken by 360 degrees. For any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
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Bells Boulevard Pty Ltd	SJB	GD
SCALE	DRAWN	ISSUE
N/A	JG	SSDA

DWG. TITLE **Level 02 Landscape Plan**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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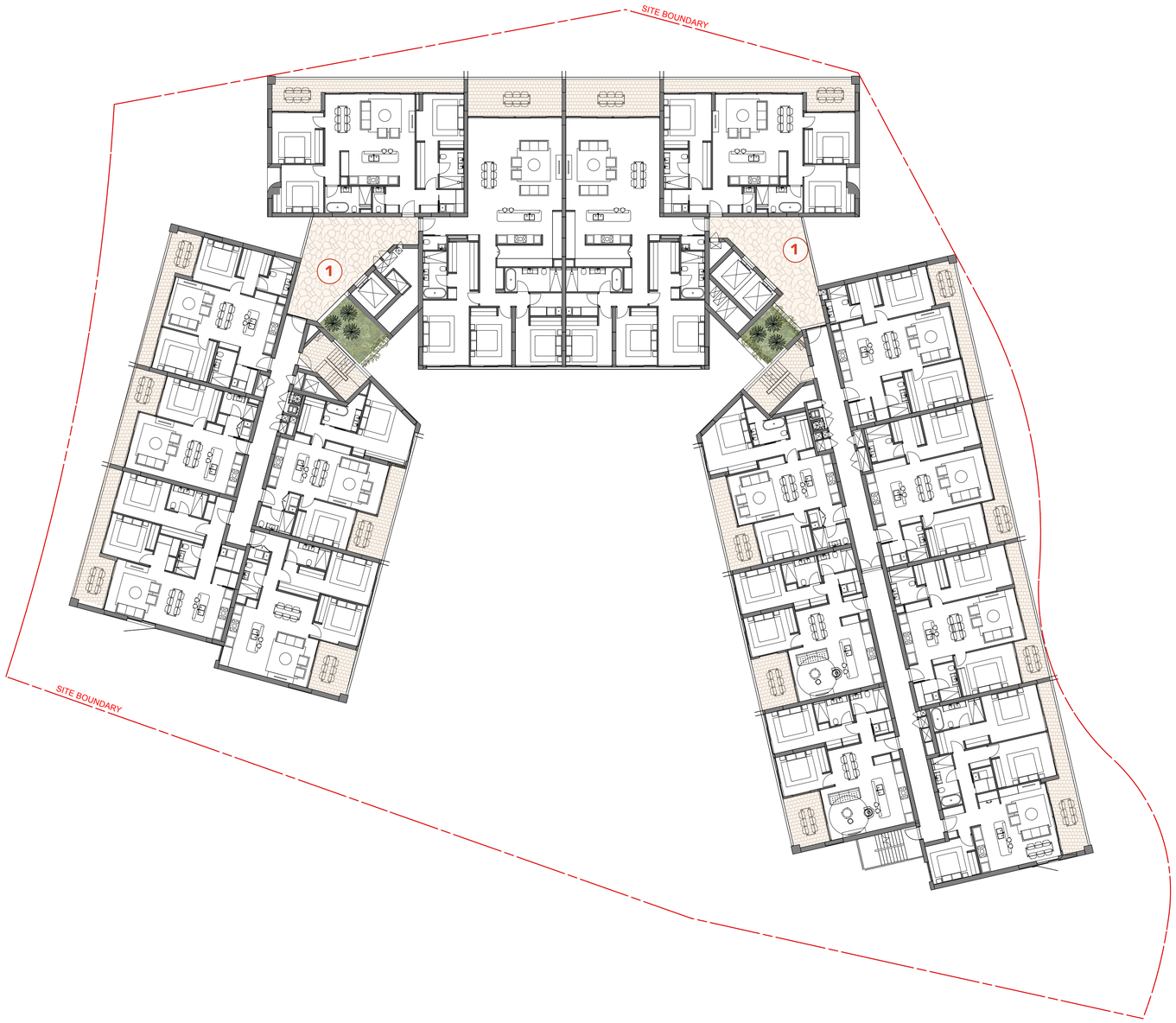
L-SSDA-06

LEGEND

1 Lift Lobbies with planters to corridor edge (refer plant schedules)



List of Changes;

- Architectural Backgrounds updated
- Amendment to garden size.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

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Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
All RLs to Australian Datum.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with Australian SCA and Local Government Regulations.
Contractor shall be responsible for all Council Fees and Charges.
Structural & Water Features Details to all be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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CLIENT	ARCHITECT	CHECKED
Bells Boulevard Pty Ltd	SJB	GD
SCALE	DRAWN	ISSUE
N/A	JG	SSDA

DWG. TITLE **Level 03 Landscape Plan**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3801
w www.360.net.au
ABN: 90 148 901 352

L-SSDA-07

LEGEND

1 Lift Lobbies with planters to corridor edge (refer plant schedules)

2 Edge planters with lush greenery to soften and provide privacy.

List of Changes;

- Architectural Backgrounds updated
- Amended garden positions.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

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Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All levels are expressed in RL's in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Do not commence any part of the work until all plans are in production.
All work shall be carried out in accordance with ASA, BCA and local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Specifications.
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CLIENT: Bells Boulevard Pty Ltd

