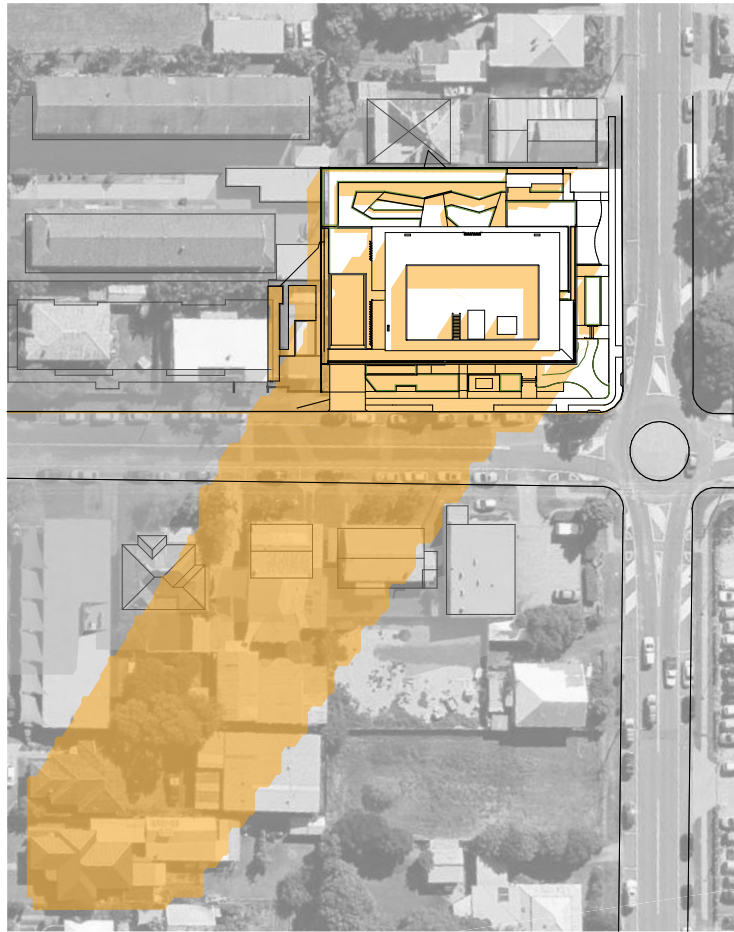
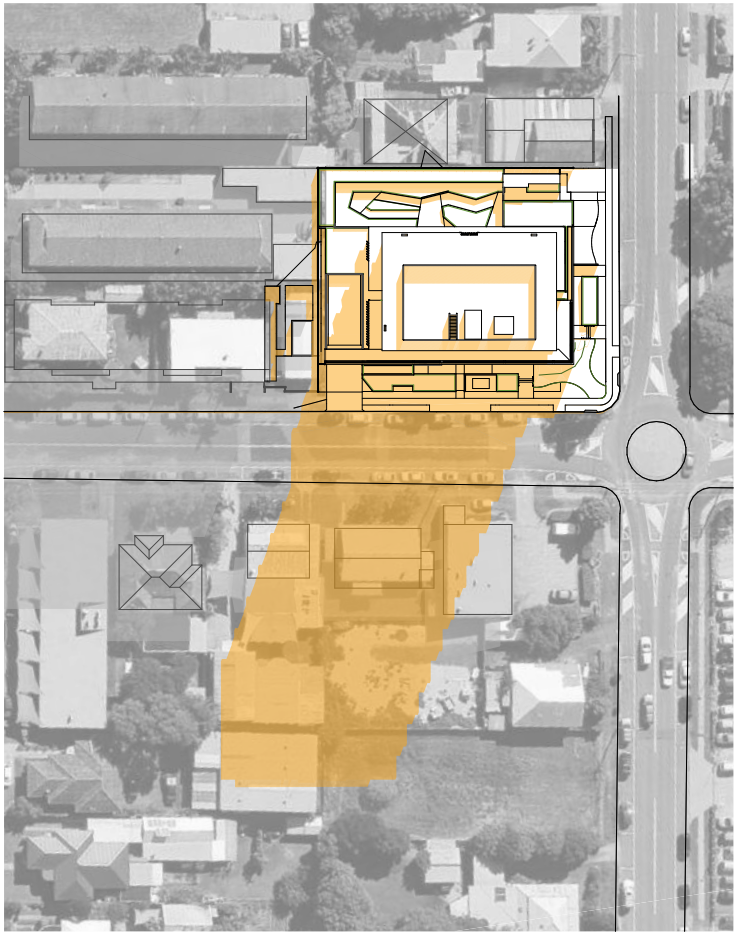
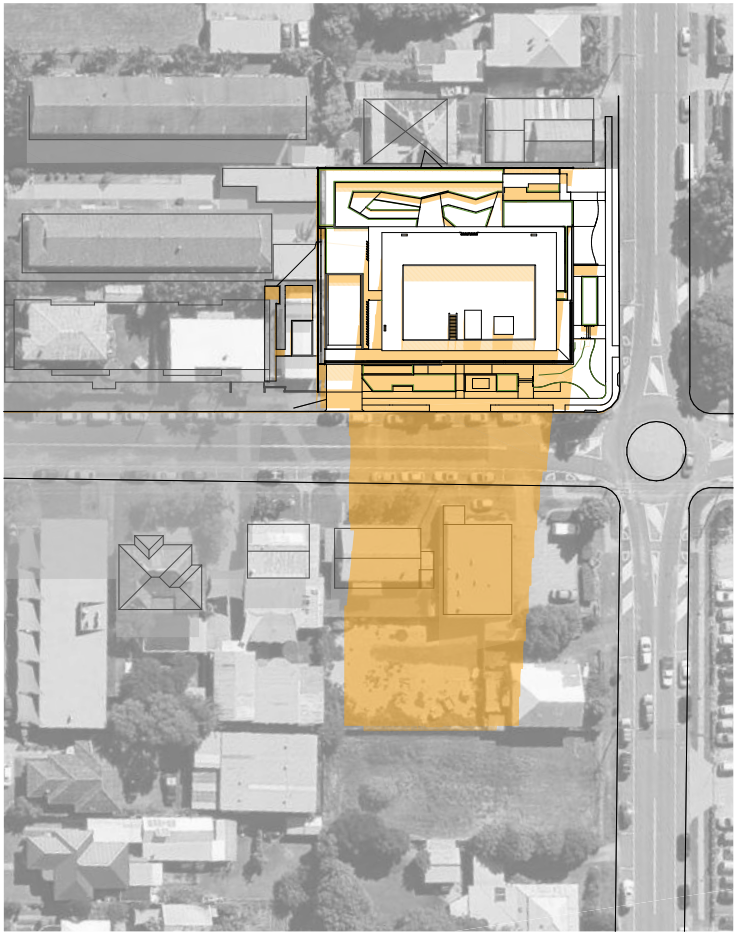




