



Homes NSW - Tweed Heads

25-27 Boyd St
Tweed Heads
NSW 2485
Lot 1, DP 843470

DA Package
28.05.2025



Site Description

The site is located on the corner of Boyd Street & Brett Street, Tweed Heads. The area is located within the Boat Harbour Precinct as defined by Tweed Shire Council, described as the southern gateway to Tweed Heads with a distinctive character reflective of both the former monastery and the nearby boat harbour/ marina.

Whilst the development objective for this precinct is to promote the maritime and tourism themes of the marina, the precinct also acts as a transition zone between the mixed retail and residential developments at the northern end of the City Centre and the lower intensity residential precincts adjacent the harbour. Though the precinct is predominantly residential, a continuation of mixed commercial and residential development is considered appropriate to the precinct.

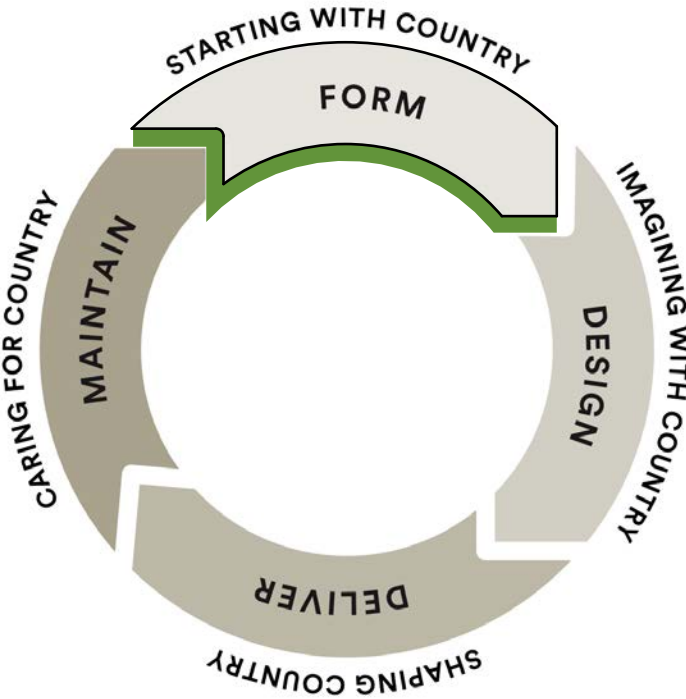


Connecting with Country

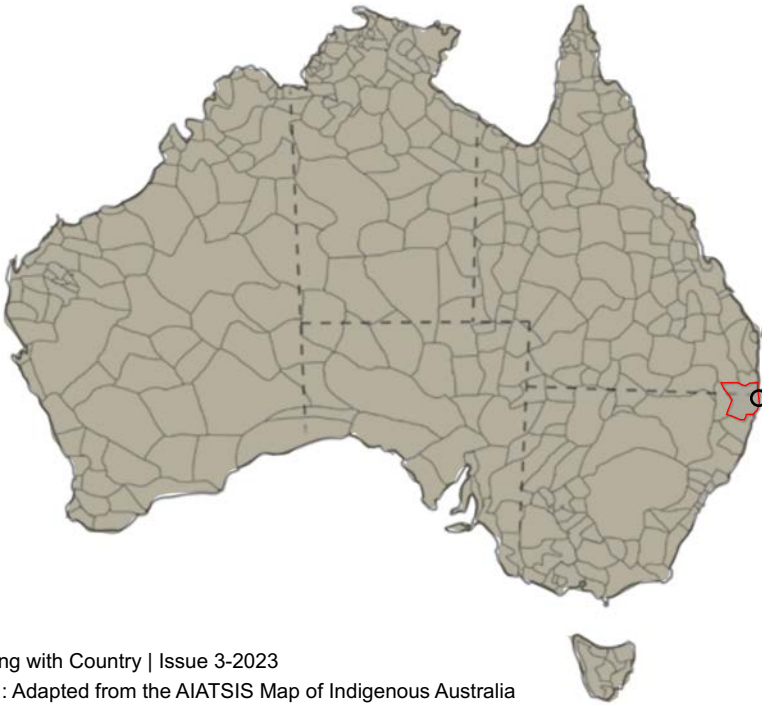
The design team is starting with country as part of our connecting with country design process and as part of the Aboriginal Cultural Heritage engagement process, we will be seeking consultation with the traditional land owners to further our understanding of the aboriginal cultural context for the site.

The design currently has significant landscaping at the ground level within the entry and communal spaces. The landscape design will include planting that reflect culturally significant selections and provide places for residents to occupy within the landscape.

The building materials have been selected to reflect significant locations surrounding the site and will be further developed during the developed design.



Connecting with Country | Issue 3-2023
Figure 10: Project life cycle from Aboriginal perspective



Connecting with Country | Issue 3-2023
Figure 11: Adapted from the AIATSIS Map of Indigenous Australia

Bundjalung Country

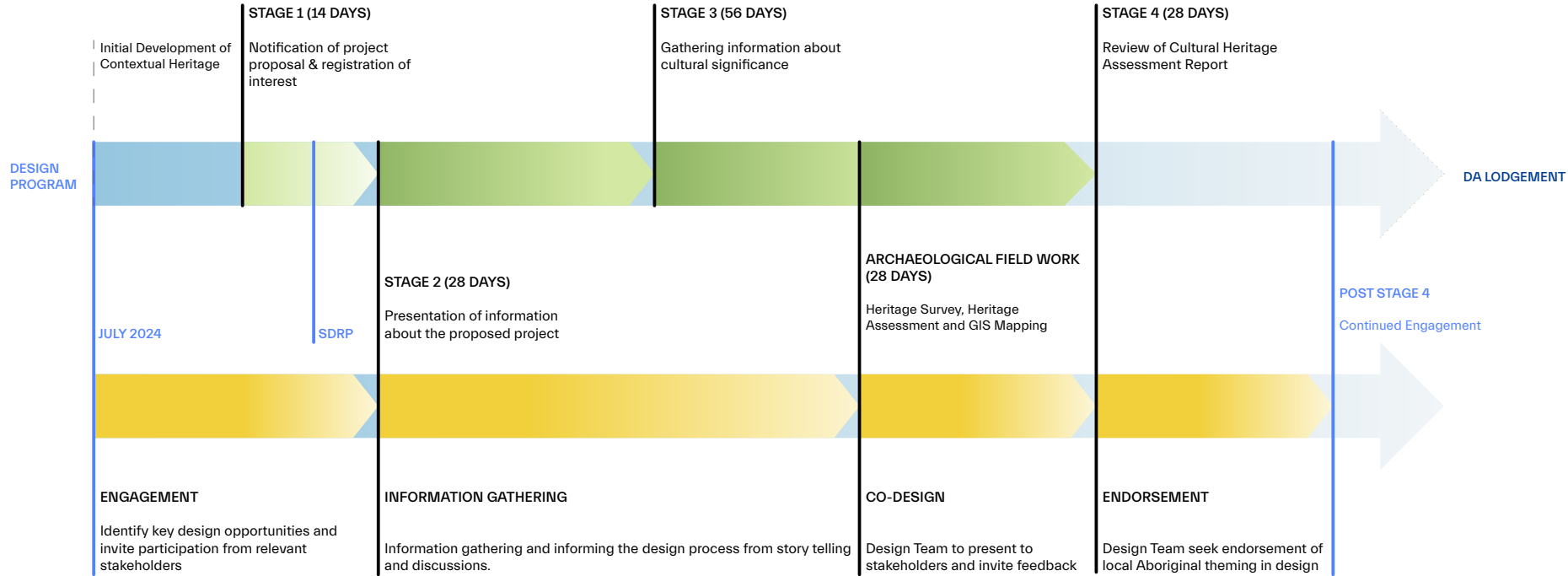
We acknowledge the Ngandowal and Minyungbal people of the Bundjalung nation, in particular the Goodjinburra, Tulgi-gin and Moorung-moobah clans as being the Traditional Owners and Custodians of the land and water within the Tweed Shire boundaries and where the proposed project is located.

Scientific assessment of cultural evidence from some selected sites supports the fact that Aboriginal people were living in the Tweed from at least 10,000 years ago, and a Carbon-14 dated midden and occupation site on Stradbroke Island (in South East Queensland) is recorded as more than 20,000 years old.

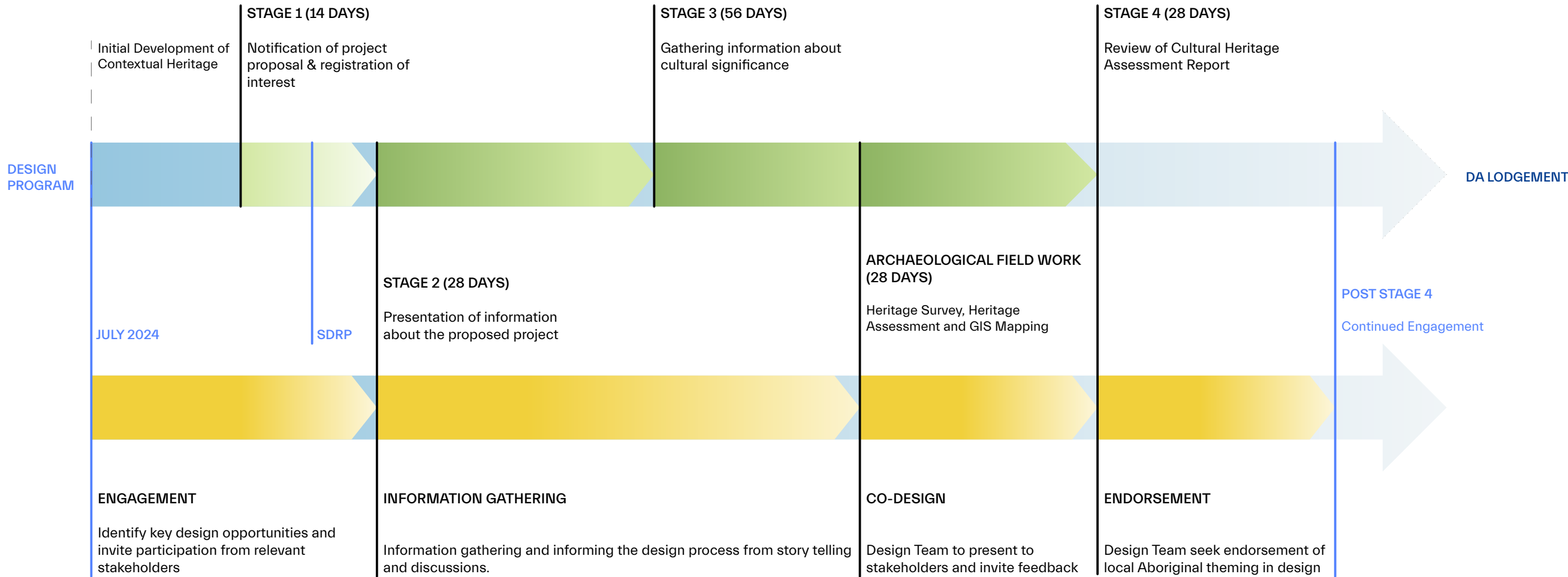
Our Aboriginal oral tradition tells a story of ‘Three Brothers’ who came to this land and its people in the ‘Dreaming’, gave the lore, and formed the nucleus of tribes with whom today’s traditional custodian descendants identify.

AMBS - Engagement Strategy

AMBS Ecology & Heritage have been engaged on the project as a specialist consultant providing expert advice and services in Aboriginal and historic heritage and archaeology, and flora and fauna ecology.



* Refer to A-0005 Engagement Strategy page of the Appendix package for AMBS' detailed engagement strategy and timing



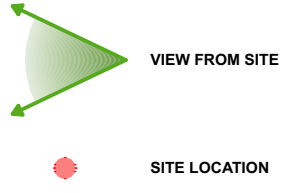
Consultation timing and stages as required by the Heritage NSW Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW, 2010)

Start week beginning: 29/07/2024		Week:																		
		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17																		
Minimum Required Timing		Consultation Stages																		
Stage 1: Notification of project proposal & registration of interest																				
14 days	Newspaper advertisement																			
14 days	Requesting list of potential cultural knowledge holders from Heritage NSW, LALCs, etc.																			
14 days	Contacting potential cultural knowledge holders																			
at end of Stage 1 process	Confirmation of Registered Aboriginal Parties (RAPs)																			
concurrent with Stage 1	Background archaeological & heritage research undertaken																			
concurrent with Stage 1	preparation of report background & GIS mapping																			
Stage 2: Presentation of information about the proposed project																				
must be within 28 days	Notification and record of RAPs provided to Heritage NSW & LALCs																			
at end of stage 1 Process	Information about proposed development & potential impacts provided to RAPs																			
Stage 3: Gathering information about cultural significance																				
28 working days	Cultural heritage assessment methodology provided to RAPs for comment																			
28 working days	Information sought from RAPs regarding cultural places and objects																			
28 working days	Input sought from RAPs regarding potential management options																			
Archaeological fieldwork, analysis & reporting																				
4 weeks est.	Aboriginal heritage survey undertaken																			
4 weeks est.	Aboriginal heritage assessment report & GIS mapping prepared																			
Stage 4: Review of draft cultural heritage assessment report																				
1 week	Client draft report review																			
1 week	Amendments to draft report in response to client comments																			
28 days	Draft report provided to RAPs for review and comment																			
2 days	Report finalisation, taking into account RAP feedback & input																			

*please note that timeframes are indicative only, and are reliant on newspaper publishing schedules, client response time, Heritage NSW response time, complexity of assessment, scale of assessment area, availability of site access, public holidays, etc.



- ABORIGINAL PLACE OF HERITAGE SIGNIFICANCE
- PREDICTIVE ABORIGINAL CULTURAL HERITAGE
- SIGNIFICANT SITES



Razorback Lookout



Minjungbal Museum & Cultural Centre



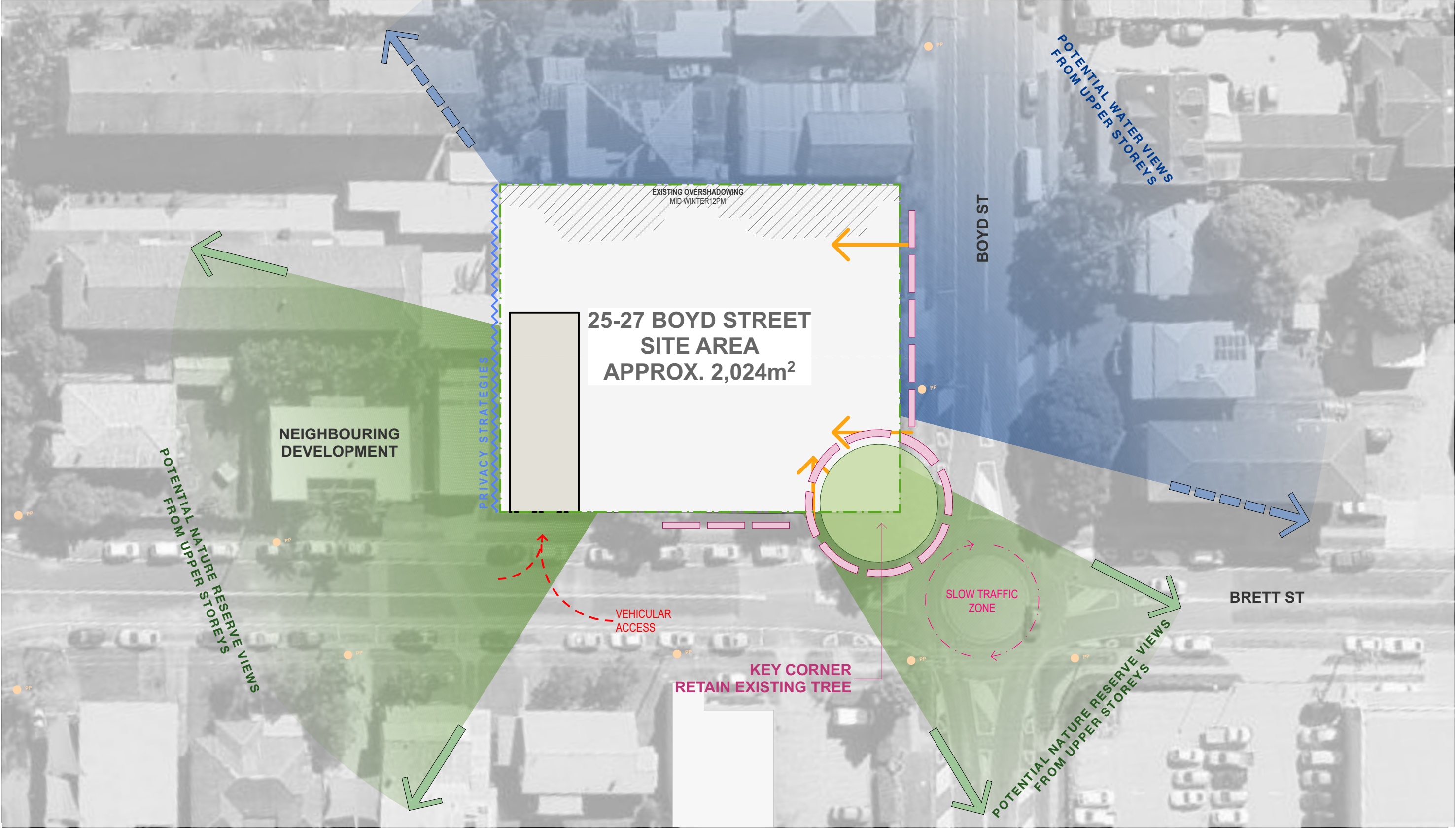
Kirra Lookout



Tweed River & Terranora Creek



Cobaki Nature Reserve



- Legend:
- Site Boundary
 - Water Views
 - Reserve Views
 - Noise Source
 - Privacy Strategy
 - Pedestrian Path / Entry
 - Key Activation
 - Bus Stop
 - Retained Existing Mature Tree