ARCHITECT: SJB

CHECKED: GD

SCALE: N/A

DRAWN: JG

ISSUE: SSDA

DWG. TITLE **Level 04 Landscape Plan**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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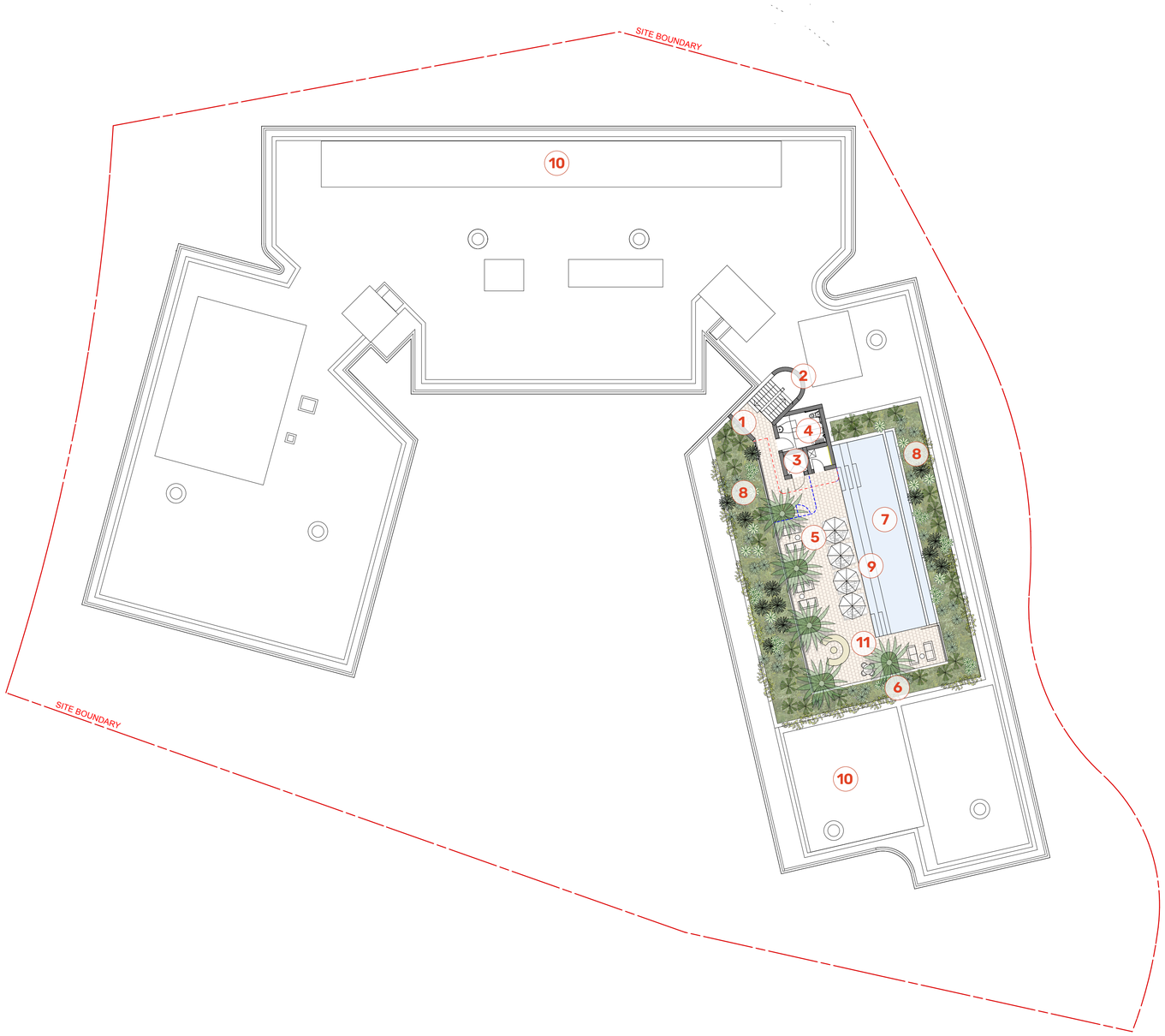
L-SSDA-08

LEGEND

1 Rooftop Pool Lobby
2 Stair access up to pool deck
3 Lift access to pool deck
4 Toilet facilities
5 Outdoor Lounge seating & tables
6 Palms surrounding pool deck
7 15m Pool with overflow edge
8 Perimeter garden and planting
9 Sun Lounges/ daybeds with Umbrellas
10 Solar Power & Plant Provision areas
11 Outdoor Pool bar



List of Changes;

- Architectural Backgrounds updated
- Amended garden positions.

ISS.	AMENDMENT	DATE	BY
A	SSDA	24.06.26	JG

N

0 2m 4m 6m 10m

1:200 @ A1 _ 1:400 @ A3

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All tree dimensions and RLs in metres.
All levels are approximate.
Verify all dimensions on site before the commencement of any works.
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All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Refer to Hydraulic Drawings and Specifications for Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
Do not scale from drawing. Taken by 360 degrees. For any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
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CLIENT: Bells Boulevard Pty Ltd
ARCHITECT: SJB
CHECKED: GD
SCALE: N/A
DRAWN: JG
ISSUE: SSDA

DWG. TITLE **Roof Top Landscape Plan**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

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Studio 1, 1 Marys Place
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L-SSDA-09