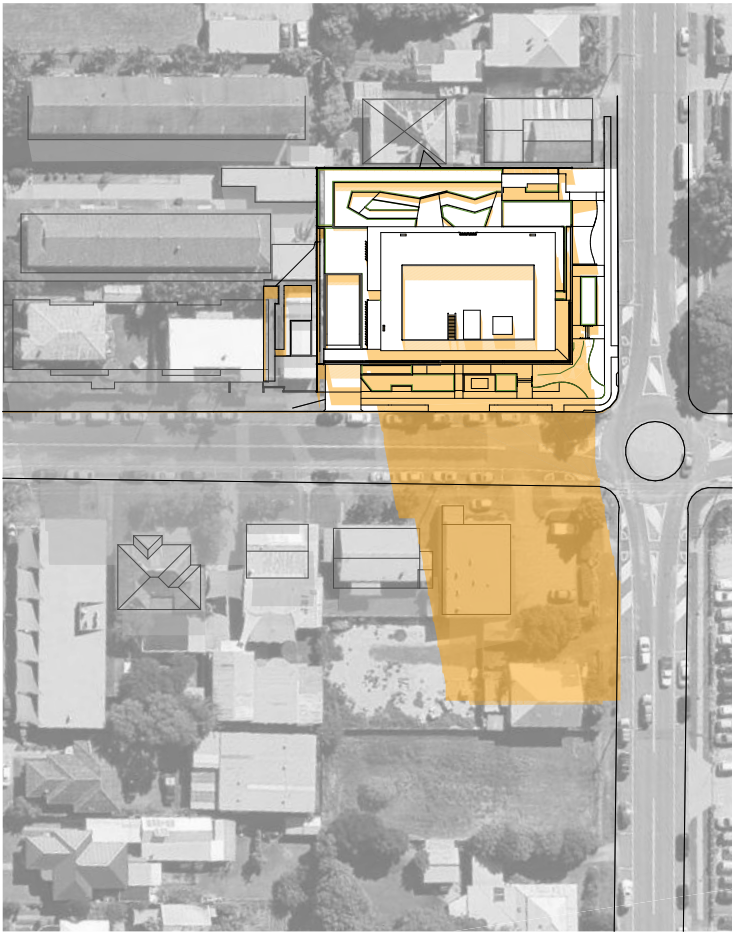
June 21st | 9:00 am



June 21st | 10:00 am



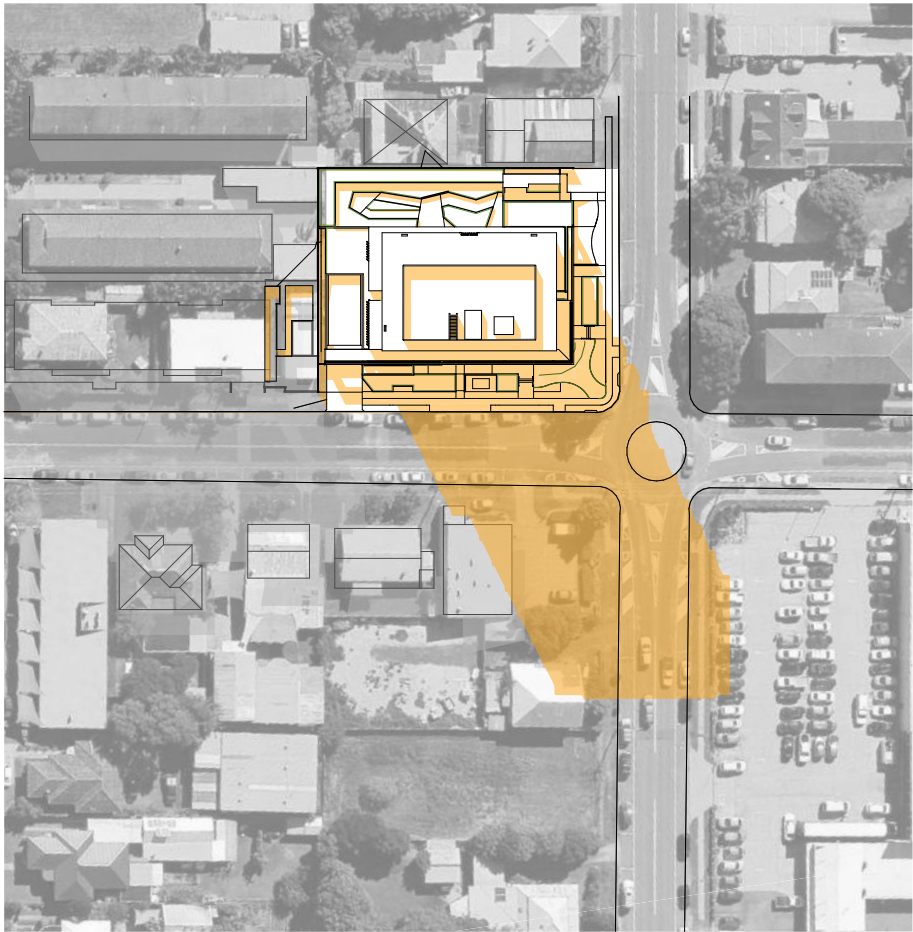
June 21st | 11:00 am



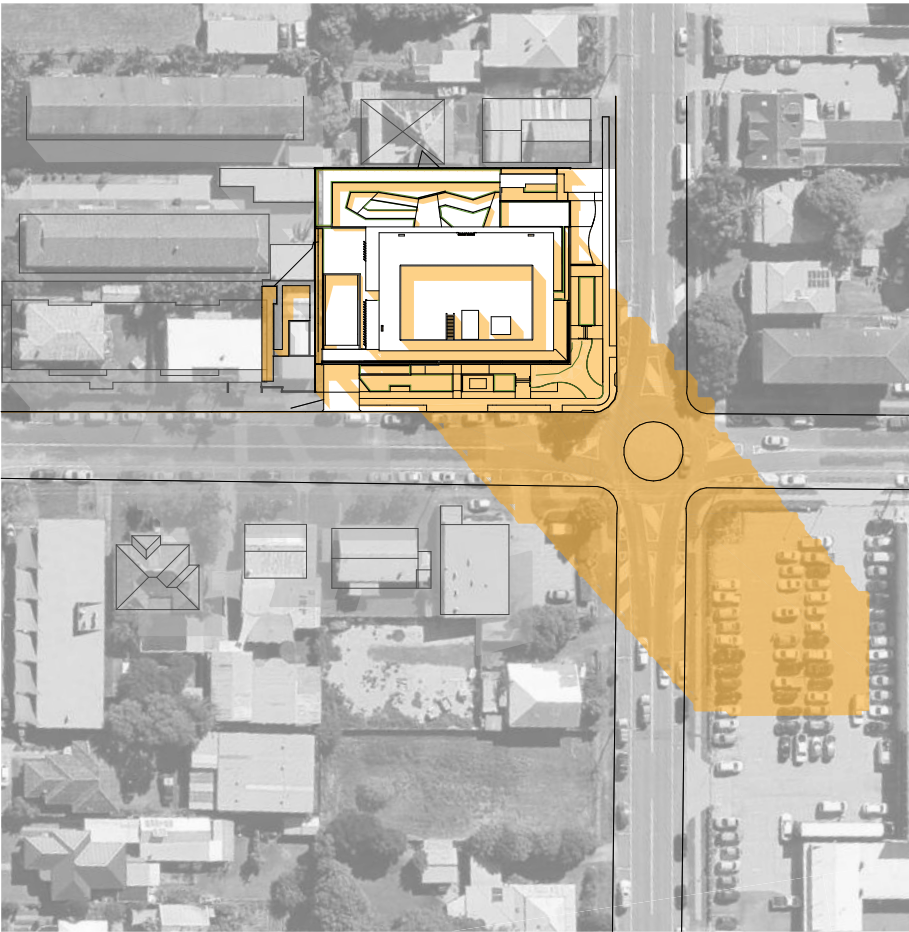
June 21st | 12:00 pm



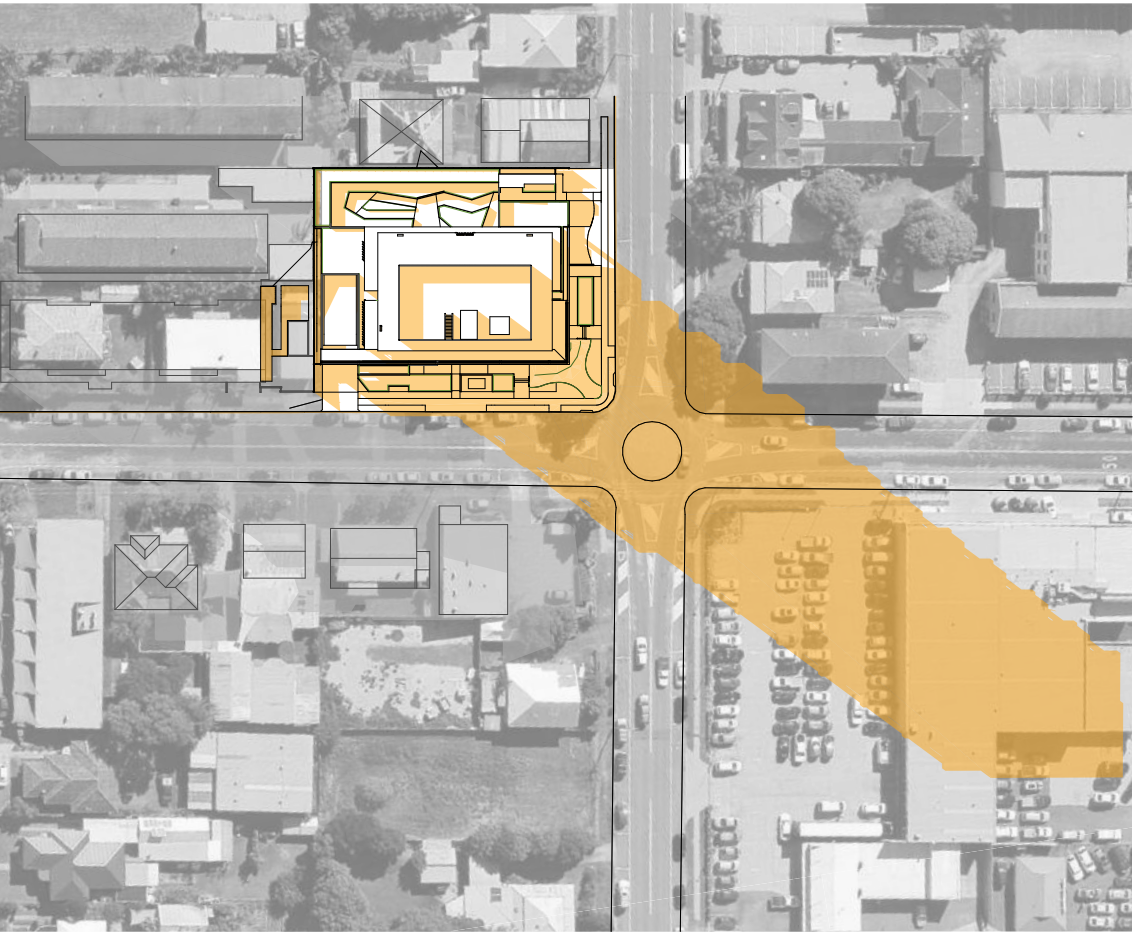
LEP