DA Package



① BOYD STREET LOOKING SOUTH TOWARDS SITE



② BRETT STREET LOOKING EAST TOWARDS SITE

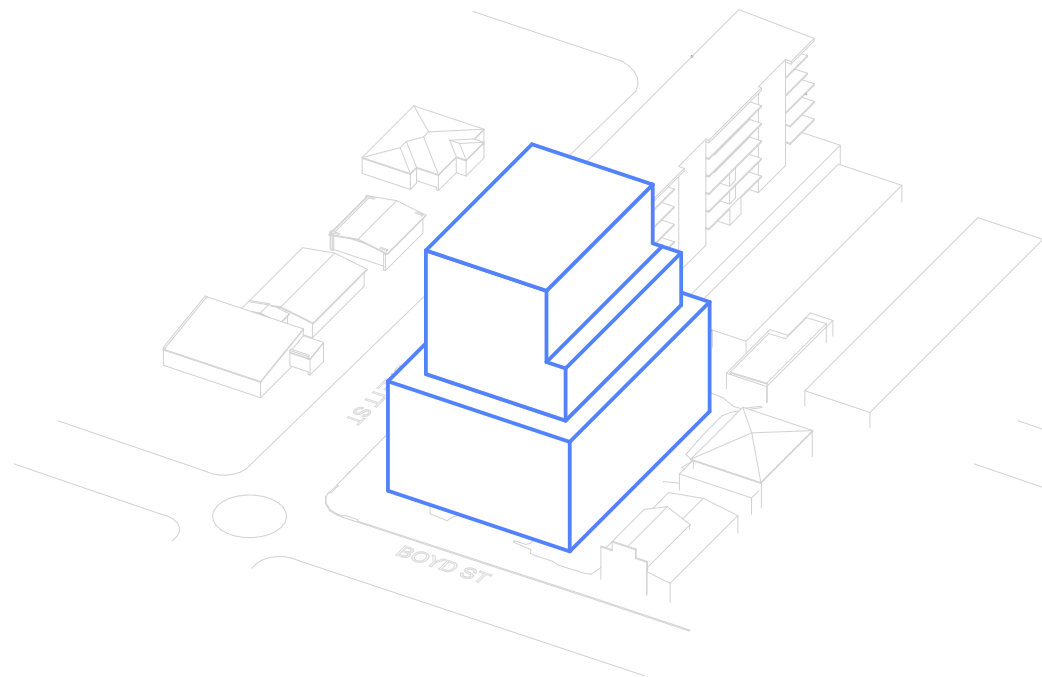


③ BRETT STREET LOOKING WEST TOWARDS SITE

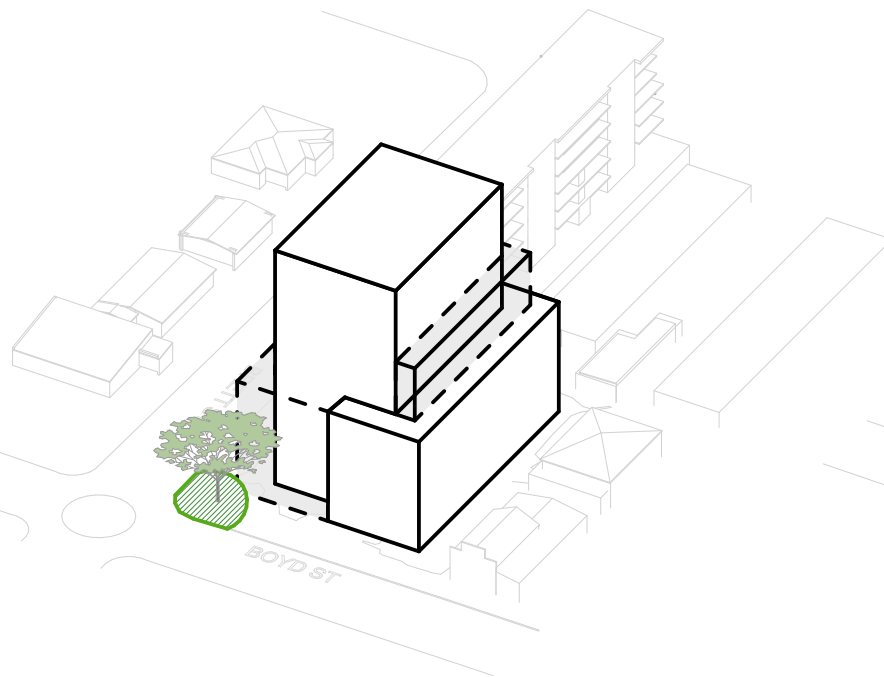


④ BOYD STREET LOOKING NORTH TOWARDS SITE

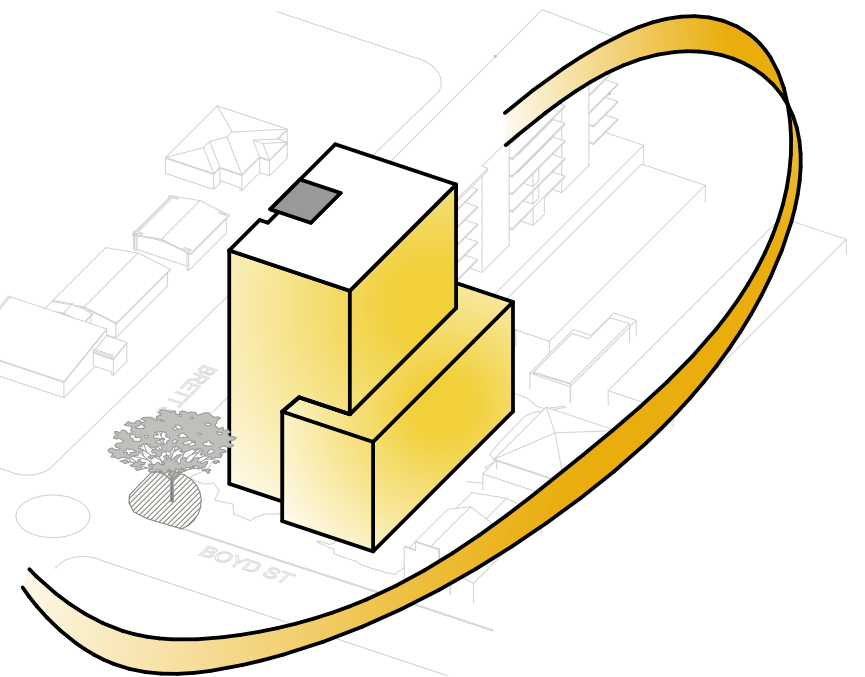




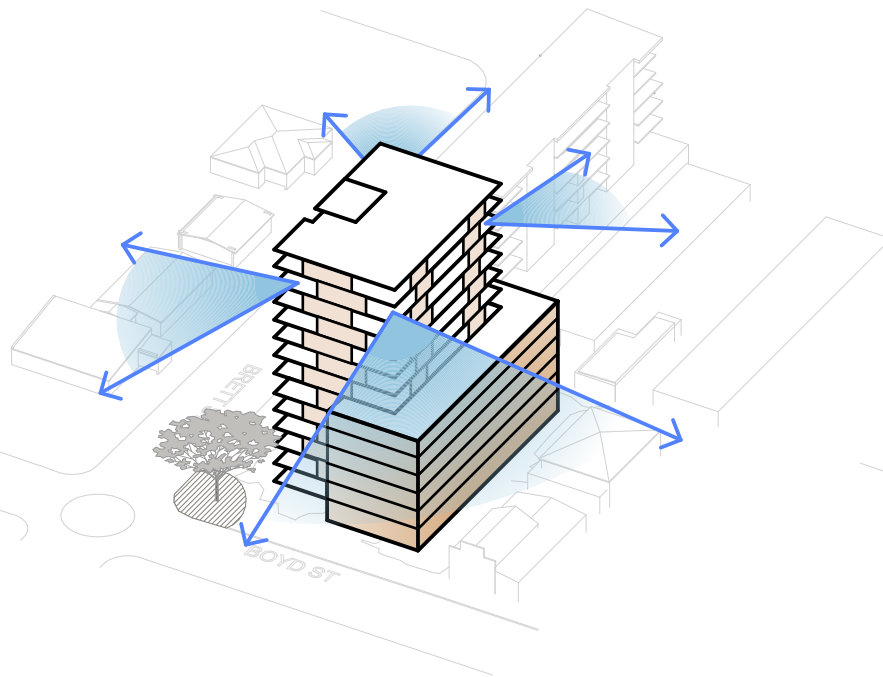
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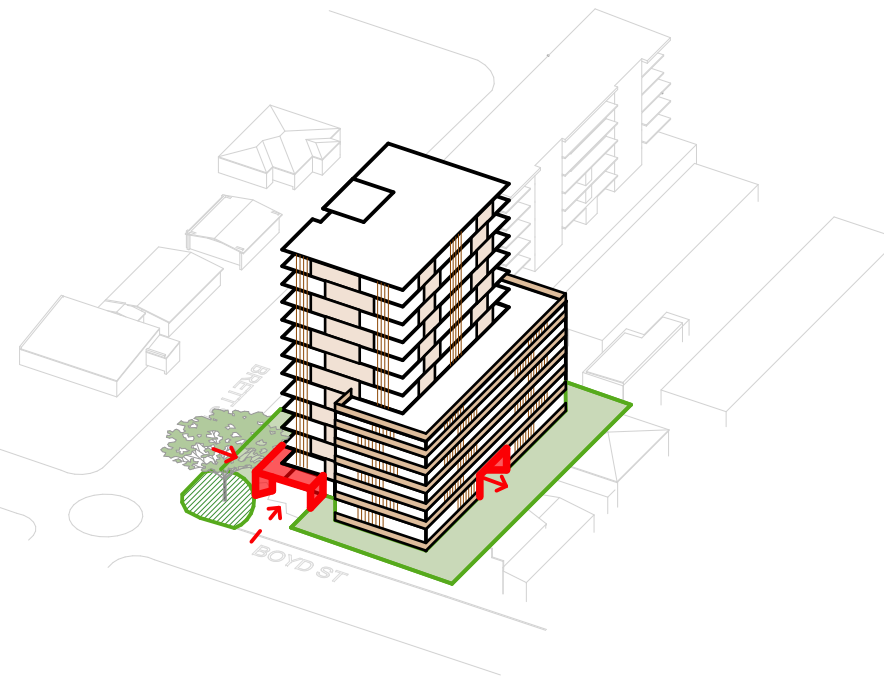
2. Floor Plan Massing



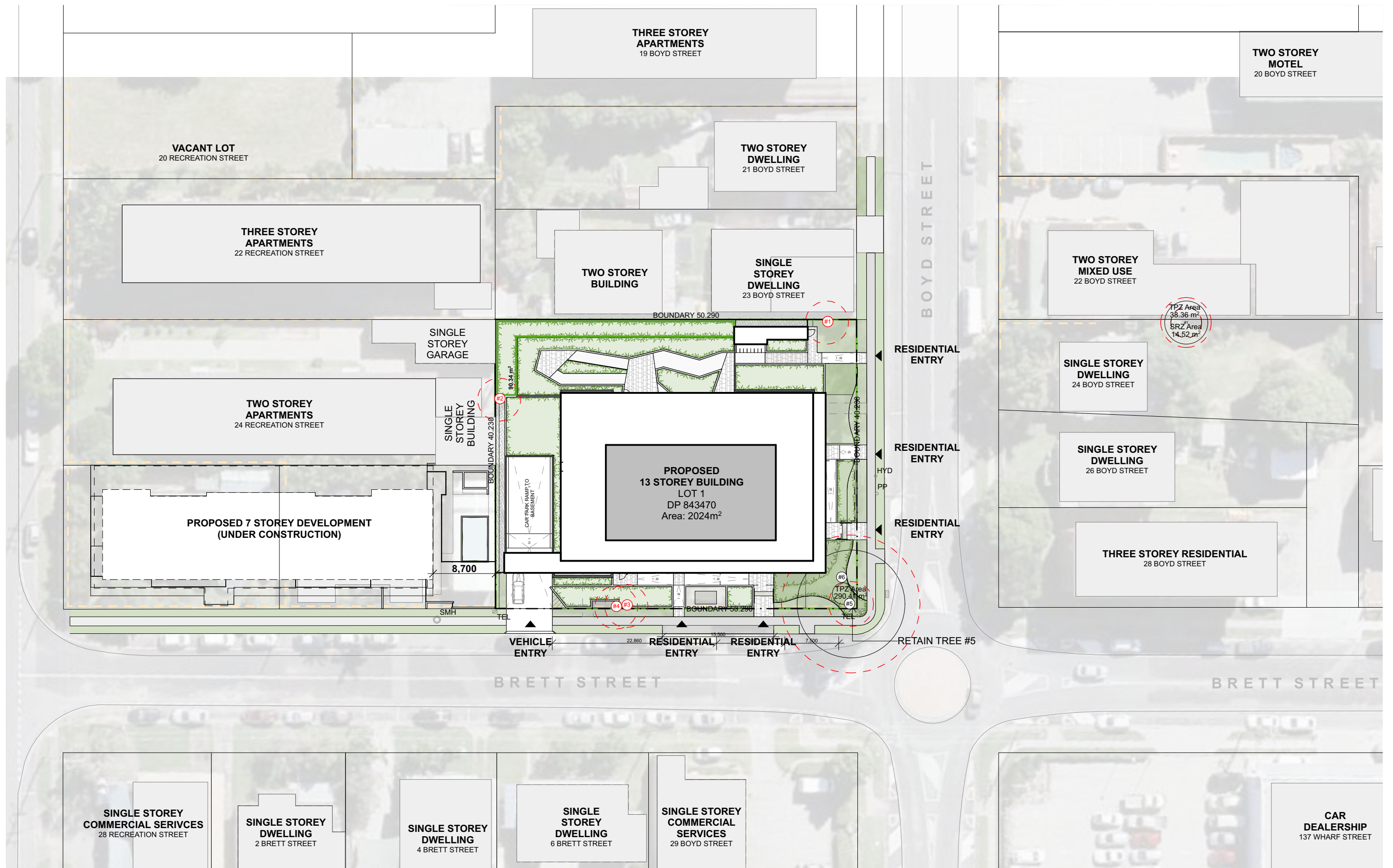
3. Maximise Solar Orientation



4. Materiality & Views



**5. Defined Access, Facade Refinement
& Communal Landscaping**



1 Site Plan 1:500
SCALE 1:500 @ A3

DA Package



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Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545