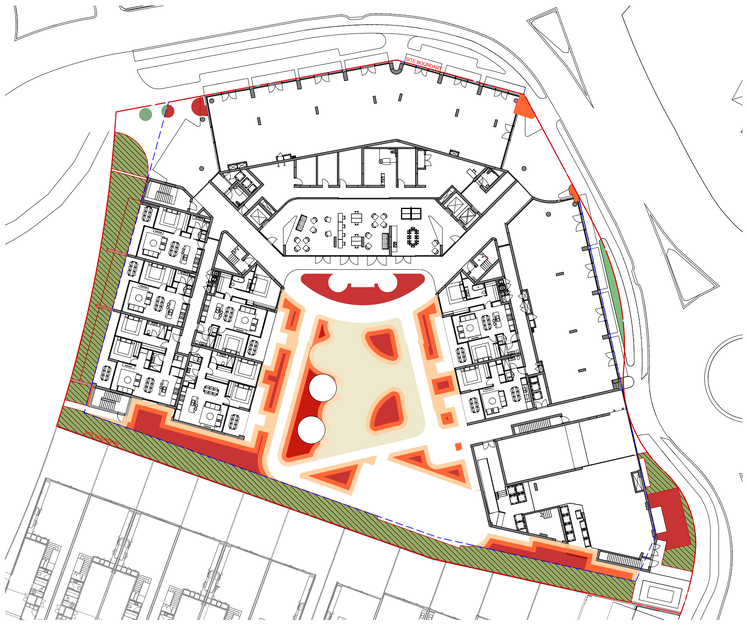
Landscape works generally comprise imported soil within raised planters and planting within natural ground.
In addition to soil profiles, podium planters have integrated drainage systems and waterproofing (specified by architect) which includes 30mm drainage cell wrapped in geofabric, and washed river sand drainage layer.

Soil profiles will comply with NSW ADG. Soil depths are minimum;

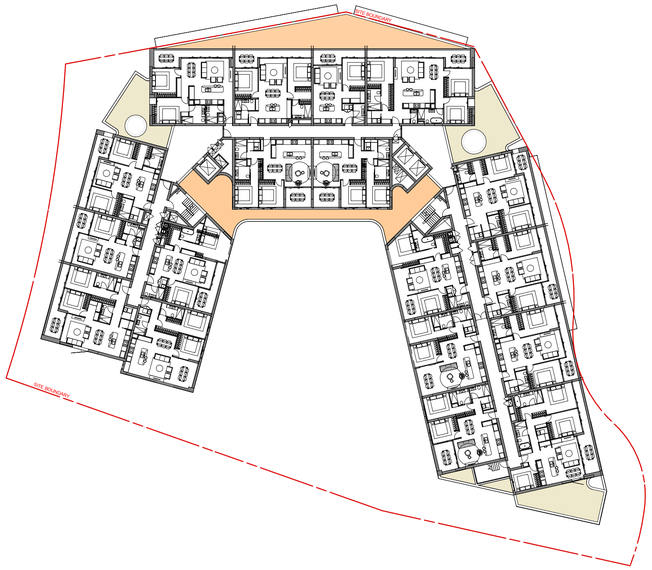
- 1200mm for large trees
- 1000mm for Medium trees
- 800mm metres for small trees to 5m
- 600mm for shrubs to 3m
- 450mm for grasses and shrubs to 1m
- 300mm for trailing, vines and ground covers
- 200mm for lawn

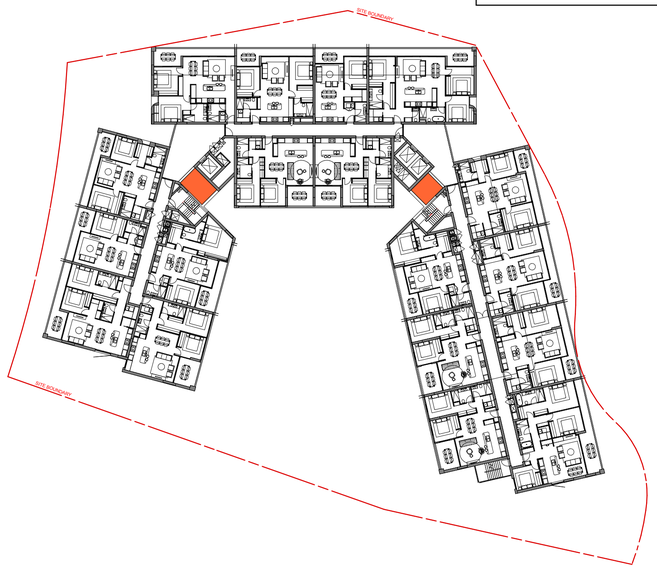
DEEP SOIL AREA
Deep Soil Area = 408m^2
Site Area = 4450m2
% Deep Soil Area = 9.2%

ADG minimum requirement is 7% Deep Soil
COMPLIANT



GROUND FLOOR PLAN
Landscape area
Deep Soil Areas = 408m2
Garden area on Structure = 653m2





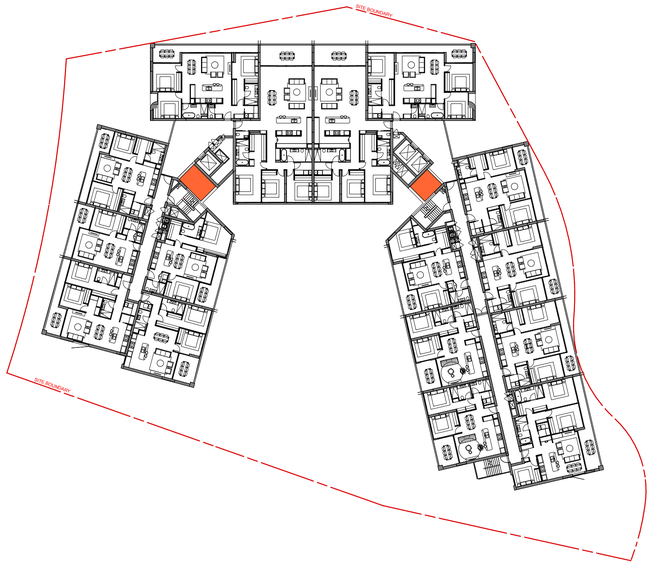
LEVEL 02 PLAN
Landscape area
Garden area on Structure = 22m2