BUILDING ENVELOPE SHADOW DIAGRAMS



June 21st | 1:00 pm



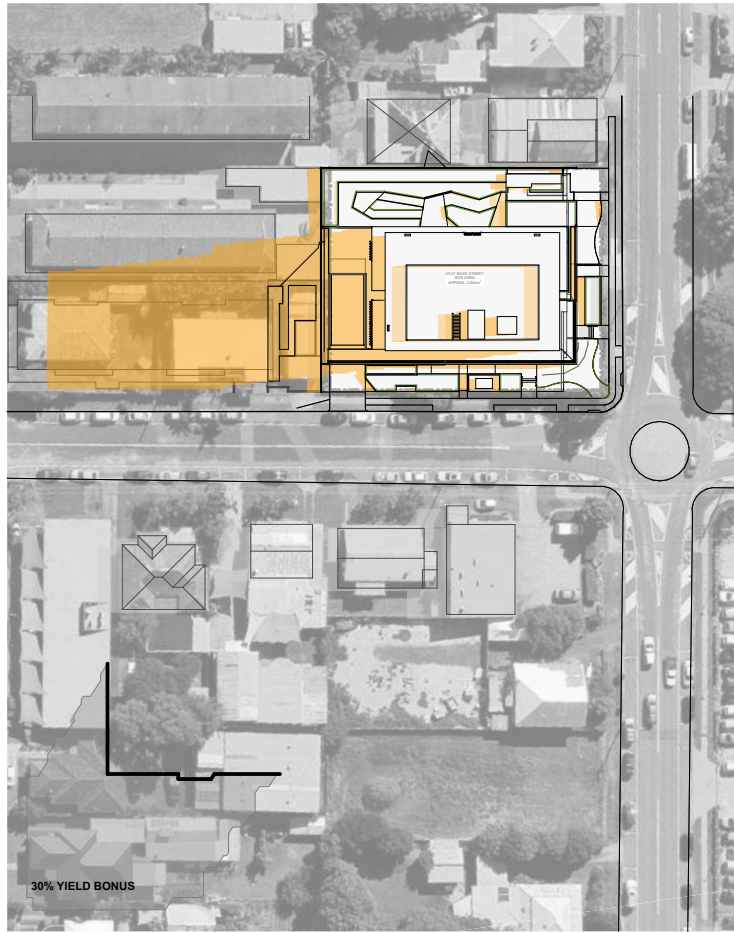
June 21st | 2:00 pm



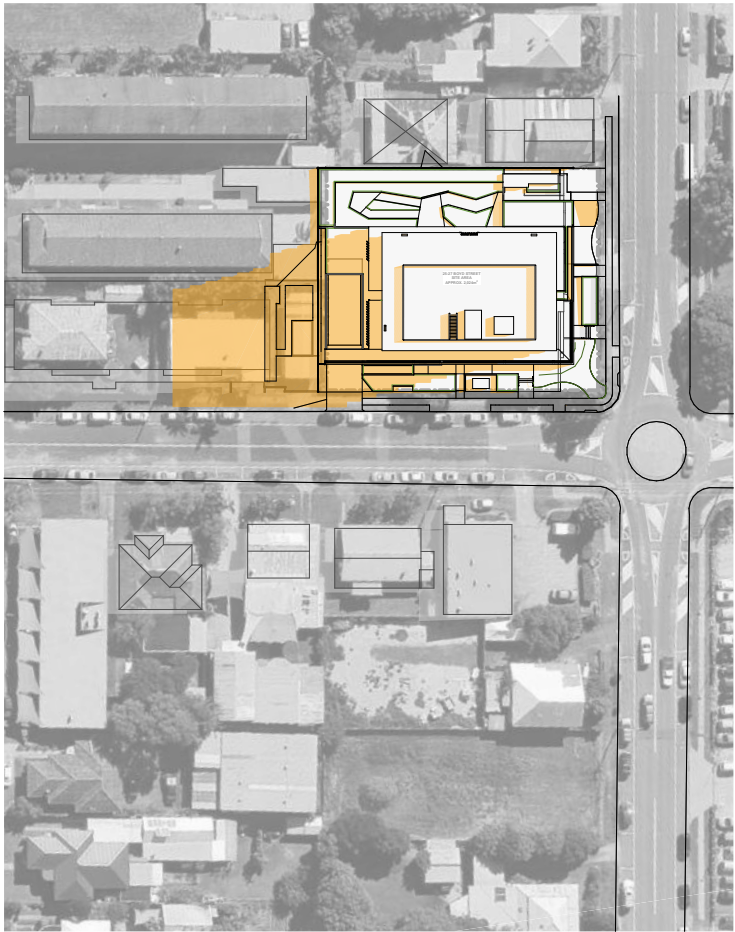
June 21st | 3:00 pm



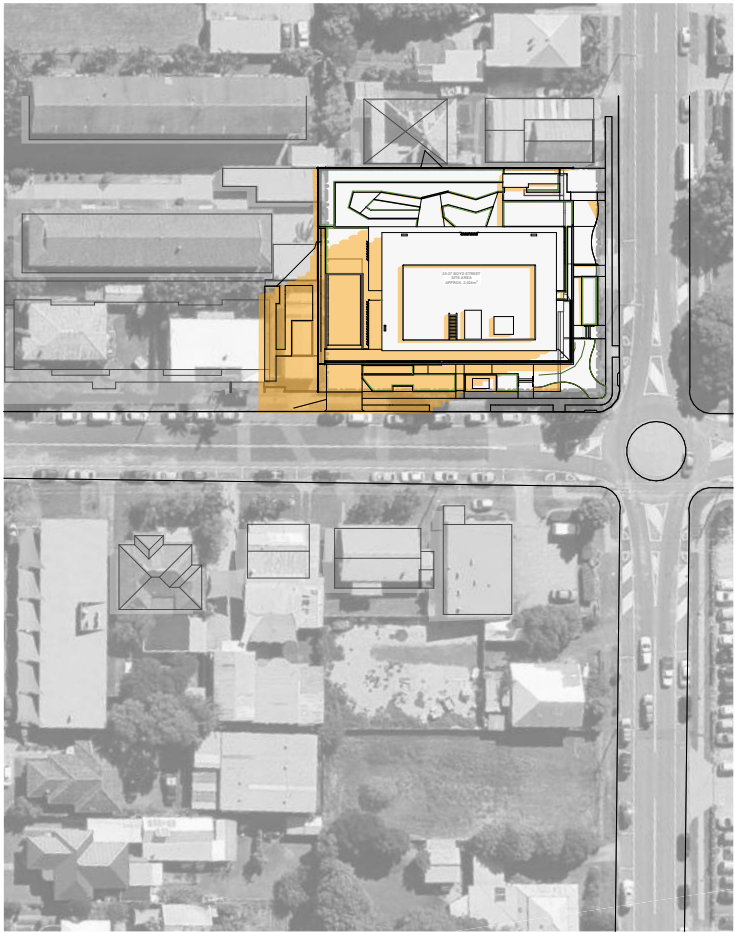
LEP
BUILDING ENVELOPE SHADOW DIAGRAMS