North Point



Homes NSW - Tweed Heads

project #
22134

25-27 Boyd St,
Tweed Heads, NSW 2485

Site Plan

drawing #
A-1001

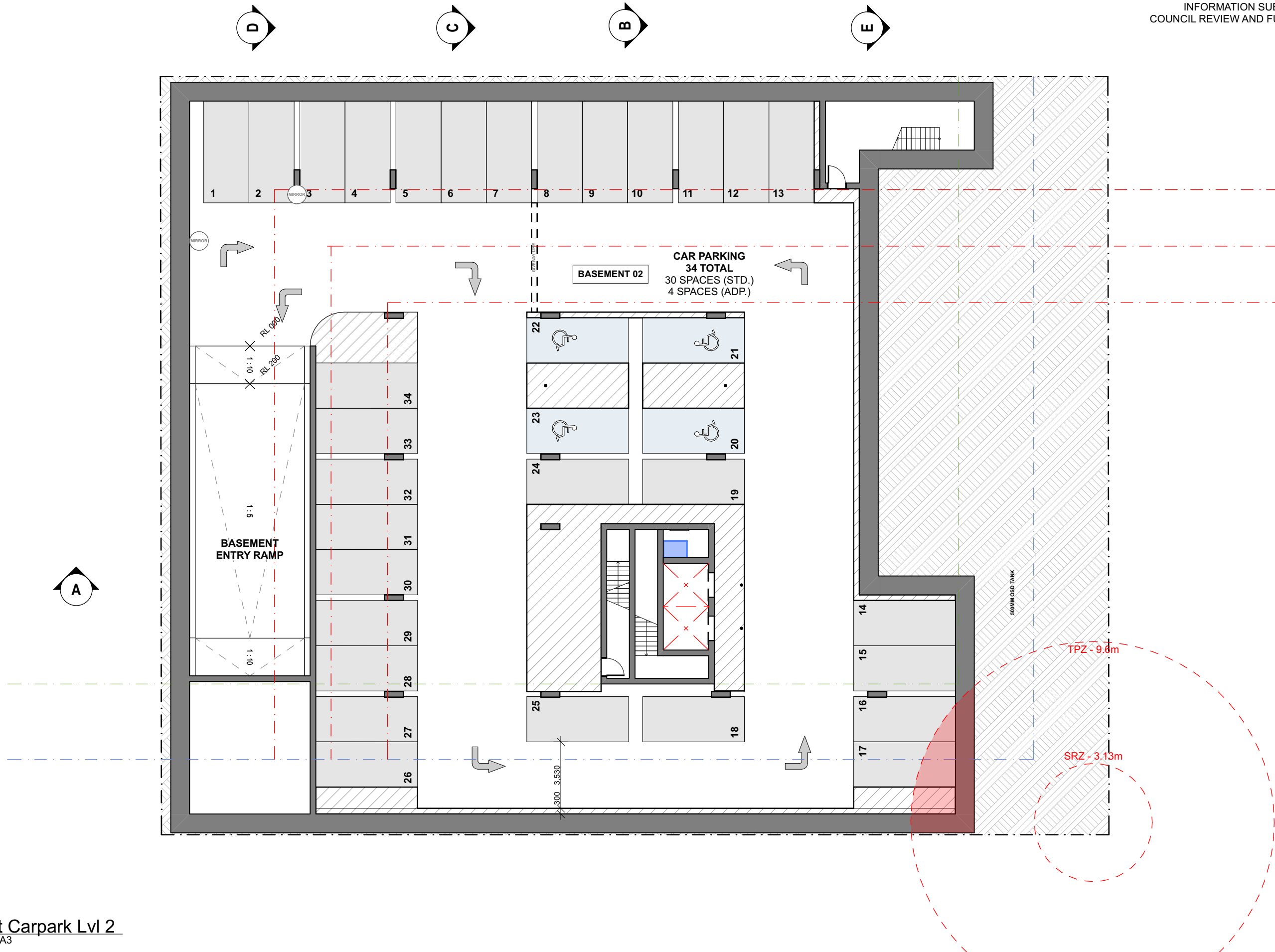
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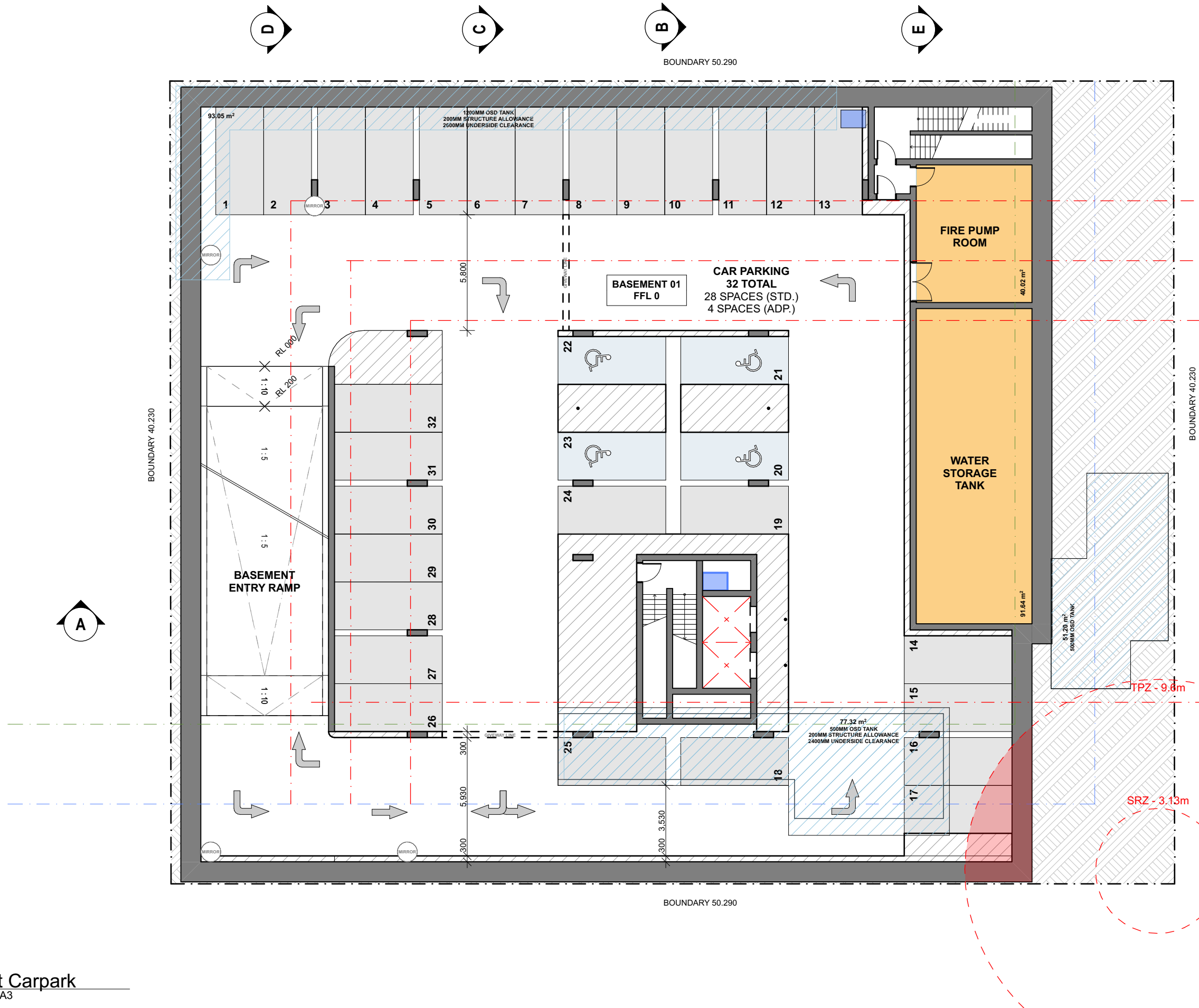
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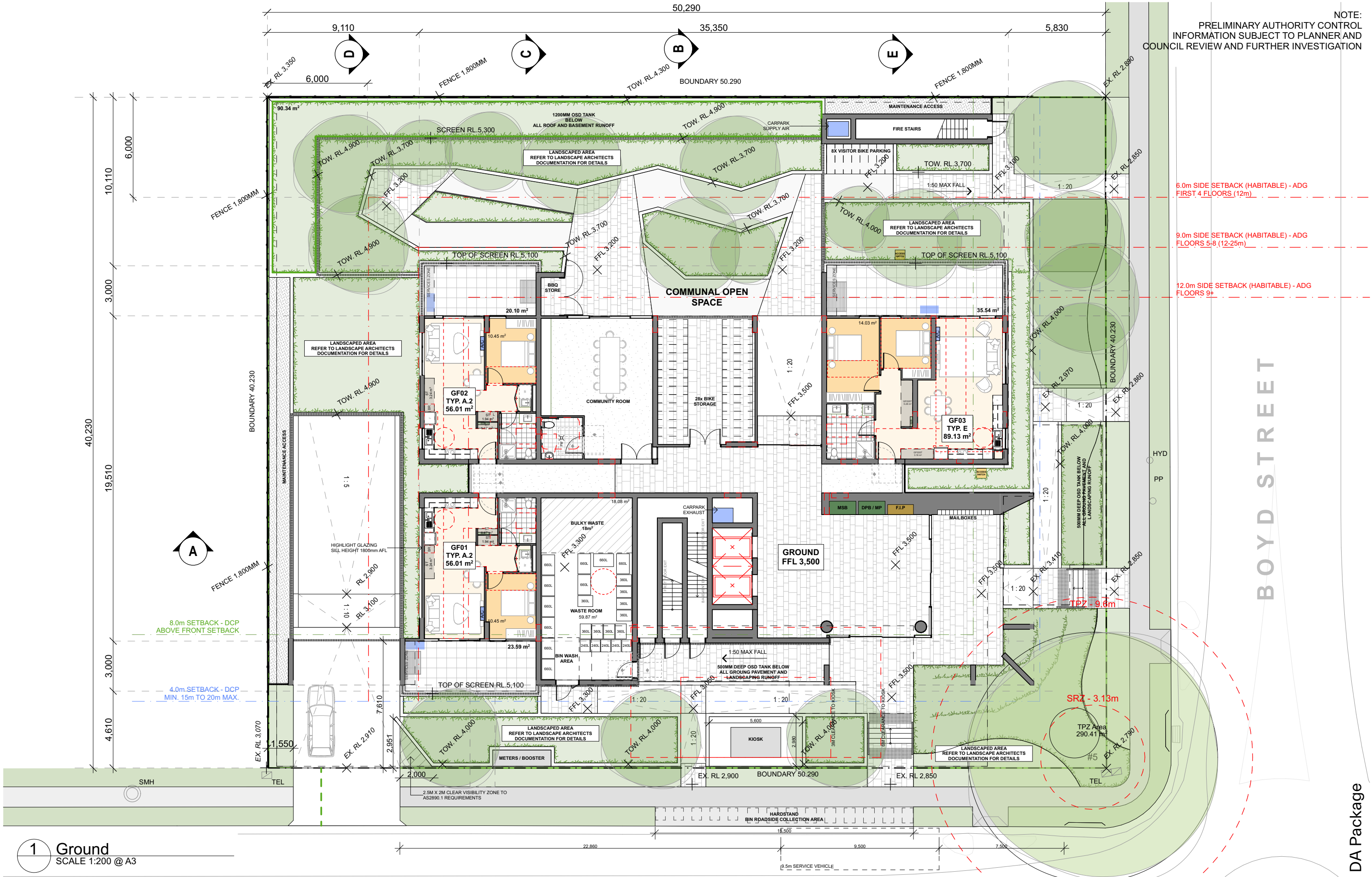
1 Basement Carpark Lvl 2
SCALE 1:200 @ A3



1 Basement Carpark
SCALE 1:200 @ A3

DA Package

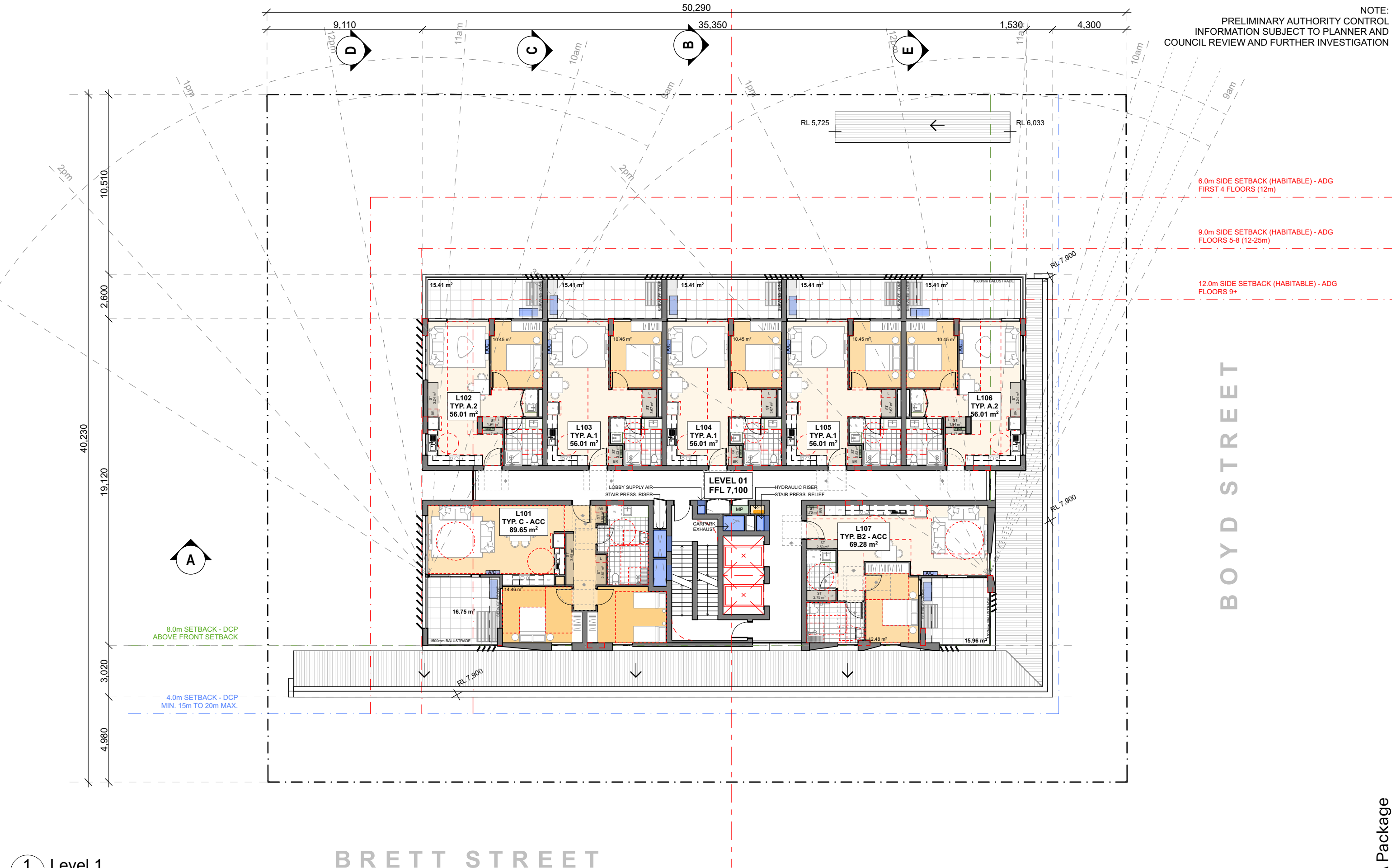
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PRELIMINARY AUTHORITY CONTROL
INFORMATION SUBJECT TO PLANNER AND
COUNCIL REVIEW AND FURTHER INVESTIGATION



1 Ground
SCALE 1:200 @ A3

DA Package

NOTE:
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INFORMATION SUBJECT TO PLANNER AND
COUNCIL REVIEW AND FURTHER INVESTIGATION