Legend & Schedule - Soil Diagram	
Hatch	Soil Depth
	450mm Soil Depth
	600mm Soil Depth
	800mm Soil Depth
	1000mm + Soil Depth
	Deep Soil
	Non-compliant Deep Soil

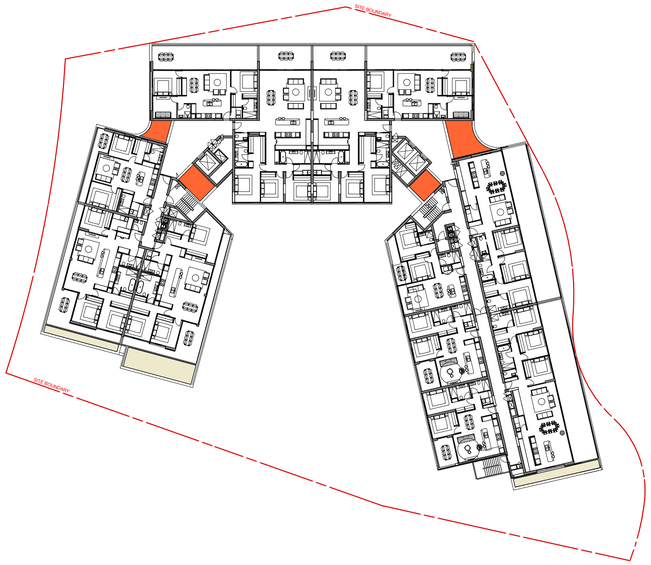
LANDSCAPE AREAS
Site Area 4450m2

Ground Floor
Deep Soil Areas 408m2
Non Compliant Deep Soil 15m2
Soil on Podium 653m2
Level 01
335m2
Level 02
22m3
Level 03
22m2
Level 04
89m2
Roof Level
148m2

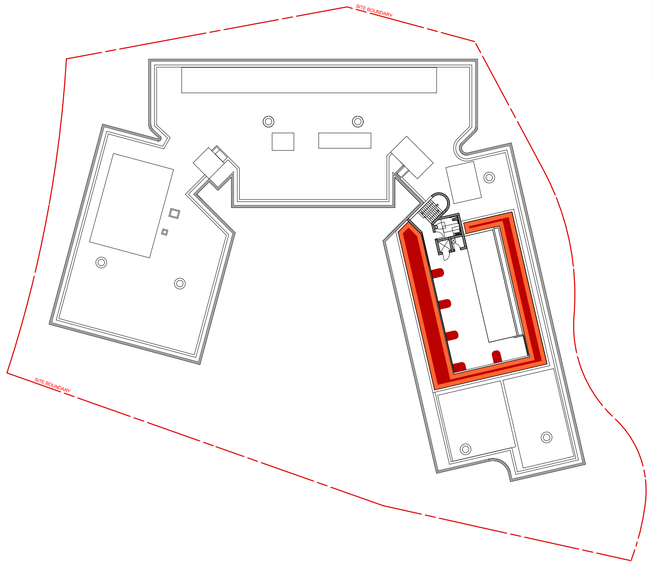
Total Landscape Area
1692 m2



LEVEL 03 PLAN
Landscape area
Garden area on Structure = 22m2



LEVEL 04 PLAN
Landscape area
Garden area on Structure = 100m2



ROOF PLAN
Landscape area
Garden area on Structure = 148m2

List of Changes;

- Architectural Backgrounds updated
- Amendment to garden positions.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 4m 8m 12m 20m
1:400 @ A1 _ 1:800 @ A3

IMPORTANT NOTES:
Do not scale from drawings
All discrepancies to be brought to the attention of the Landscape Architect
Where Architectural Drawings and Landscape Drawings take preference: All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All Trees to be Planted to be in accordance with AS 2303 and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All Tree Pits to be drained and lined in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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CHECKED: GD
SCALE: N/A
DRAWN: JG
ISSUE: SSDA

DWG. TITLE: **Soil Depth Plans**
PROJECT: **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

360°
Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3801
w www.360.net.au
ABN 80 146 801 382

L-SSDA-010

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings.

The Communal Open Space has been designed to comply with NSW ADG and meet minimum requirments, specically

- provide minimum area equal to 25% of the site.

COMMUNAL LANDSCAPE AREA
- 204m2 Common Lawn
- 728m2 Common Gardens
- 626m2 Non-accessible Common Garden Awnings
- 1328m2 Common Hardstand