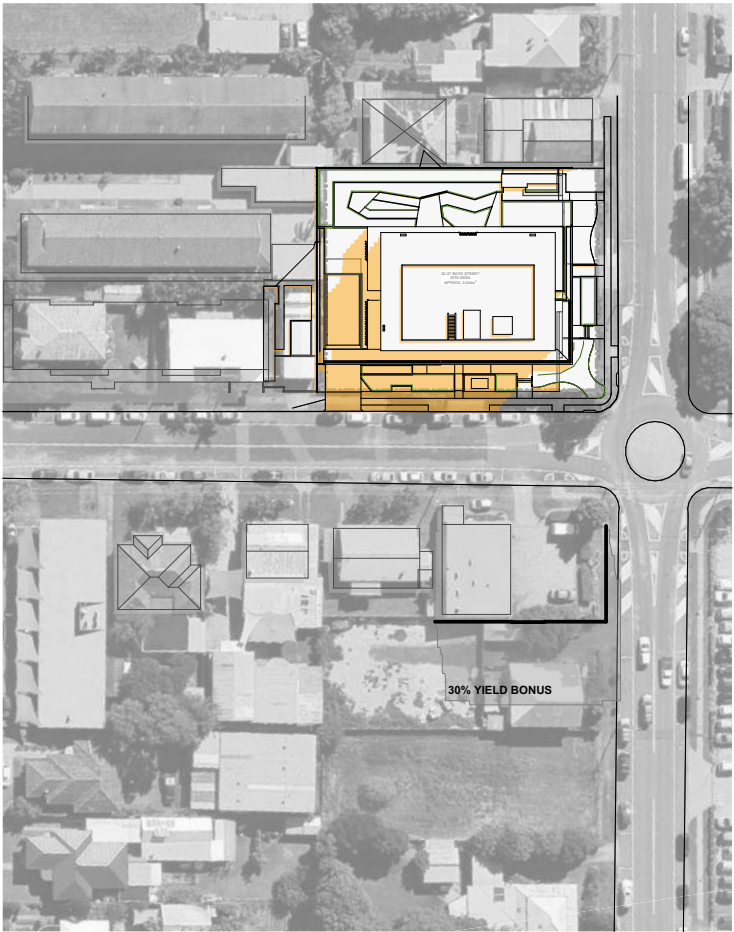
January 21st | 9:00 am



January 21st | 10:00 am



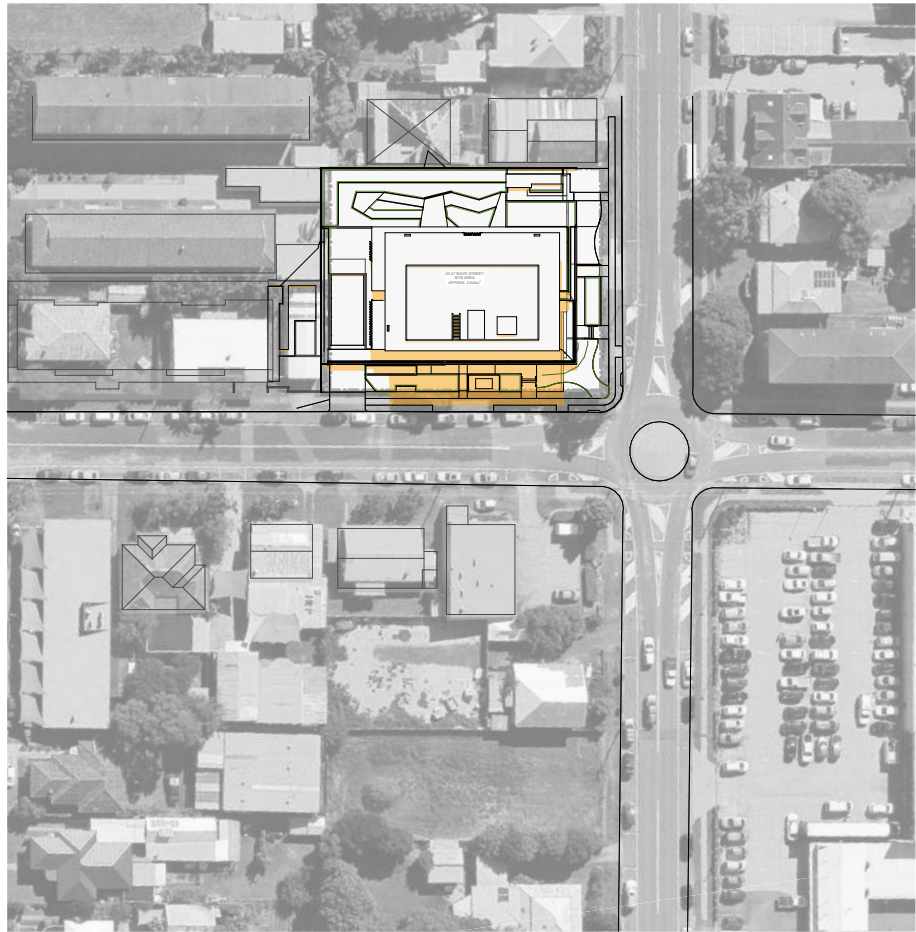
January 21st | 11:00 am



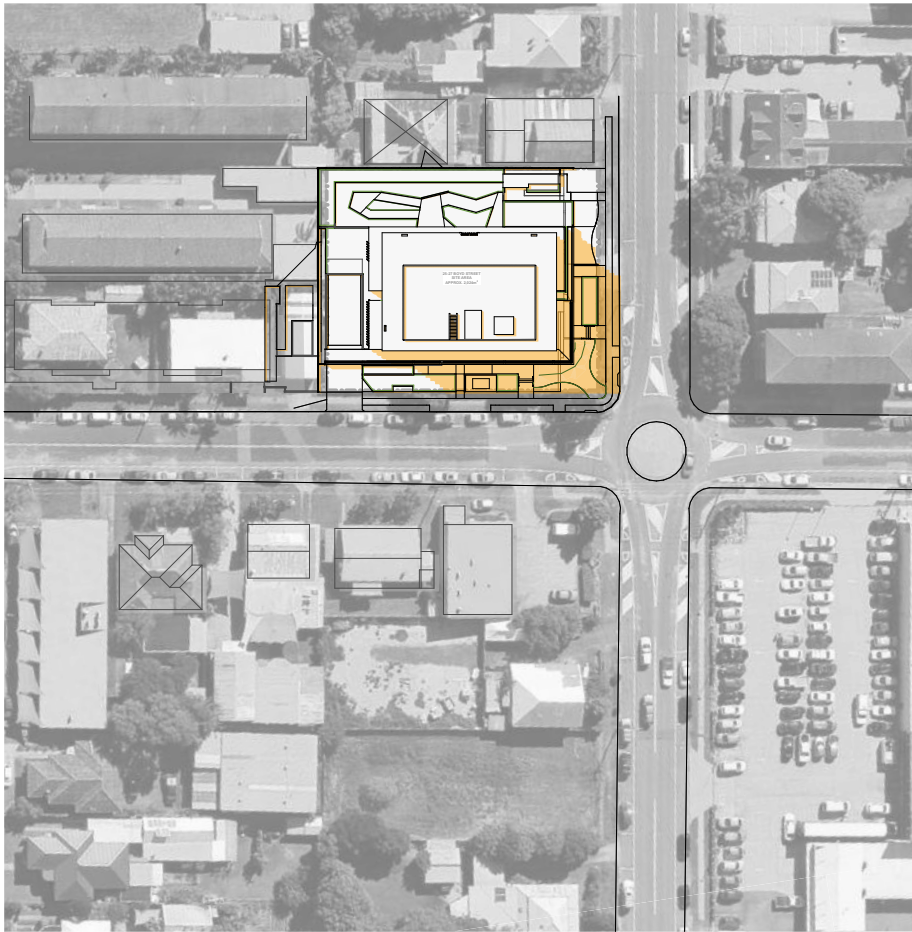
January 21st | 12:00 pm



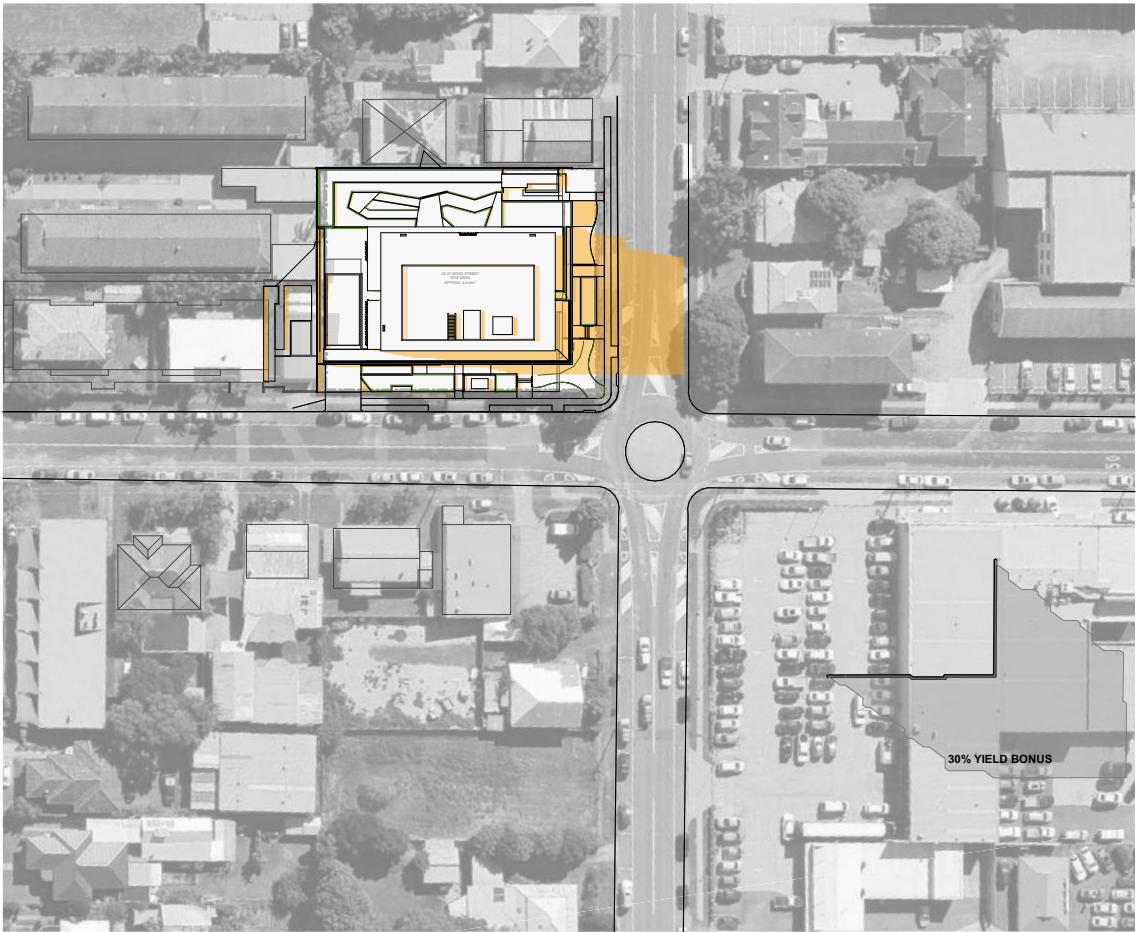
LEP