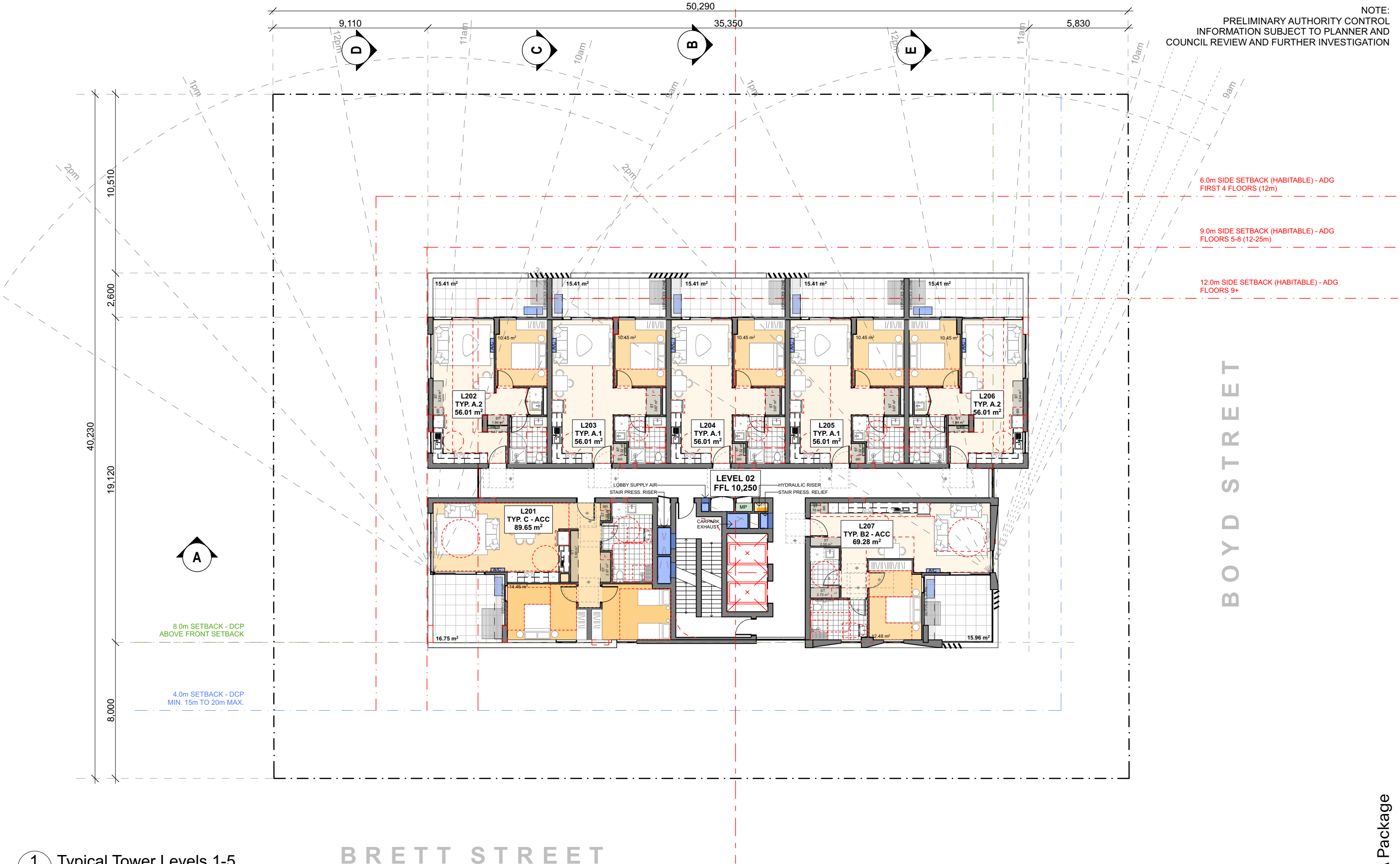
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BRETT STREET

BOYD STREET

DA Package

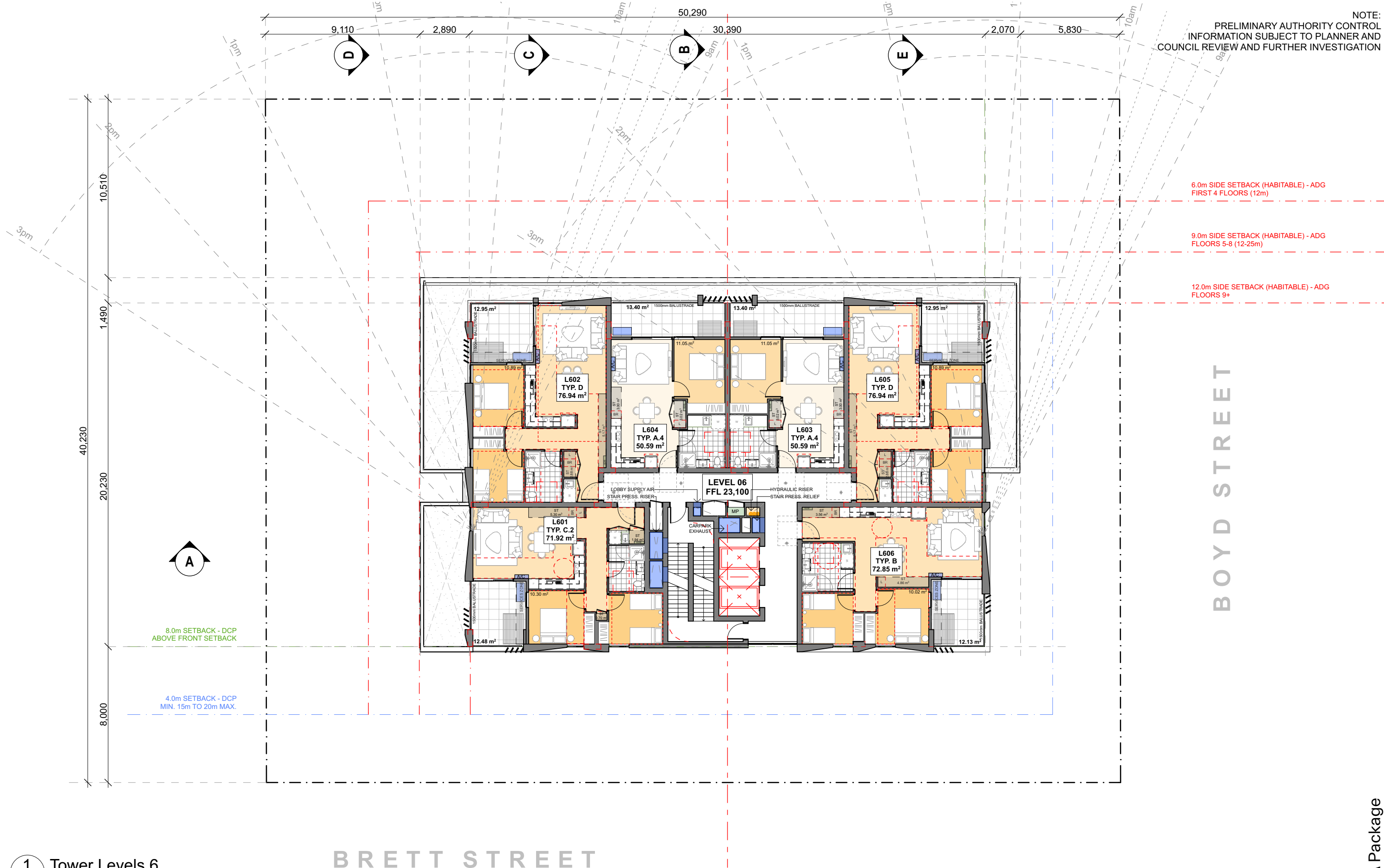
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PRELIMINARY AUTHORITY CONTROL
INFORMATION SUBJECT TO PLANNER AND
COUNCIL REVIEW AND FURTHER INVESTIGATION



1 Typical Tower Levels 1-5
SCALE 1:200 @ A3



NOTE:
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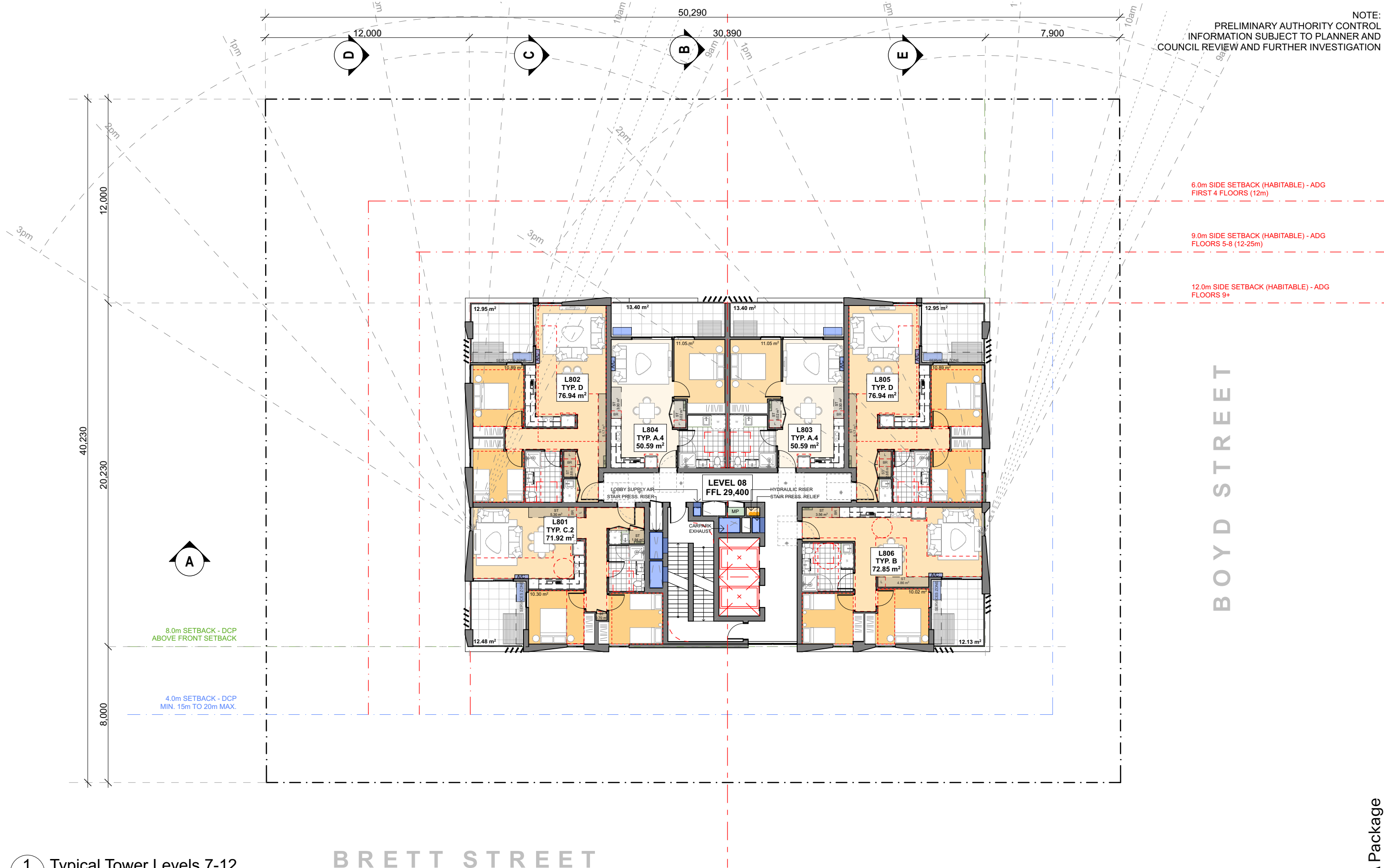
1 Tower Levels 6
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BRETT STREET

BOYD STREET

DA Package

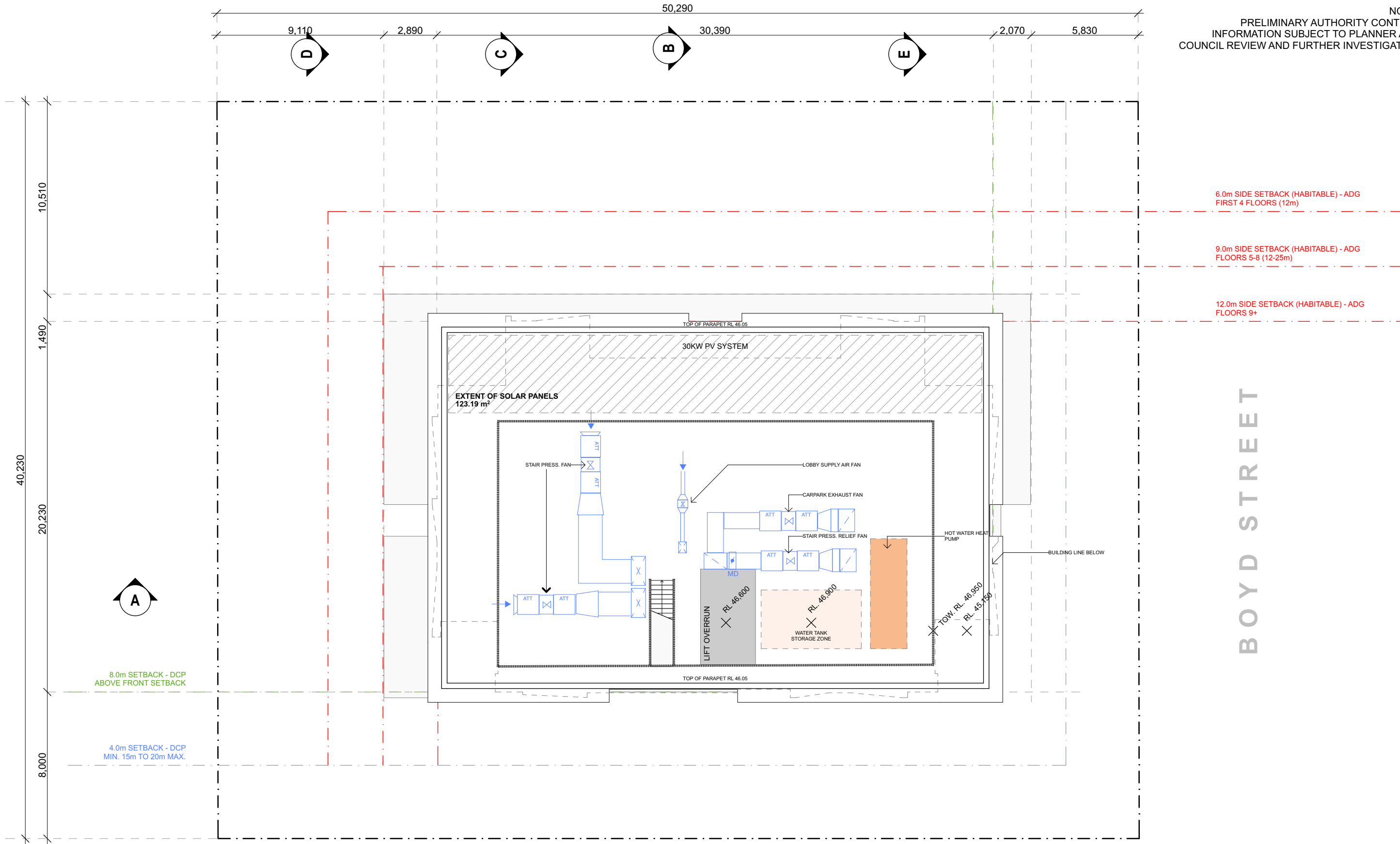
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1 Typical Tower Levels 7-12
SCALE 1:200 @ A3

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2 Roof Level
SCALE 1:200 @ A3