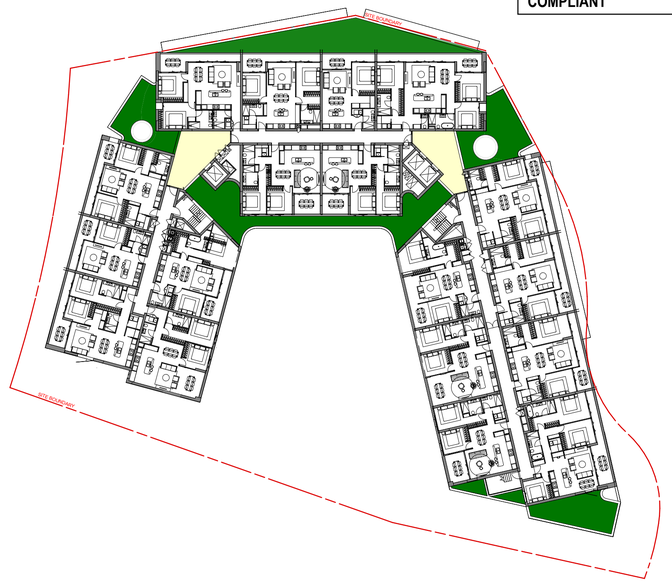
Total Communal Landscape Area = 2,886m2
Site Area = 4,450m2
% Communal Landscape Area = 65%

ADG minimum requirement is 25% Common Landscape
COMPLIANT

List of Changes;
- Architectural Backgrounds updated
- Amendment to garden positions.

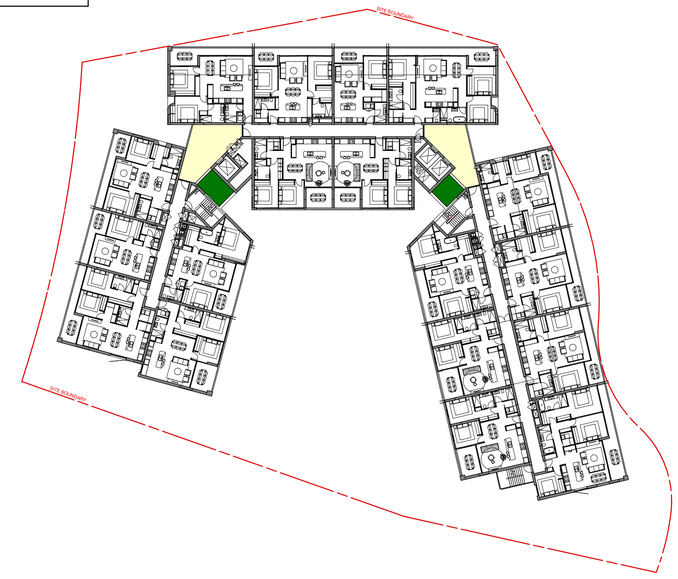
GROUND FLOOR PLAN

Common Lawn 204m2
Common Garden 728m2
Common Hardstand 792m2
Private Gardens 150m2



LEVEL 01 PLAN

Common Garden (Non-Accessible) 335m2
Common Hardstand 76m2



LEVEL 02 PLAN

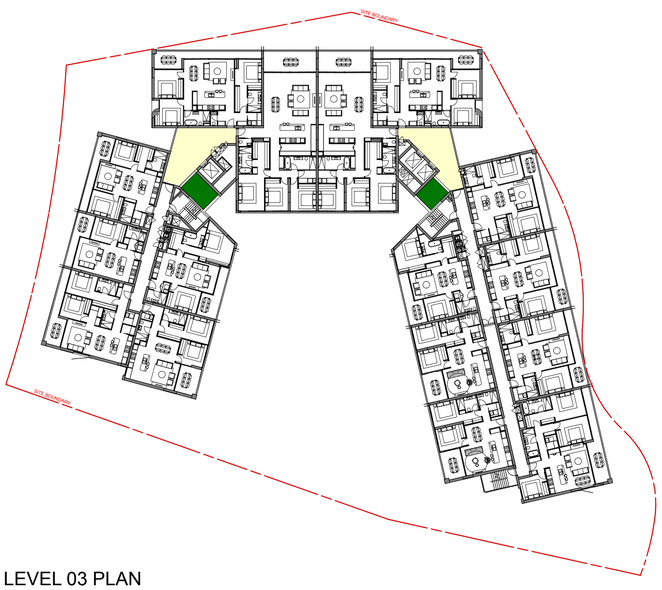
Common Garden (Non-Accessible) 22m2
Common Hardstand 76m2

Legend & Schedule - Landscape Areas	
Hatch	Area
	Common Lawn
	Common Garden
	Common Hardstand
	Common Garden (Non-Accessible)
	Common Pool
	Private garden

TOTAL COMMUNAL RECREATION AREAS
Site Area 4450m2

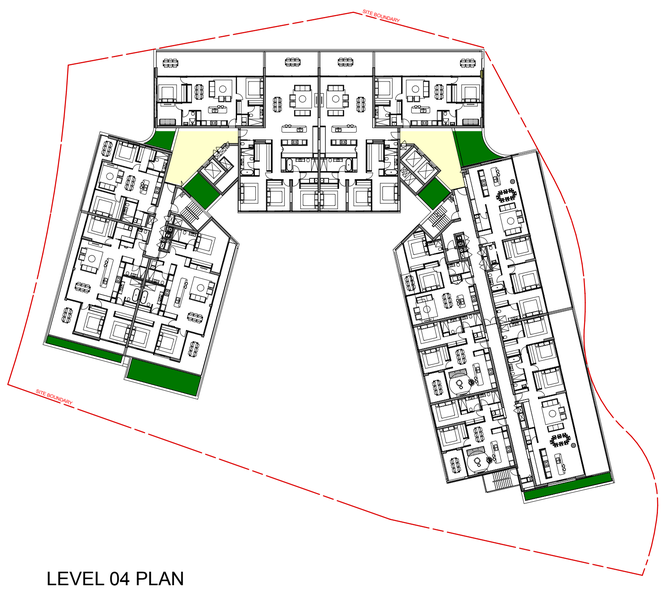
- 204m2 Common Lawn
- 728m2 Common Gardens
- 626m2 Non-accessible Common Garden Awnings
- 1328m2 Common Hardstand