BUILDING ENVELOPE SHADOW DIAGRAMS



January 21st | 1:00 pm



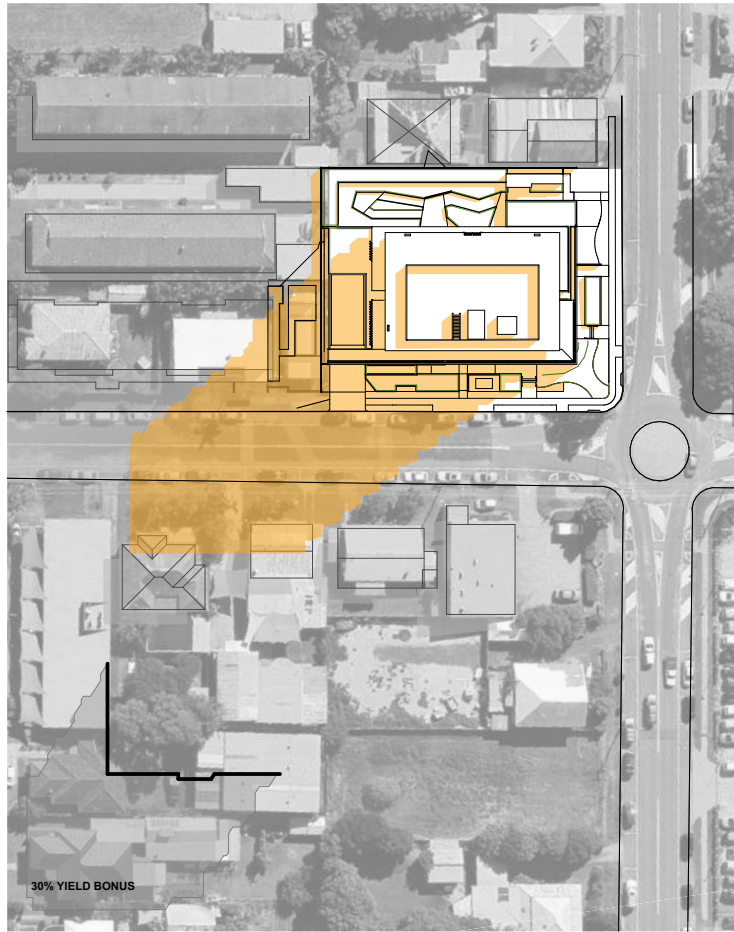
January 21st | 2:00 pm



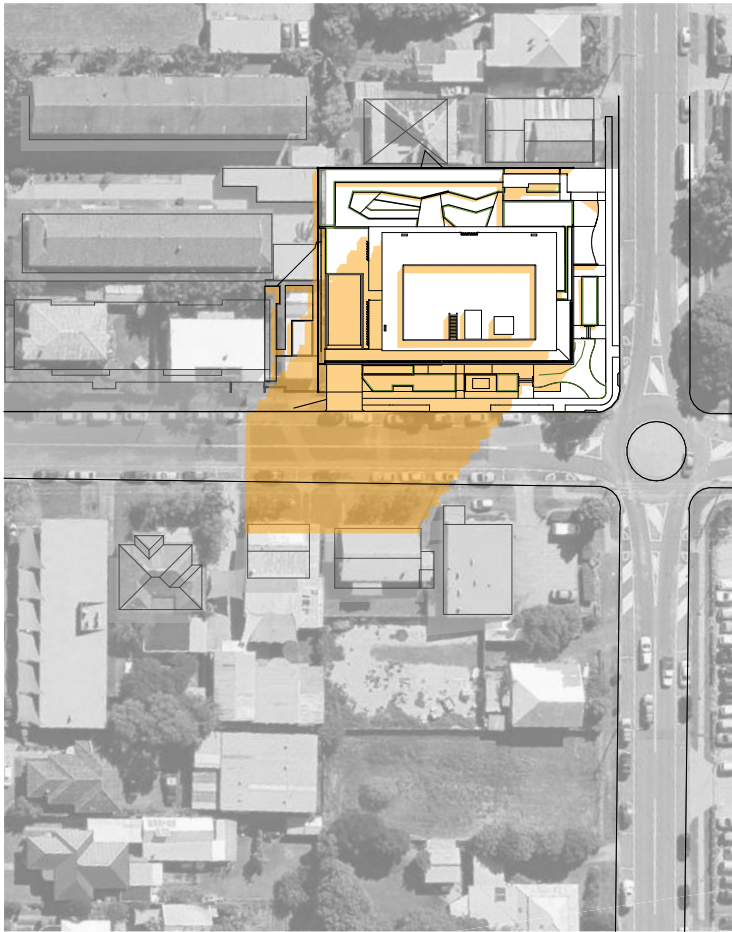
January 21st | 3:00 pm



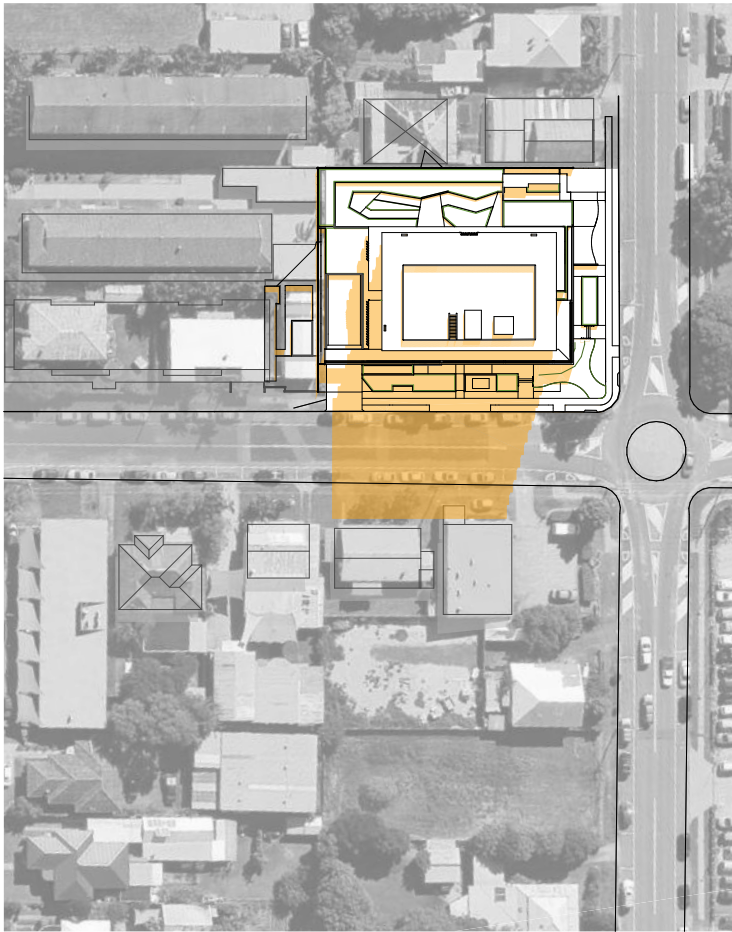
LEP
BUILDING ENVELOPE SHADOW DIAGRAMS