BRETT STREET

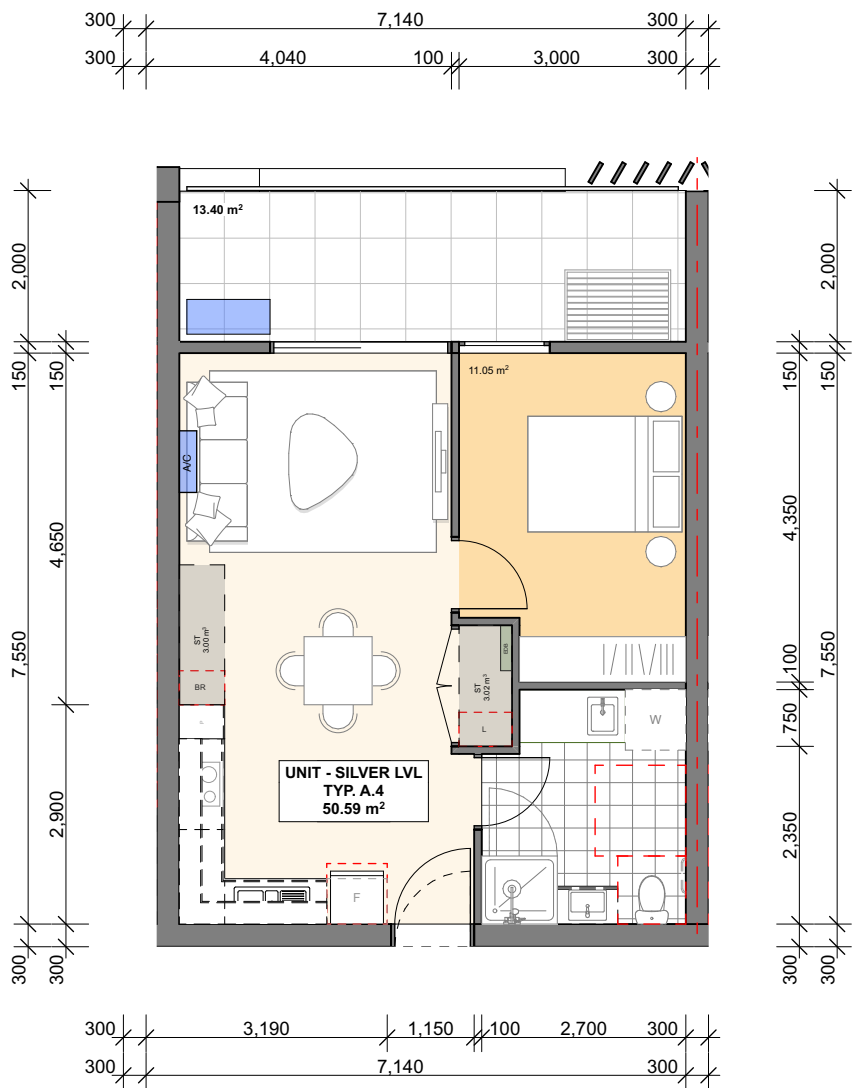
BOYD STREET

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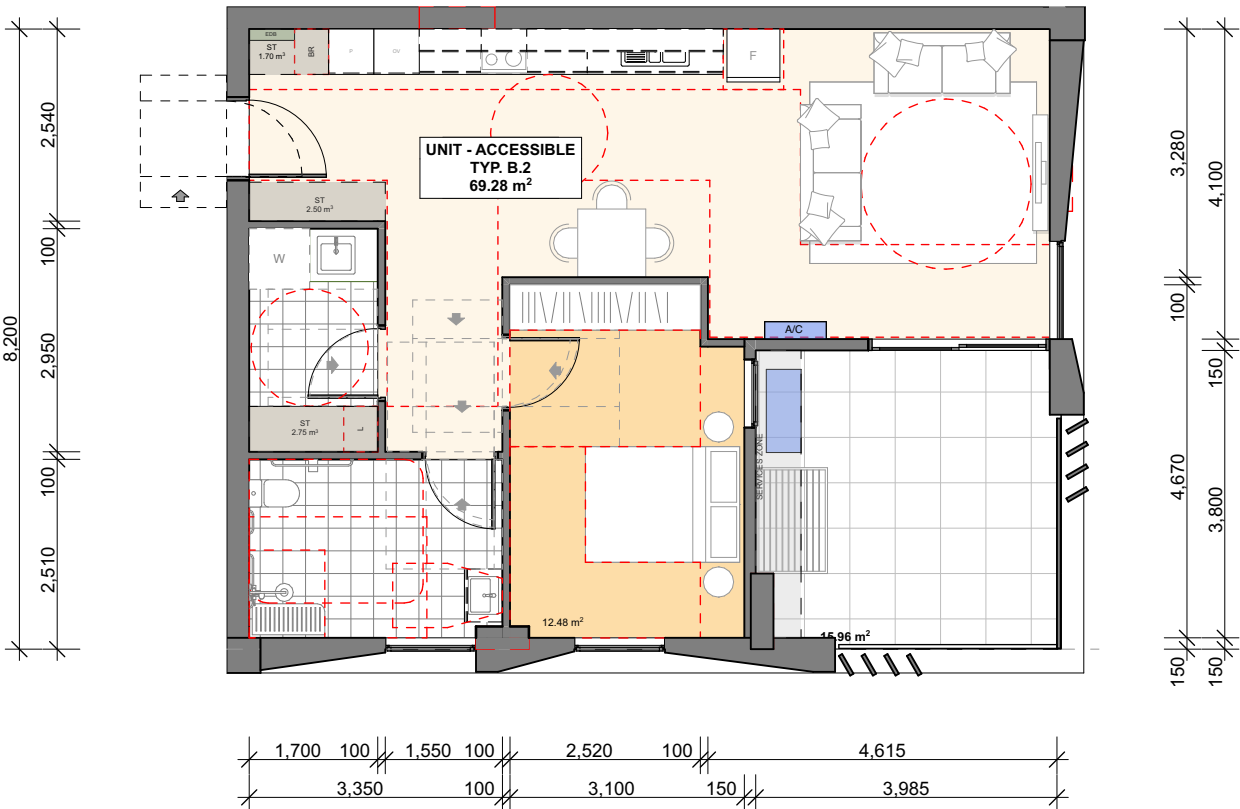




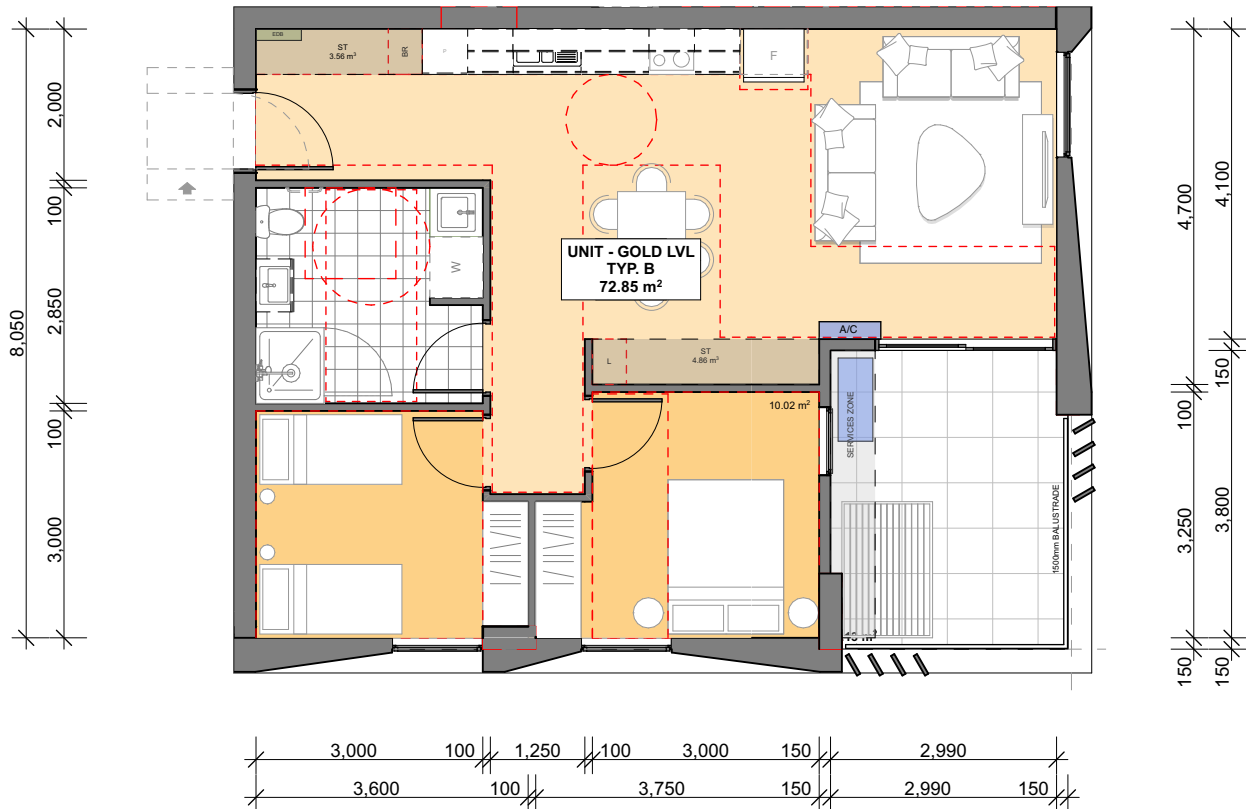
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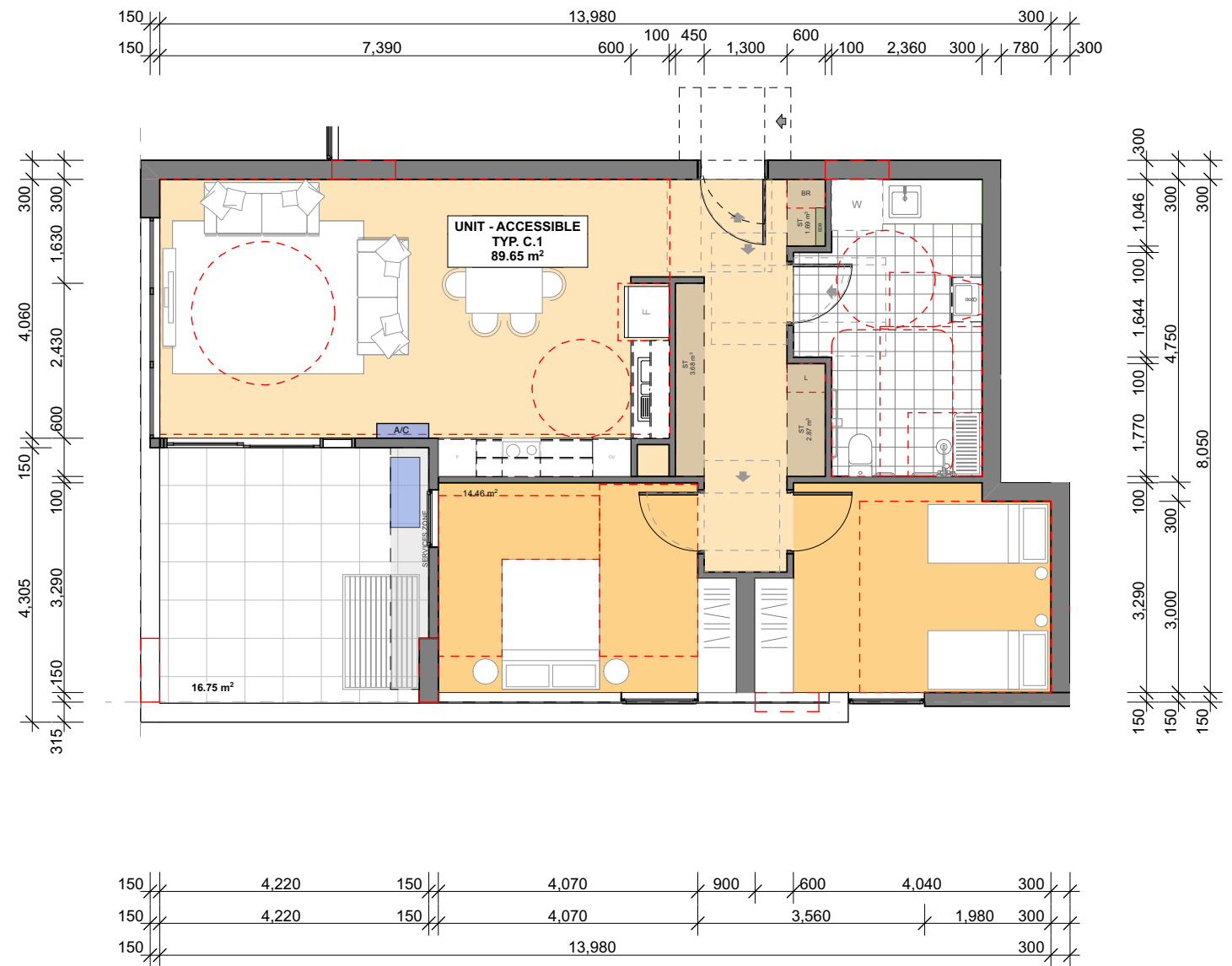
2 Typ. Unit A.4 - 1 Bed
SCALE 1:100 @ A3



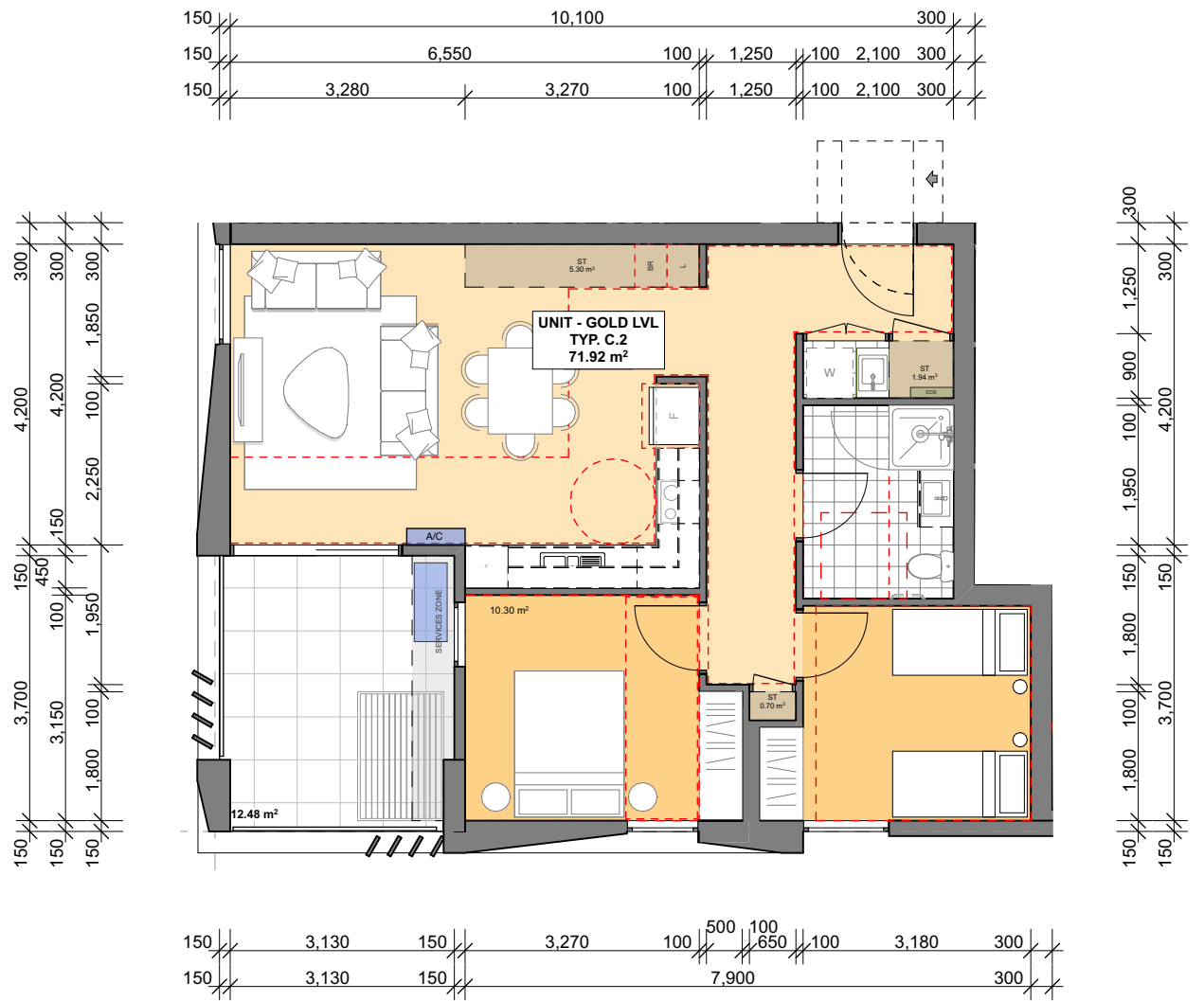
1 Typ. Unit B.2 - 1 Bed (Acc)
SCALE 1:100 @ A3