Total Communal Area
2886 m2



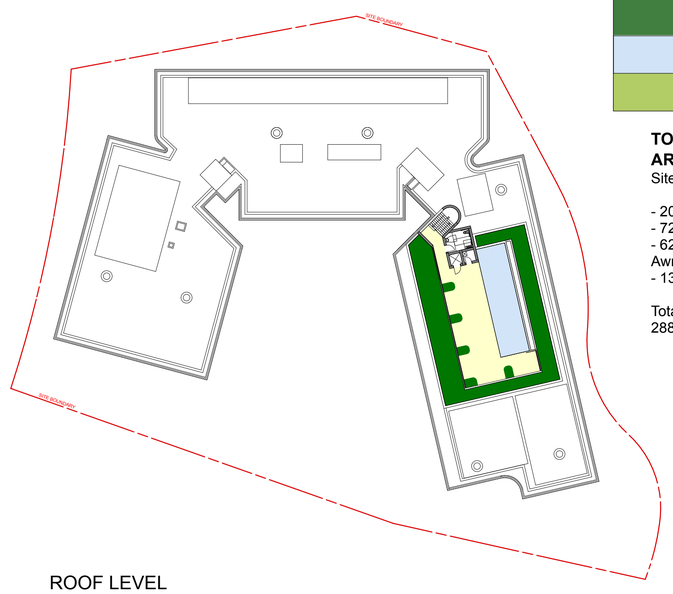
LEVEL 03 PLAN

Common Garden (Non-Accessible) 22m2
Common Hardstand 76m2



LEVEL 04 PLAN

Common Garden (Non-Accessible) 100m2
Common Hardstand 210m2



ROOF LEVEL

Common Garden (Non-Accessible) 147m2
Common Hardstand 98m2

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D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 4m 8m 12m 20m
1:400 @ A1 _ 1:800 @ A3

IMPORTANT NOTES:
Do not scale from drawings
All dimensions to be verified prior to the attention of the Landscape Architect
All large scale drawings to be read within dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Do not scale from drawings. Use figured dimensions only. Verify dimensions.
All work shall be carried out in accordance with ASN, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
All work shall be carried out in accordance with Structural Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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DWG. TITLE: **Communal Open Space Area Plans**
PROJECT: **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

360°
Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3951
w www.360.net.au
ABN: 90 146 901 322

L-SSDA-011

PUBLIC DOMAIN - EXISTING TREE CANOPY COVERAGE

LEGEND

Existing Tree Canopies = 137m2

PUBLIC DOMAIN - PROPOSED TREE CANOPY COVERAGE

LEGEND

Proposed Tree Canopies = 245m2

List of Changes;

- Architectural Backgrounds updated

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
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D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 4m 8m 12m 20m

1:400 @ A1 _ 1:800 @ A3

IMPORTANT NOTES:
Do not scale from drawings
All discrepancies to be brought to the attention of the Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
All Levels to Australian Datum
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
Tree Protection Zones to be installed in accordance with the Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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DRAWN: JG
ISSUE: SSDA