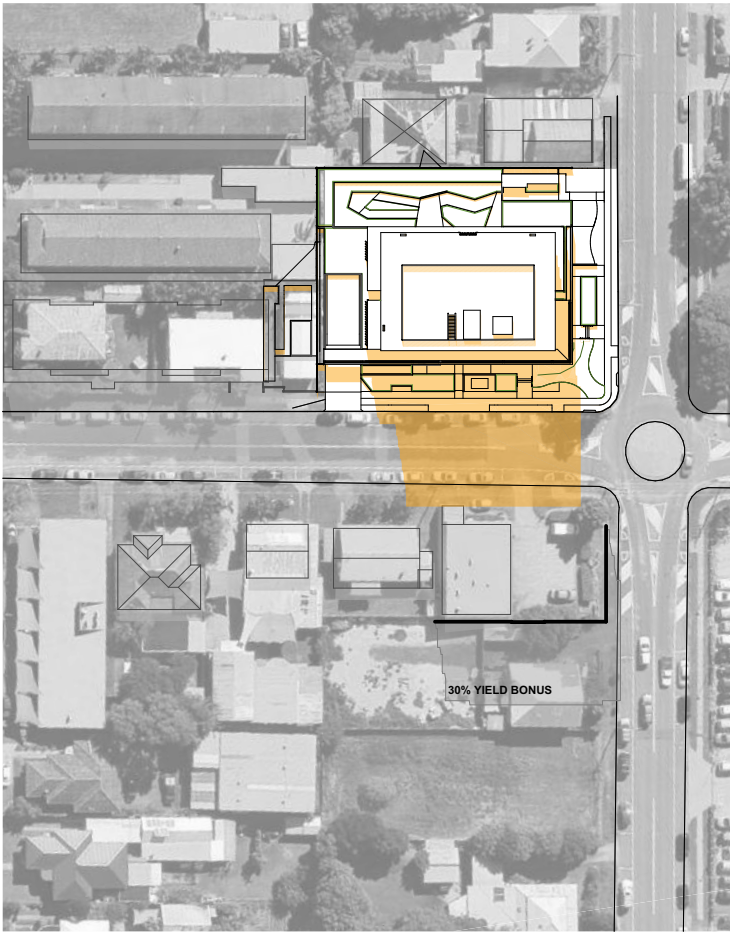
March 21st | 9:00 am



March 21st | 10:00 am



March 21st | 11:00 am



March 21st | 12:00 pm



LEP
BUILDING ENVELOPE SHADOW DIAGRAMS



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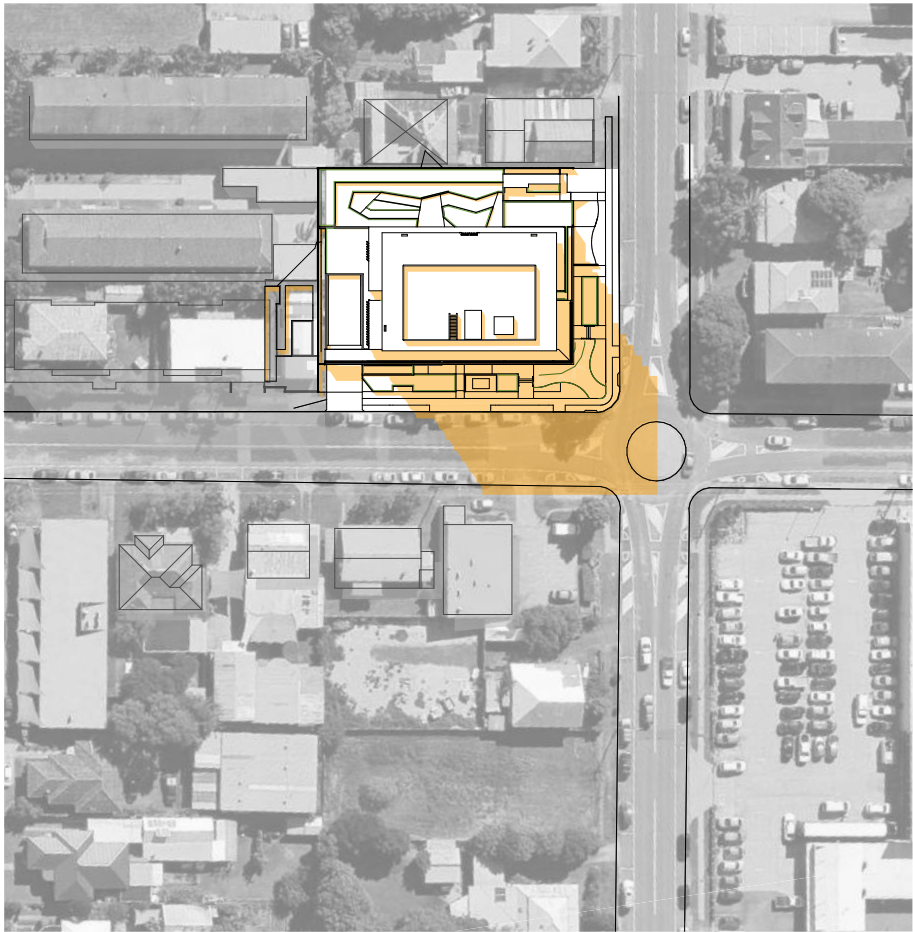