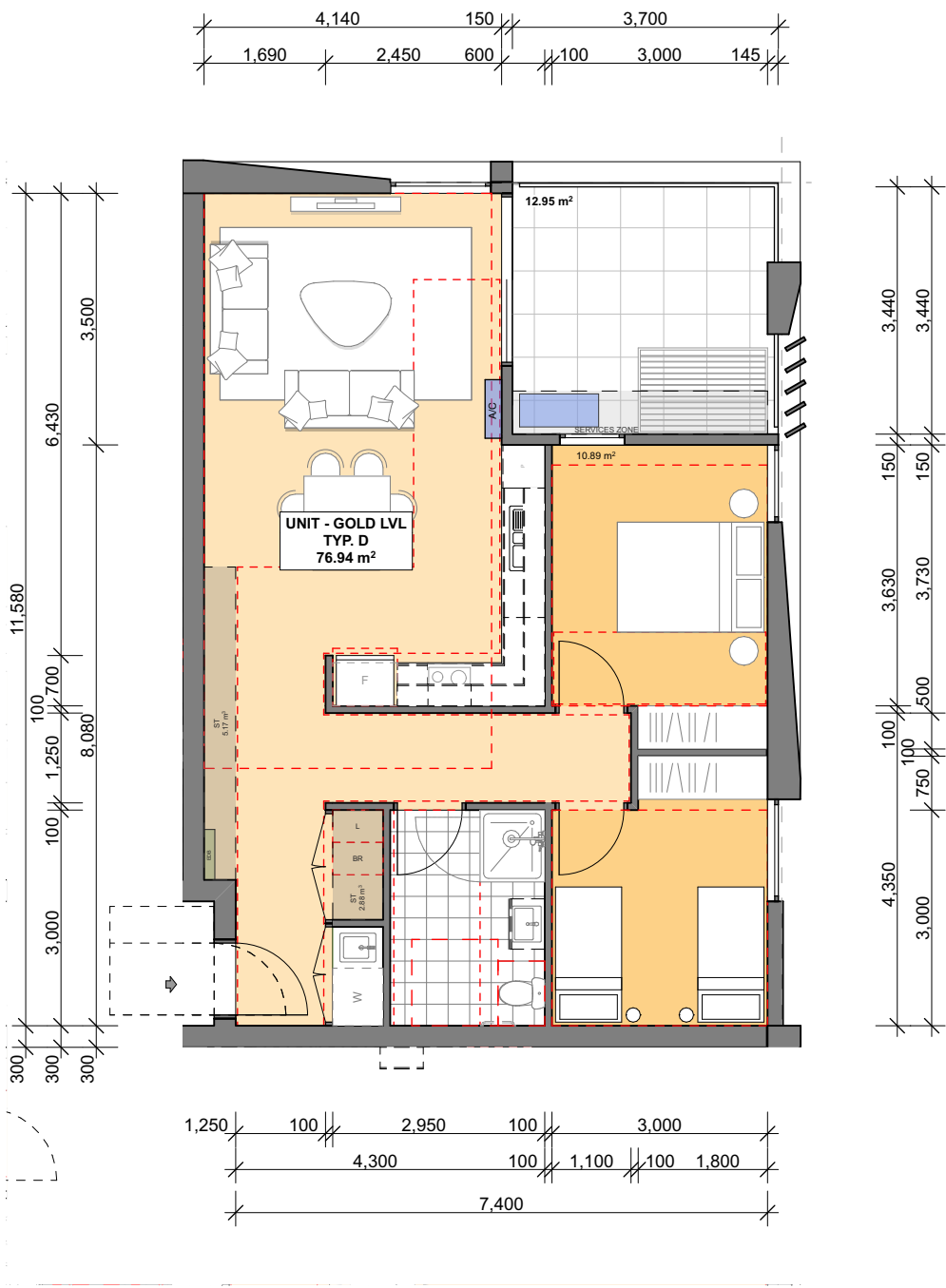
3 Typ. Unit B - 2 Bed Gold
SCALE 1:100 @ A3



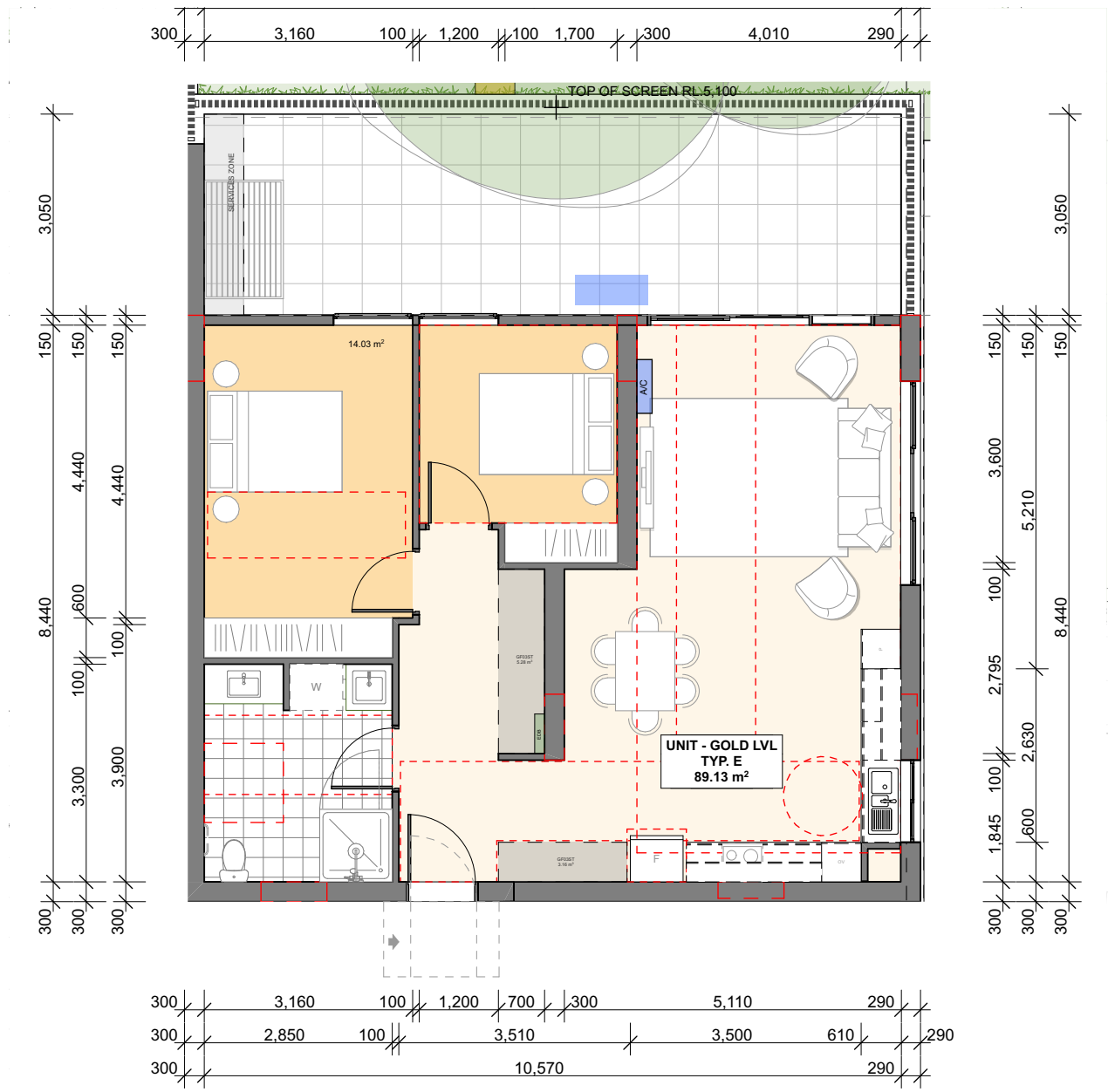
1 Typ. Unit C.1 - 2 Bed (Acc)
SCALE 1:100 @ A3



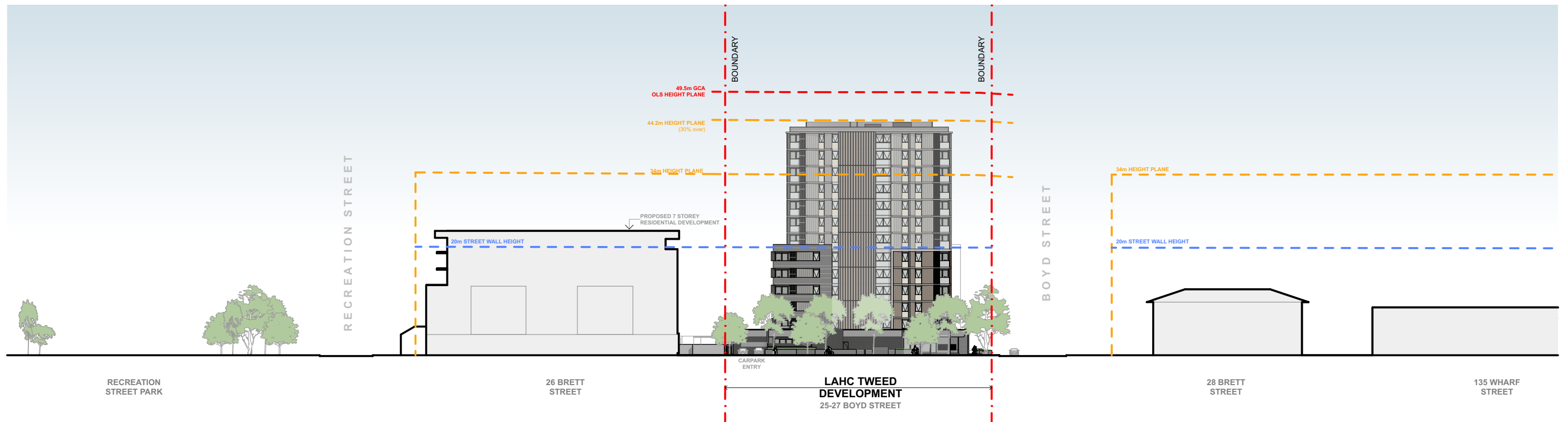
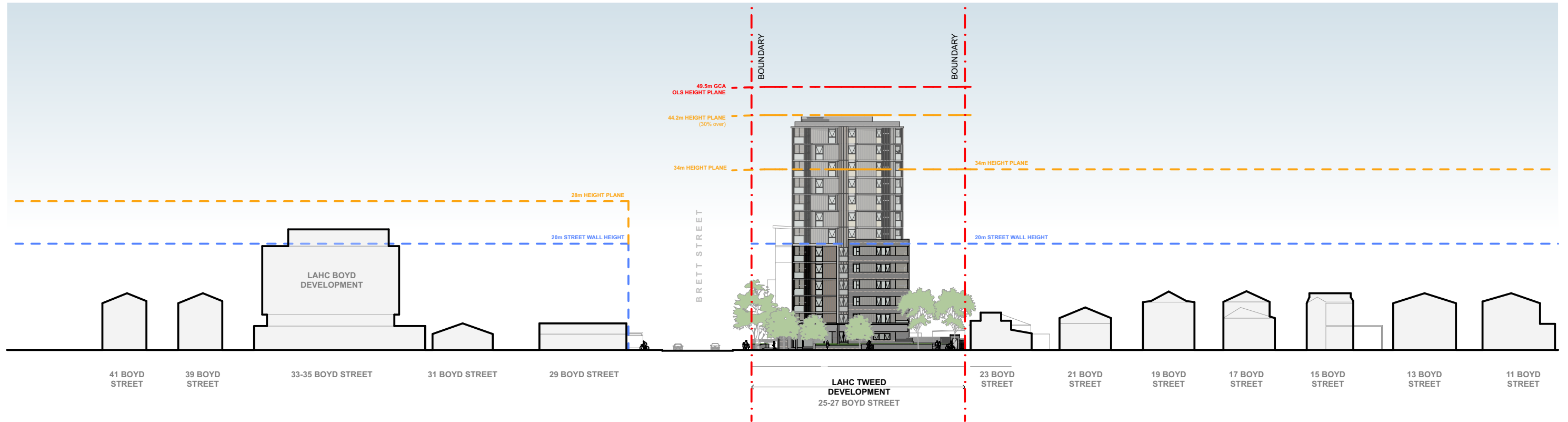
2 Typ. Unit C.2 - 2 Bed
SCALE 1:100 @ A3