DWG. TITLE: **Public Domain Tree Canopy Calculation**

PROJECT: **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

360°
Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3801
w www.360.net.au
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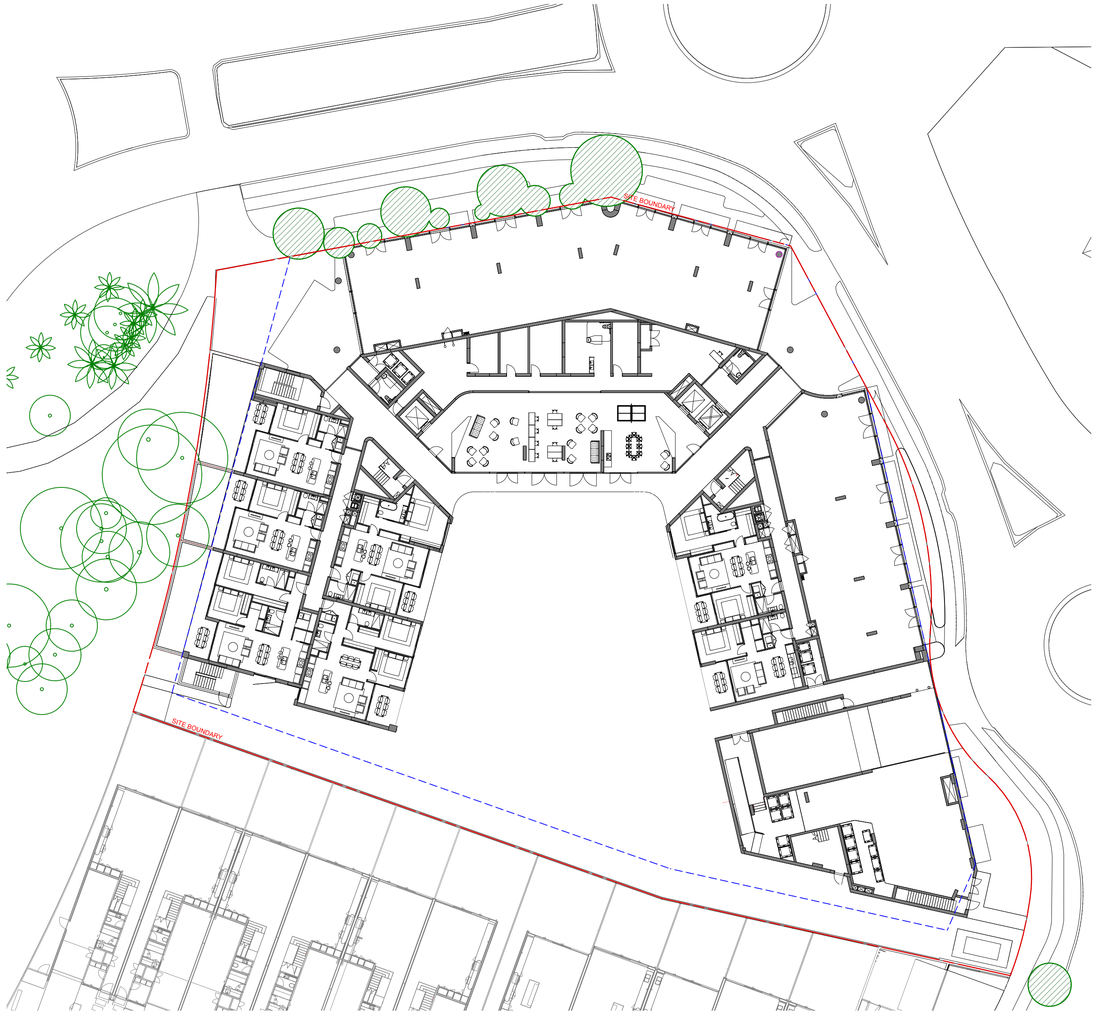
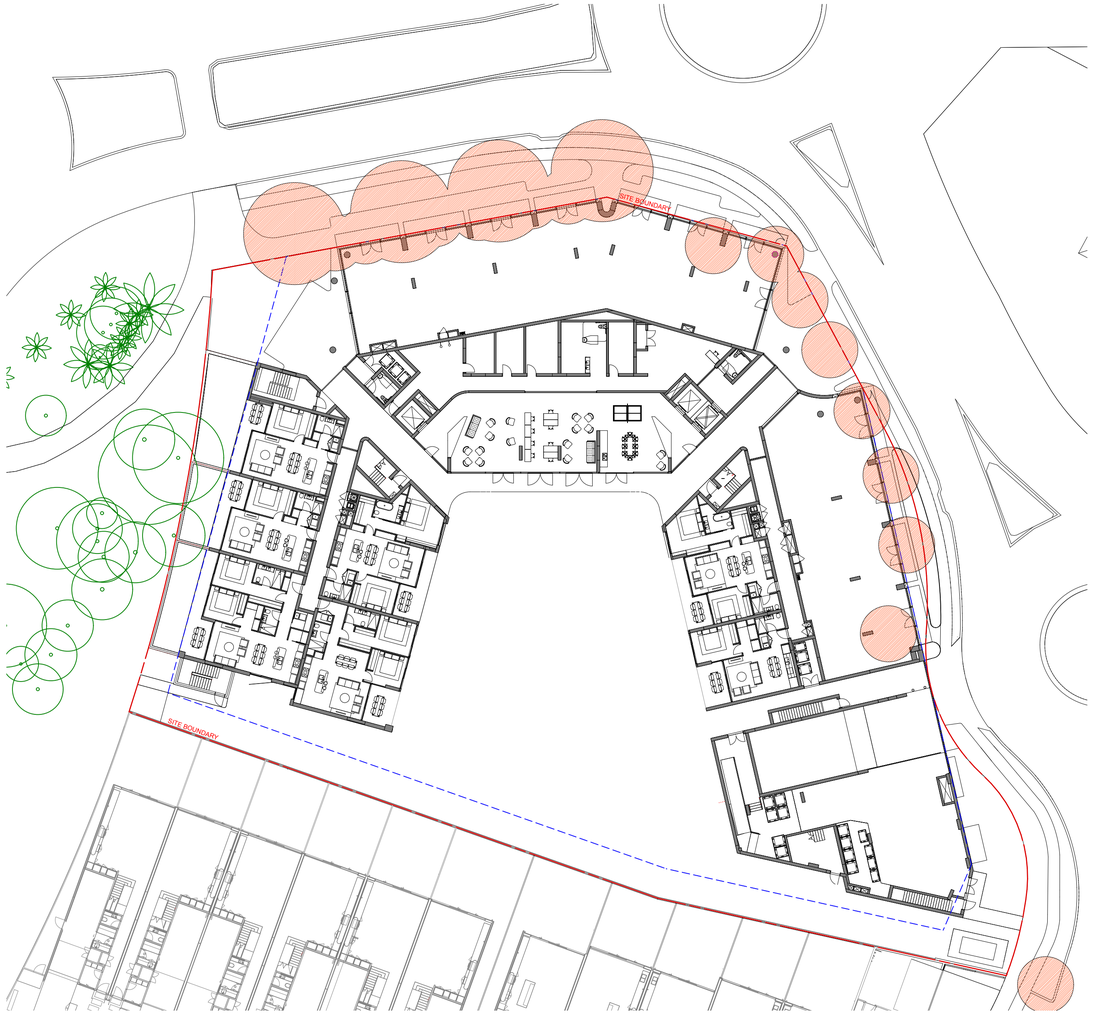


PUBLIC DOMAIN - EXISTING TREE CANOPY COVERAGE

LEGEND

Existing Tree Canopies



PUBLIC DOMAIN - MATURE EXISTING TREE FACADE CONFLICT. RATIONALE FOR PROPOSED REMOVAL.