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ABN 12 129 231 269
Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

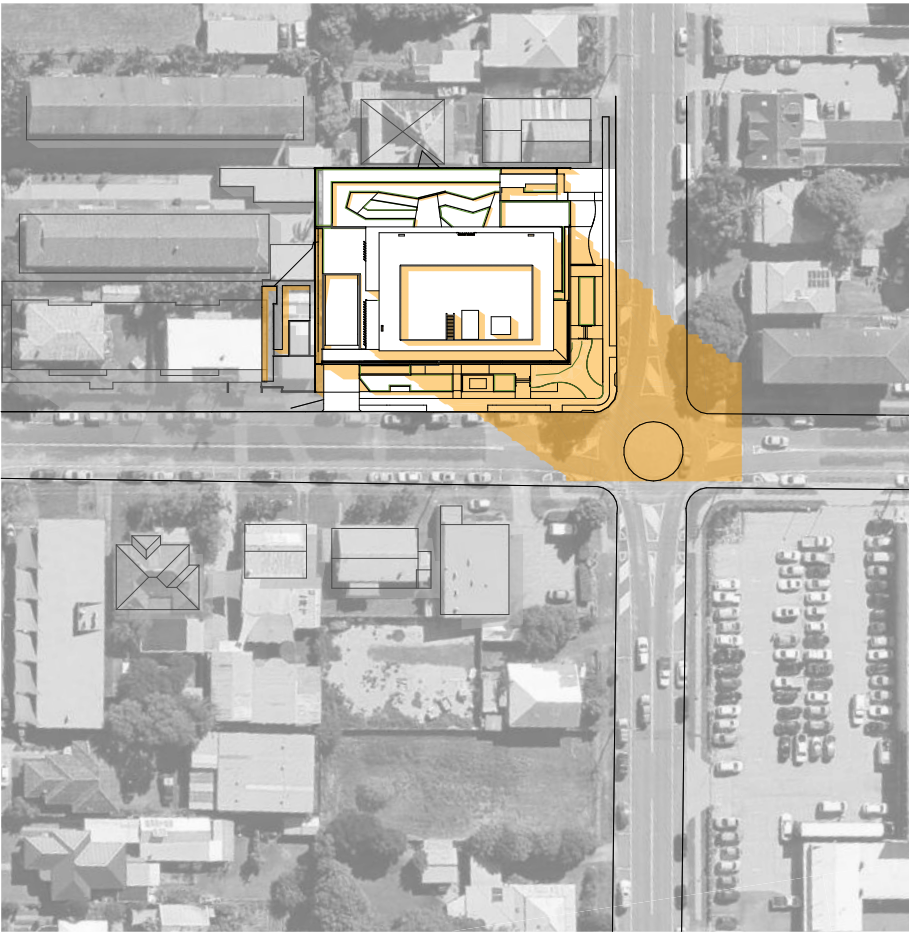


Homes NSW - Tweed Heads
project #
22134
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Tweed Heads, NSW 2485