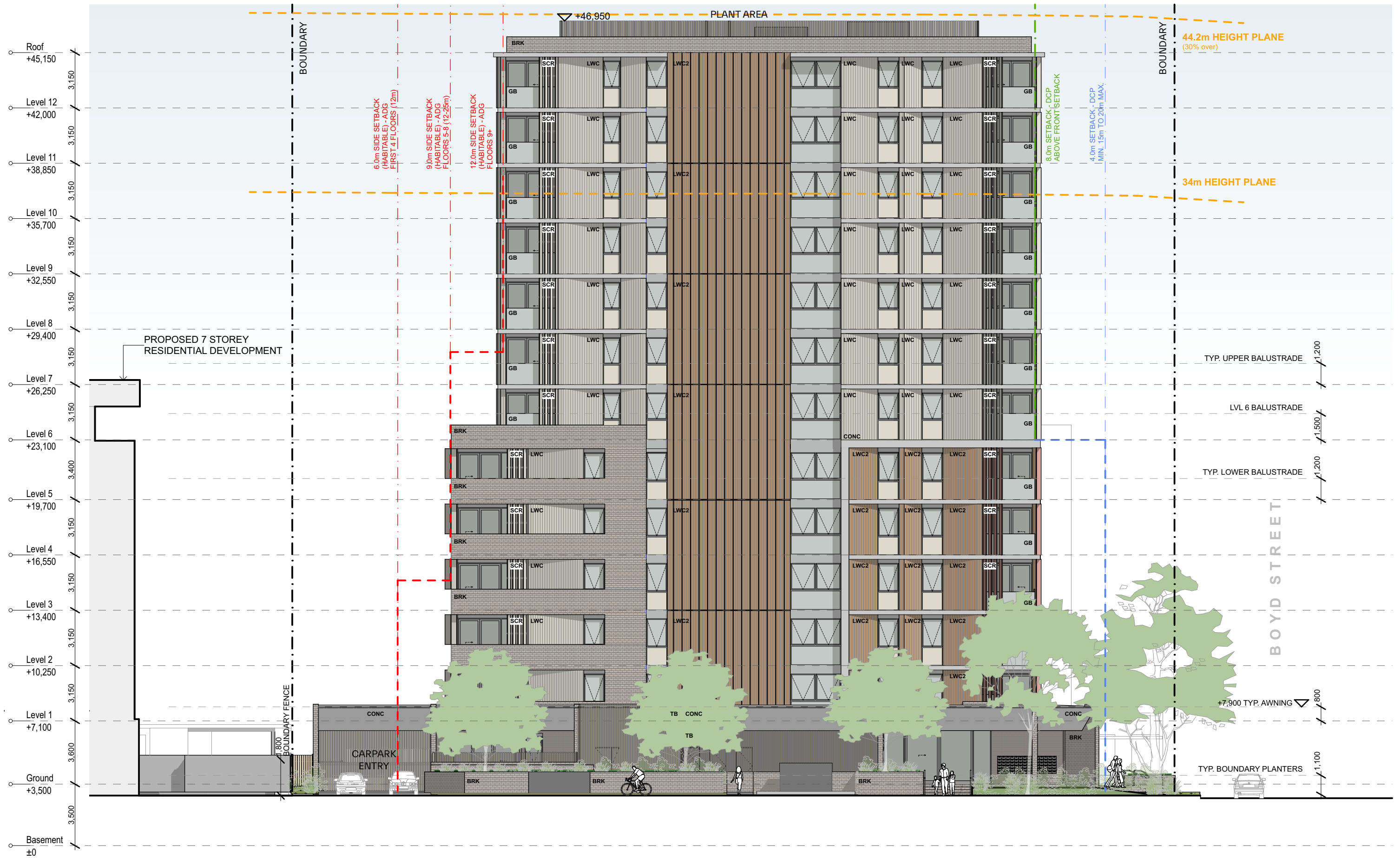


1 Typ. Unit D - 2 Bed
SCALE 1:100 @ A3



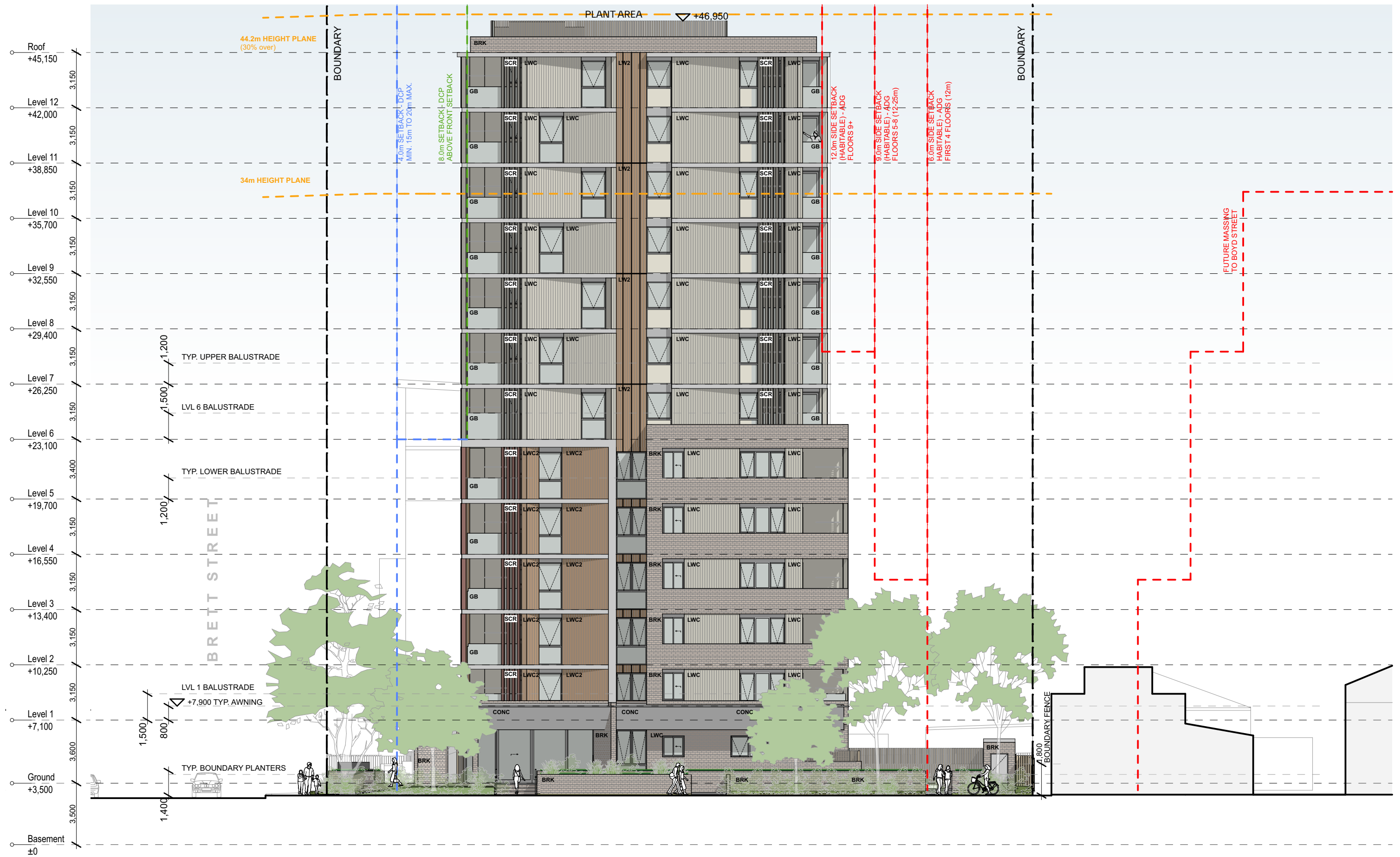
2 Typ. Unit E - 2 Bed
SCALE 1:100 @ A3





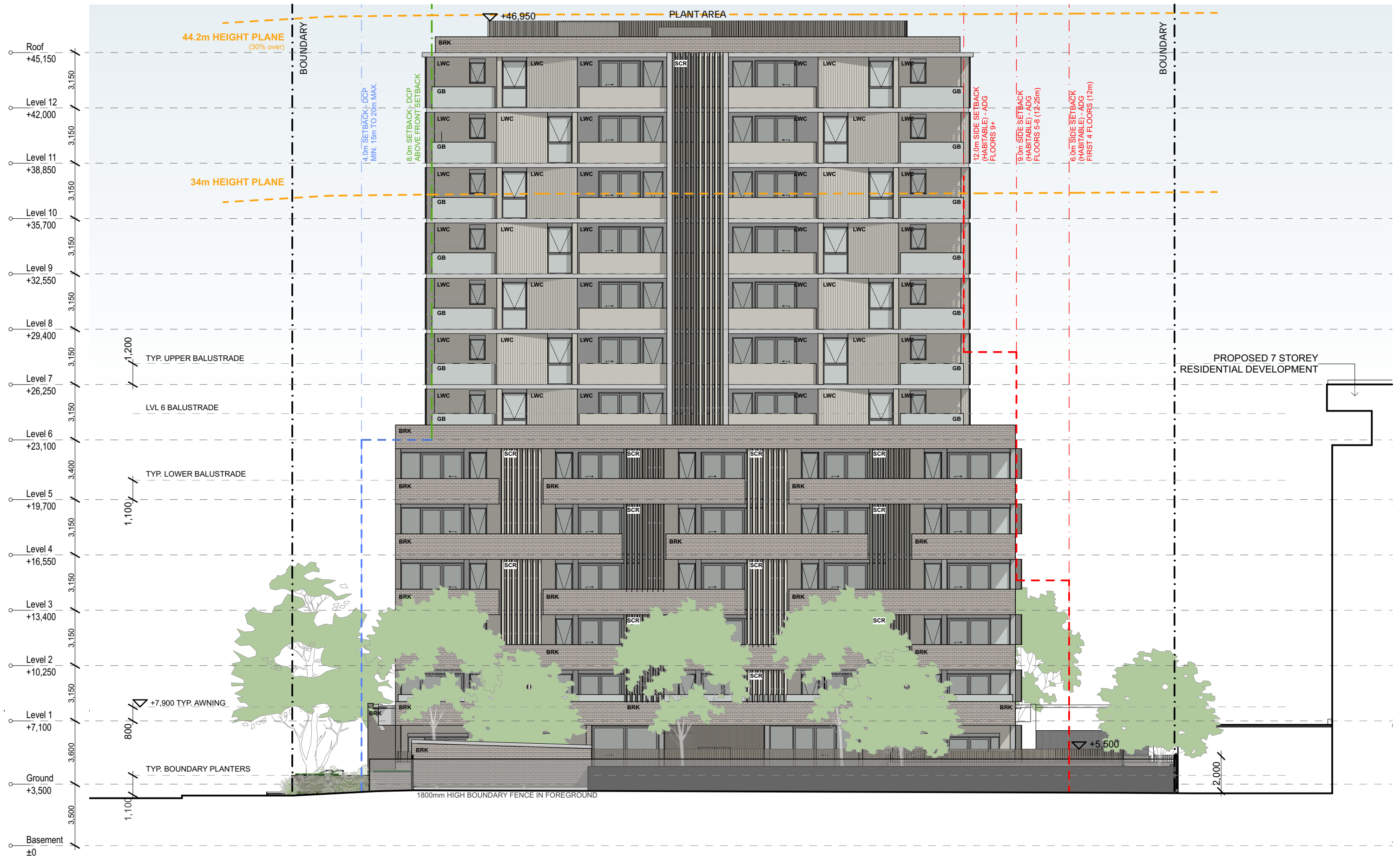
1 S Brett Street Elevation
SCALE 1:200 @ A3

DA Package



1 E Boyd Street Elevation
SCALE 1:200 @ A3

DA Package



1 N North Elevation
SCALE 1:200 @ A3

DA Package



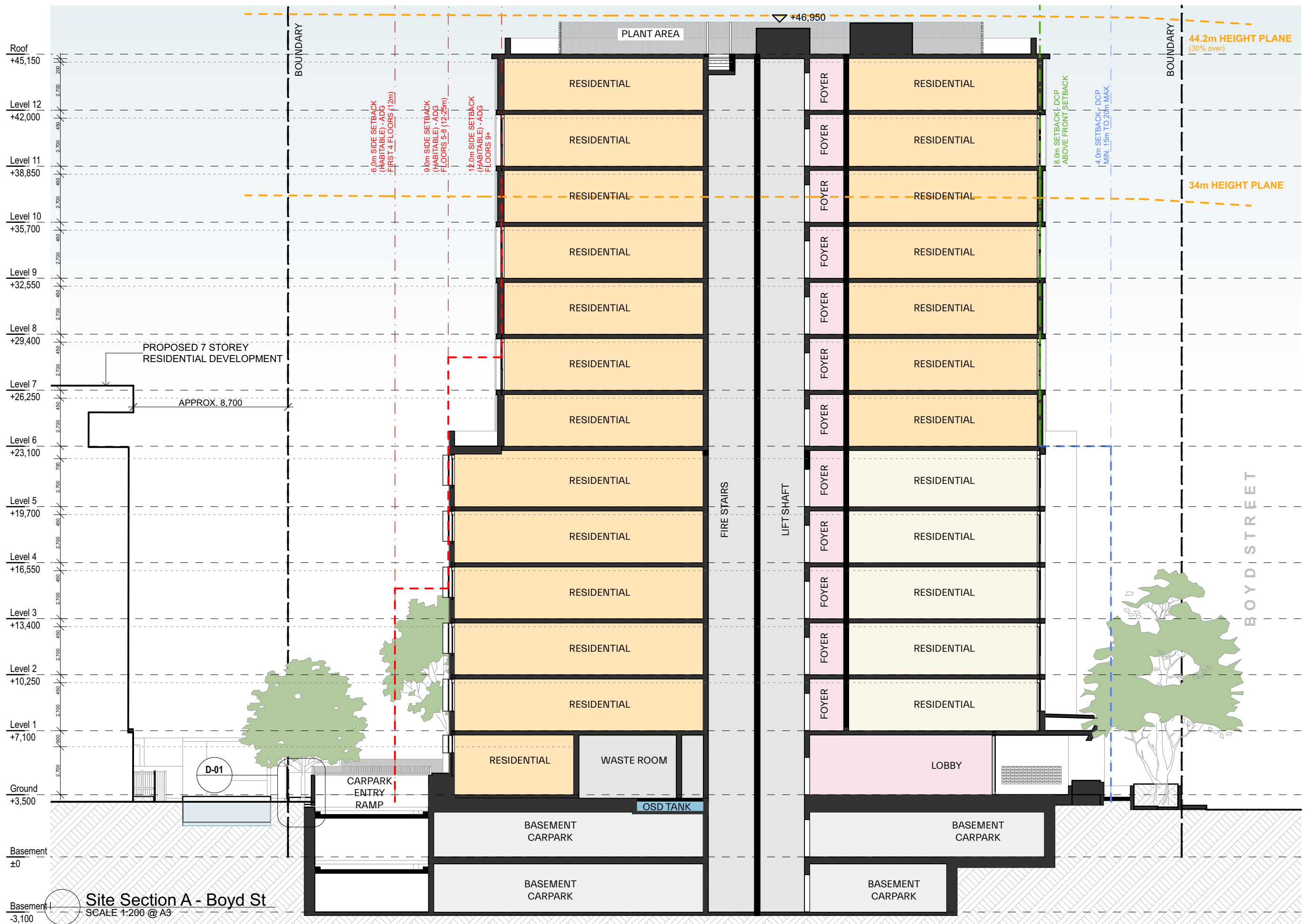
Architecture | Planning | Interiors

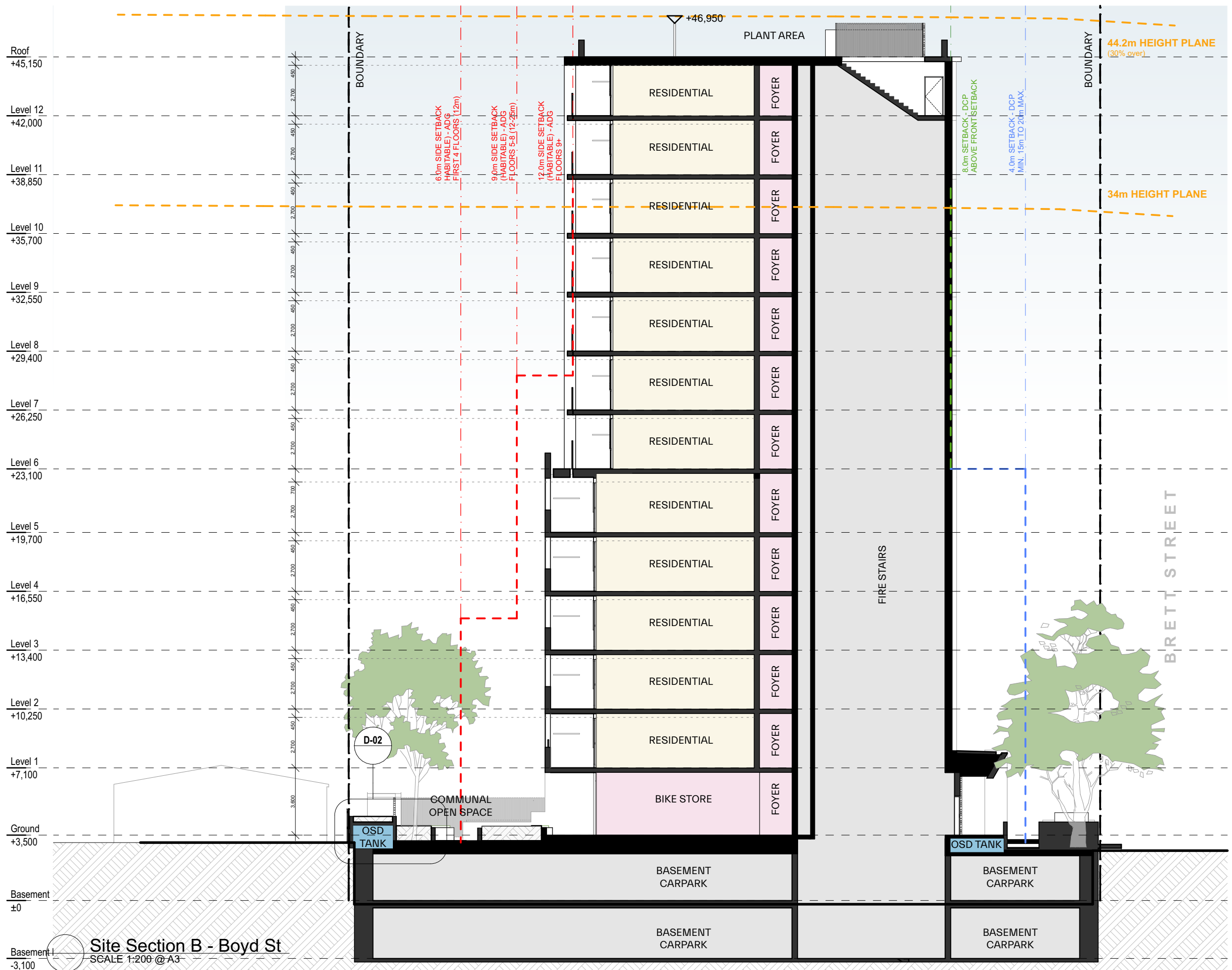
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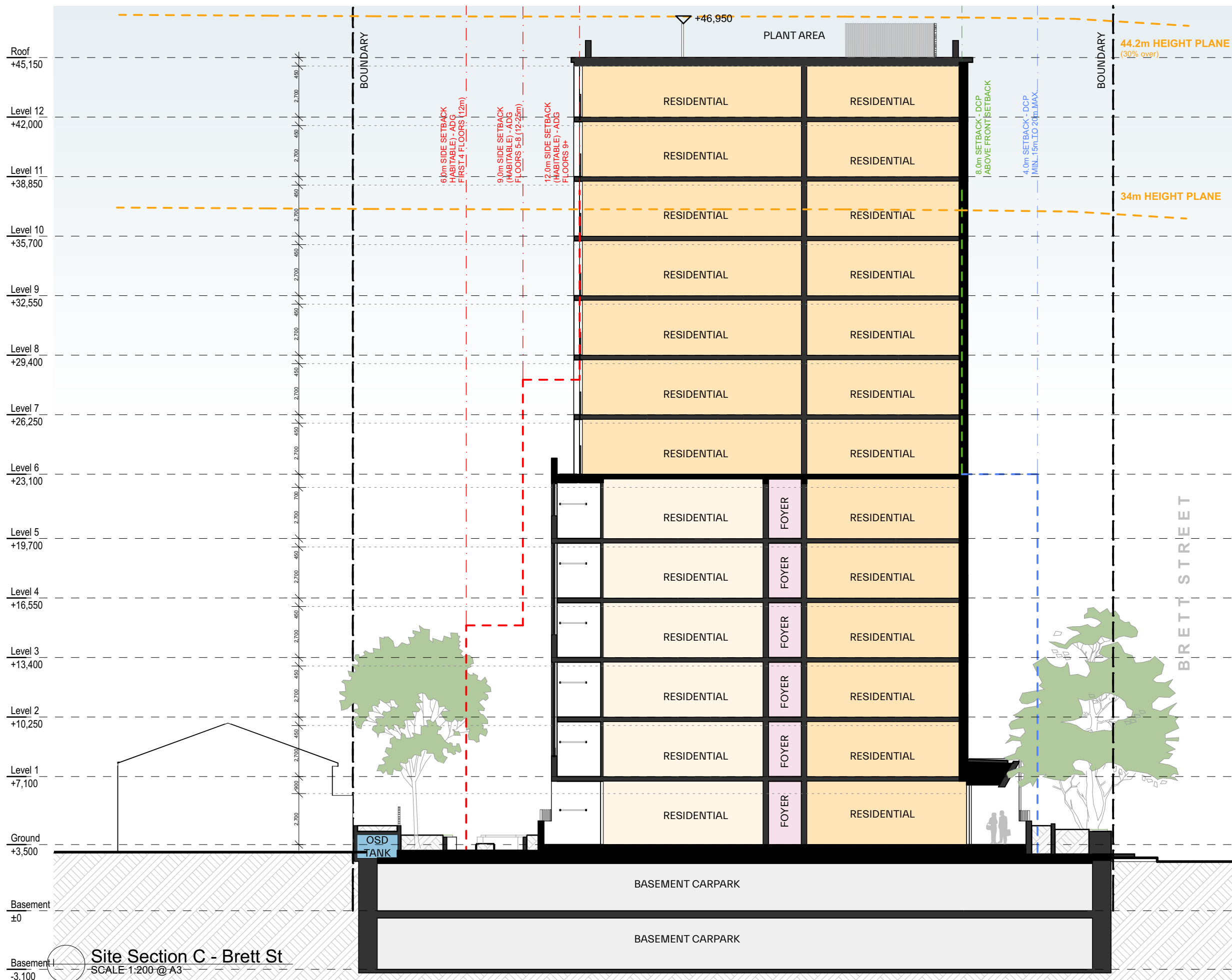