LEGEND

Mature Tree Canopies of Existing Trees near Public Domain areas, Showing Clash with Building Facade.

Note: Trees hatched orange have been proposed for Removal. Refer to Arboricultural Impact Assessment Report, Commercial Development Report. By Arbor Ecological Pty Ltd.

List of Changes;

- Architectural Backgrounds updated
- New Drawing added.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

N

0 4m 8m 12m 20m

1:400 @ A1 _ 1:800 @ A3

IMPORTANT NOTES:
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All discrepancies to be brought to the attention of the Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
Do not scale from drawings
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
Tree Protection Zones to be installed in accordance with Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
Do not scale from drawings. Taken by 360 degrees. For any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
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ISSUE: SSDA

DWG. TITLE: **Public Domain Mature Existing Tree Facade Conflict**

PROJECT: **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

360°
Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3801
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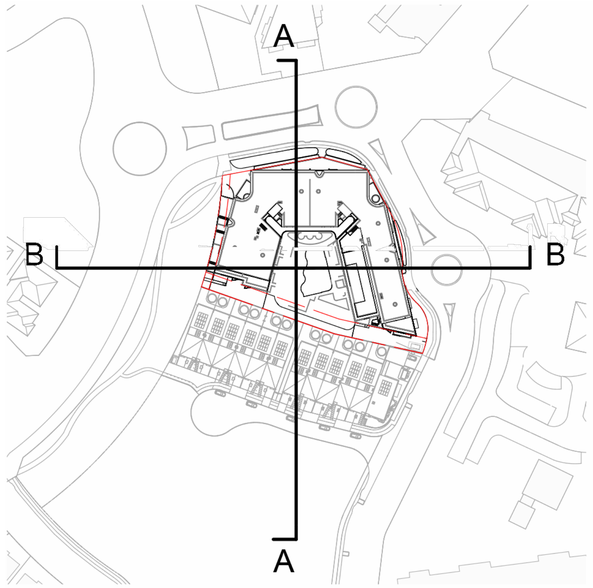
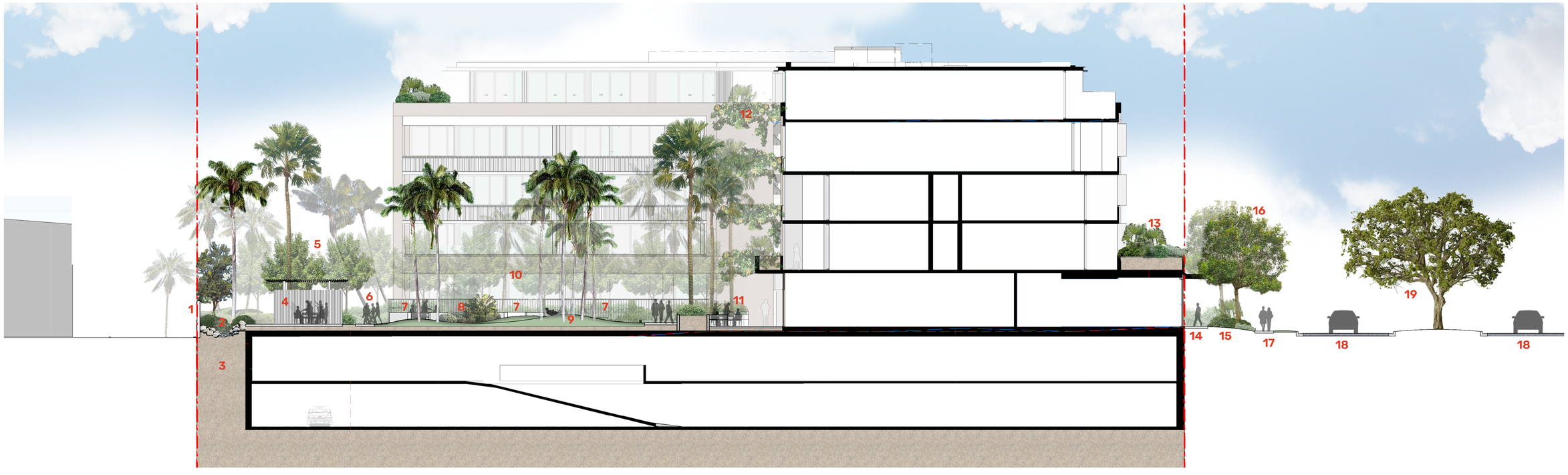
L-SSDA-013

LEGEND

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)



KEY PLAN



Stage 2

SITE - 4-8 Bells Boulevard

Public Domain - Bells Boulevard

List of Changes;

- Architectural Backgrounds updated
- Amendment to garden positions.

ISS.	AMENDMENT	DATE	BY
A	SSDA	14.11.25	LB
B	SSDA	09.12.25	LB
C	SSDA	11.12.25	LB
D	SSDA	16.06.26	JG
E	SSDA	24.06.26	JG

0 1.25m 2.5m 6.25m

1:125 @ A1 _ 1:250 @ A3

IMPORTANT NOTES:
Do not scale from drawings
All discrepancies to be brought to the attention of the Landscape Architect
Do not scale from drawings. Figured dimensions take preference. All dimensions in mm unless otherwise stated.
All tree dimensions and RLs in metres.
Use figured dimensions only.
Do not commence work before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All Pool Details shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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ISSUE: SSDA

DWG. TITLE **Section A**

PROJECT **Kingscliff Mixed Use Development**
4-8 Bells Boulevard, Kingscliff, NSW

360°
Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3801
w www.360.net.au
ABN 90 148 901 362

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