Homes NSW - Tweed Heads	North Elevation
project #	drawing #
22134	A-2004
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	28/5/2025

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Site Section C - Brett St

SCALE 1:200 @ A3

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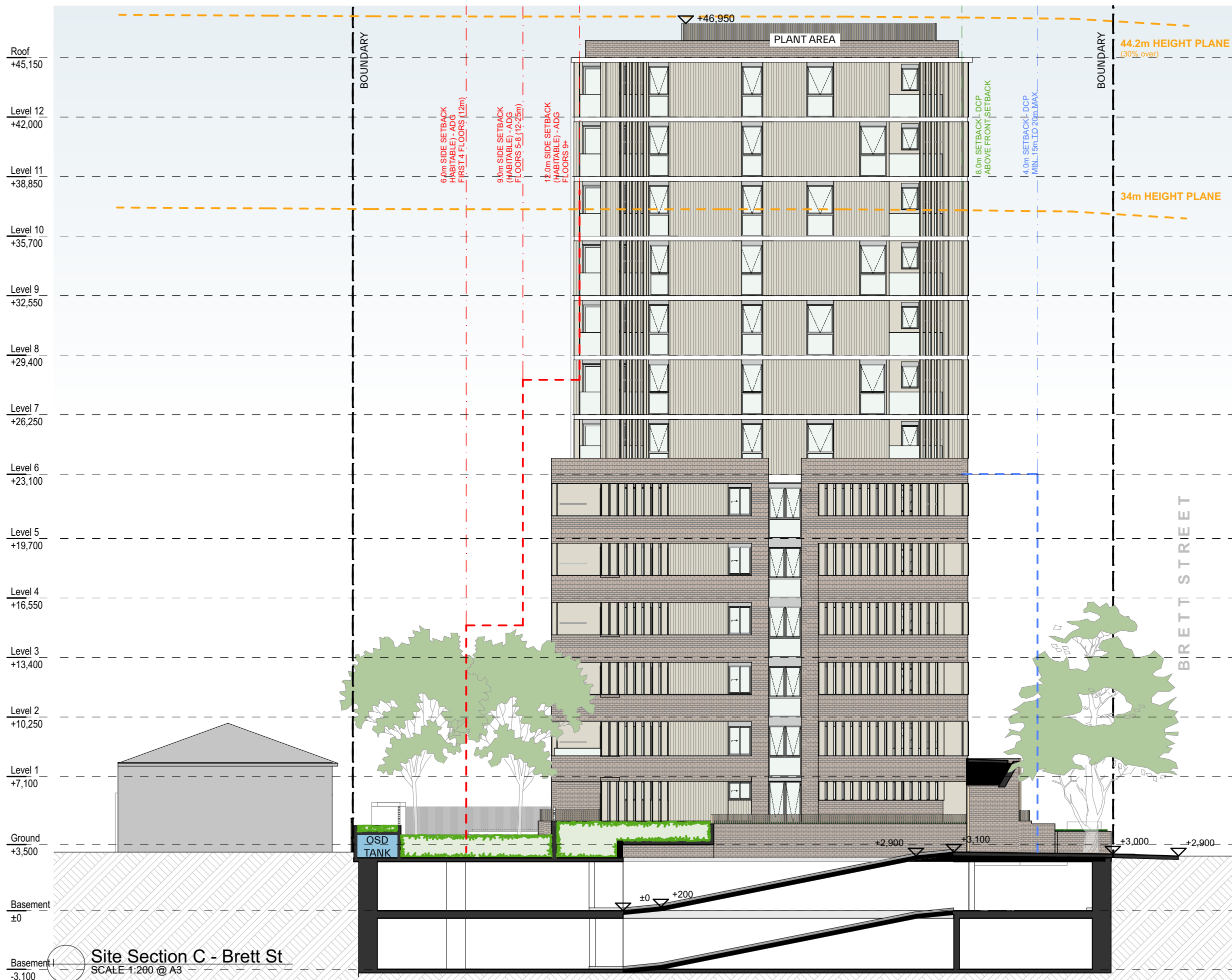


Homes NSW - Tweed Heads
project #
22134
25-27 Boyd St,
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Section C
drawing #
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Site Section C - Brett St
SCALE 1:200 @ A3

BRETT STREET

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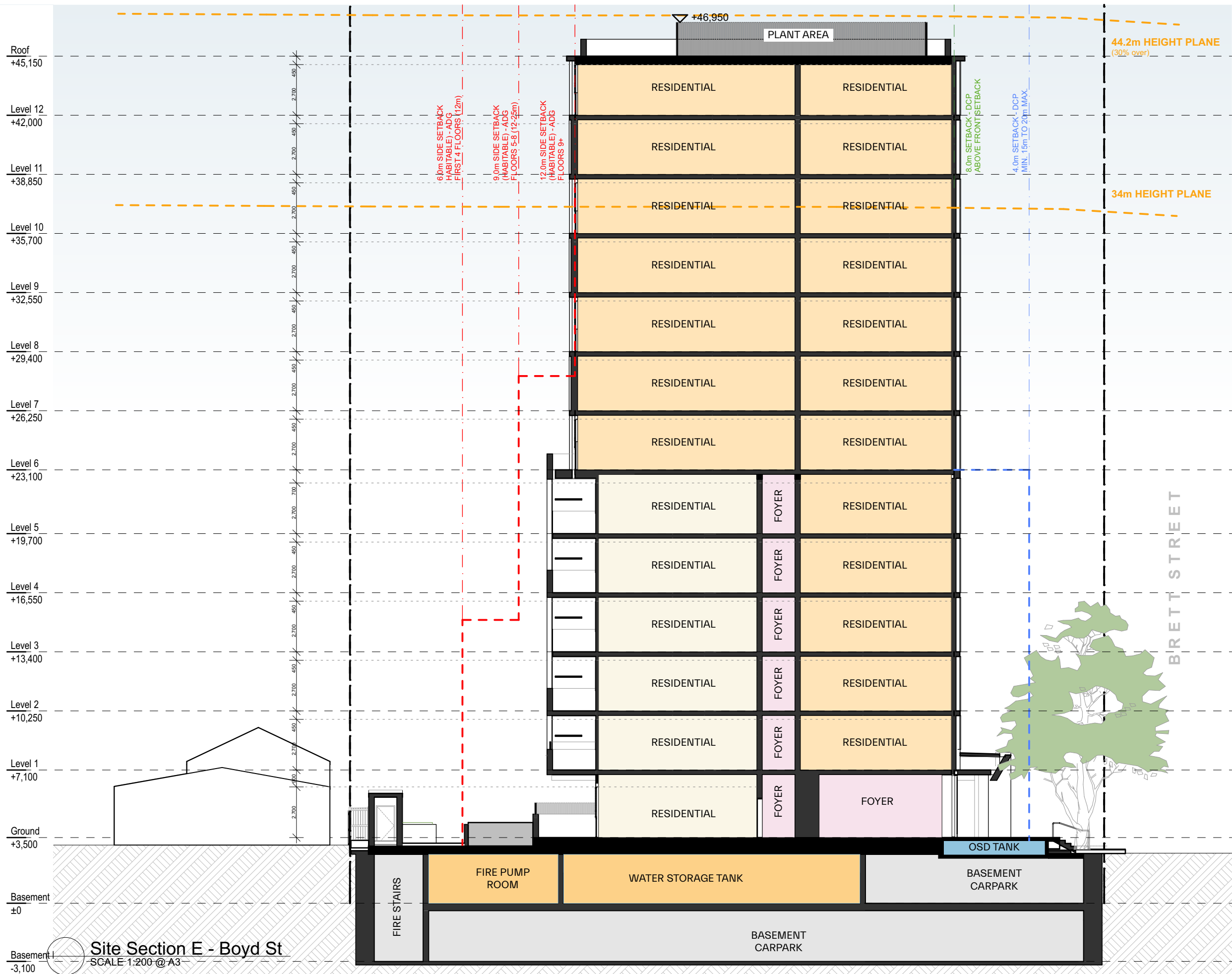


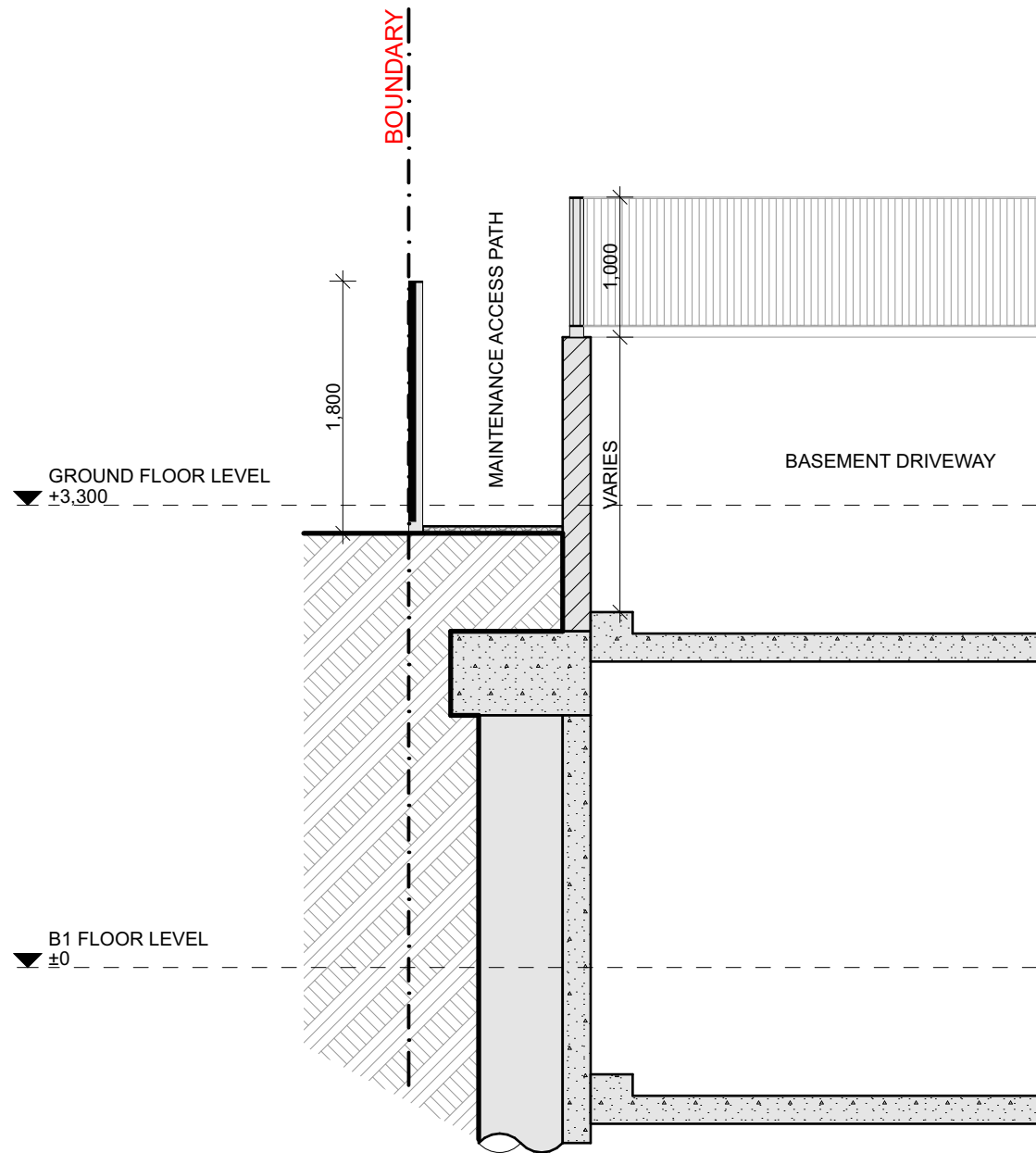
Homes NSW - Tweed Heads
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22134
25-27 Boyd St,
Tweed Heads, NSW 2485

Section D
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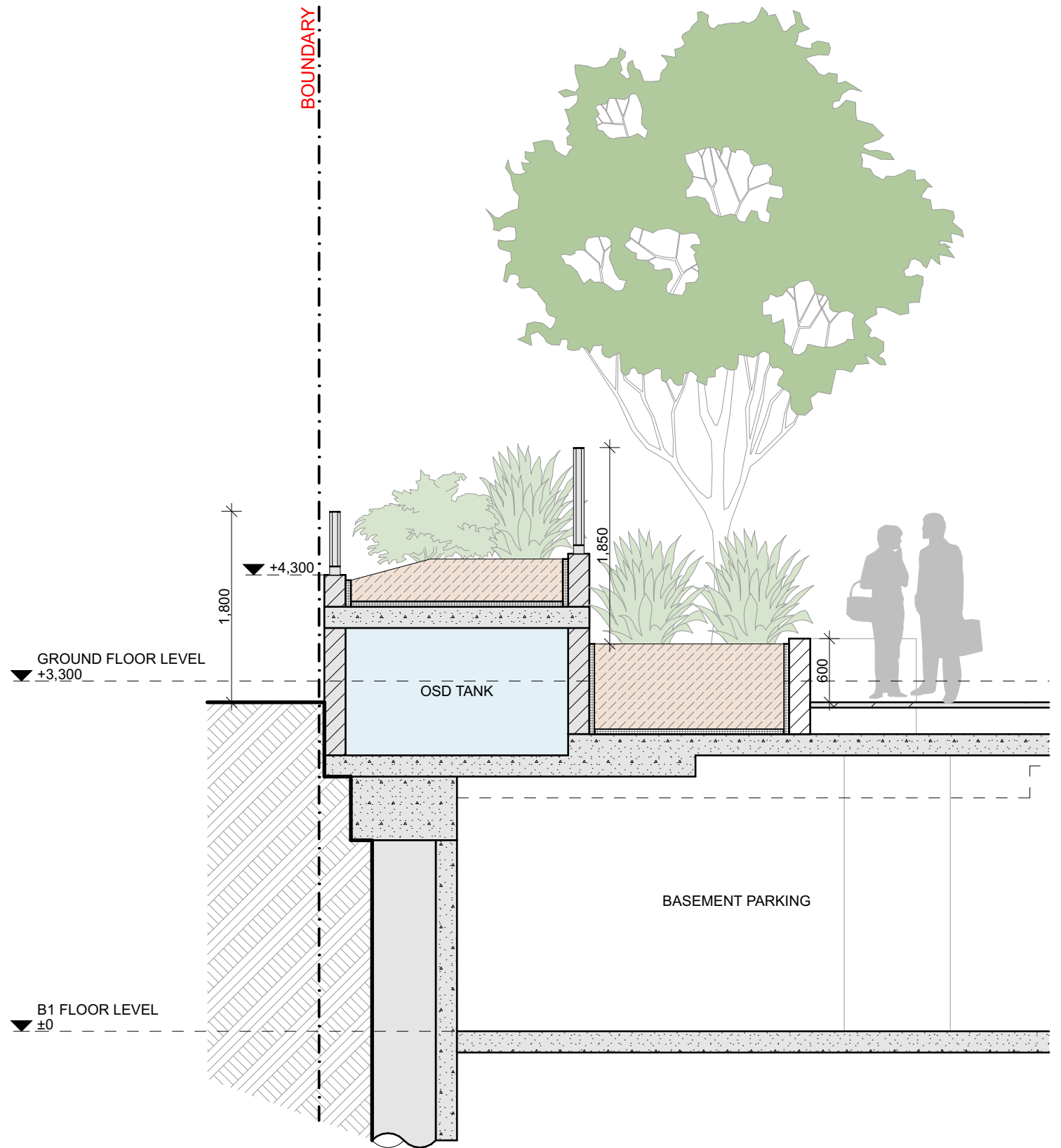
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1 D-01 Western Boundary
SCALE 1:50 @ A3



2 D-02 Northern Boundary
SCALE 1:50 @ A3