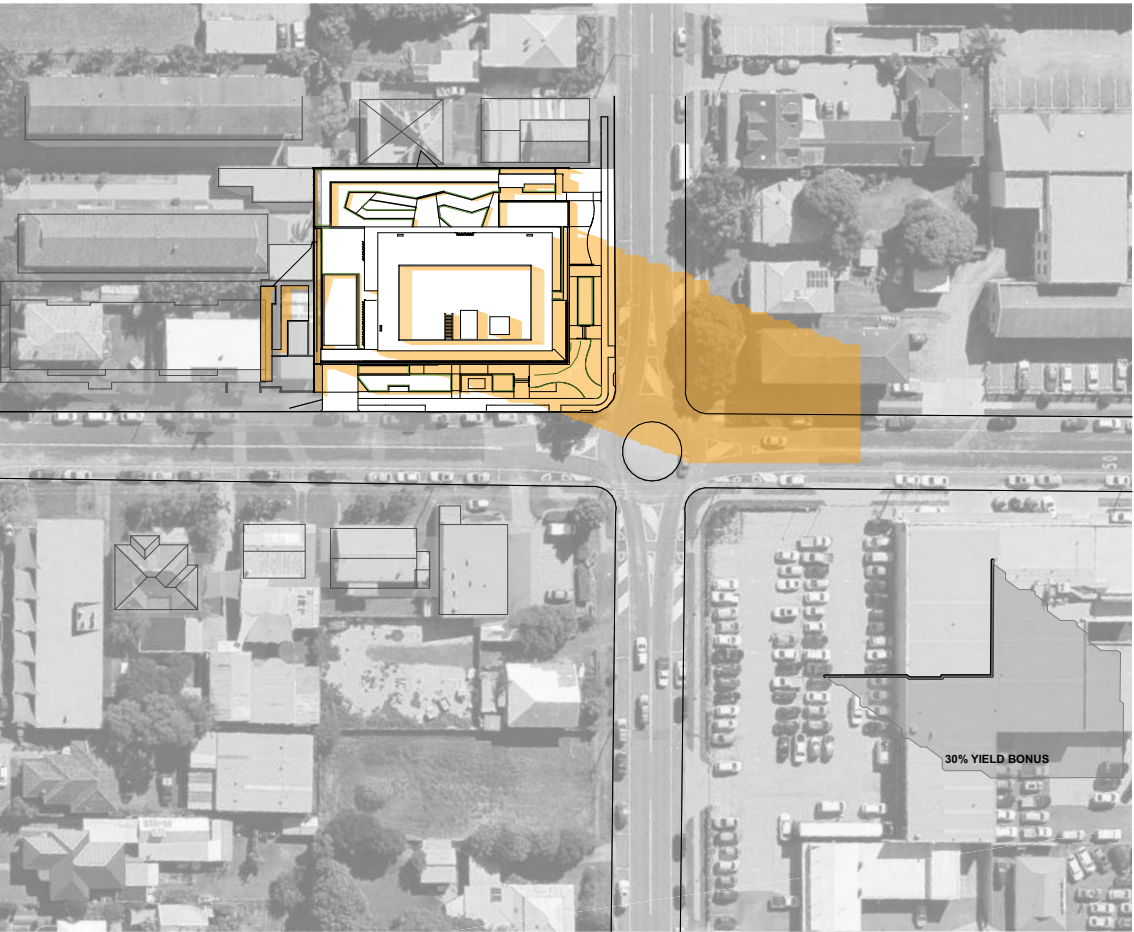
Shadow Diagrams - Solstice
drawing #
A-4005
AS SHOWN
issue
B
29/11/2024
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March 21st | 1:00 pm



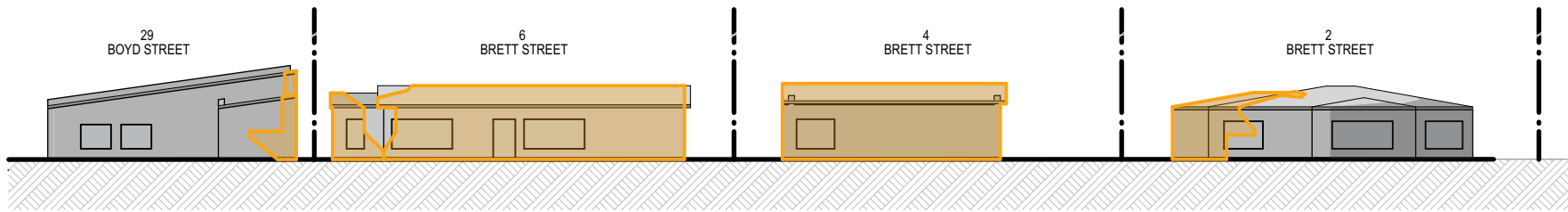
March 21st | 2:00 pm



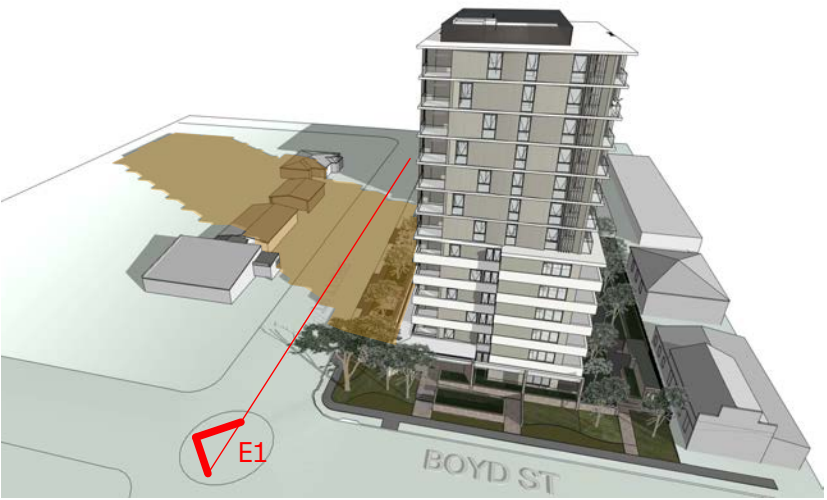
March 21st | 3:00 pm



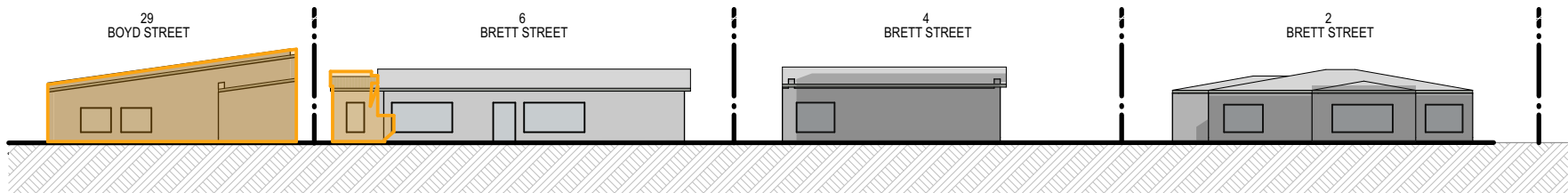
LEP
BUILDING ENVELOPE SHADOW DIAGRAMS



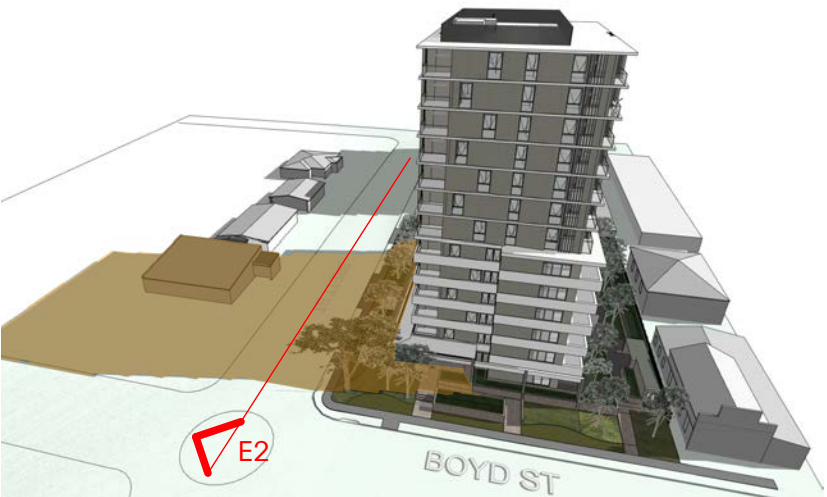
E1 - Brett Street Elevation | June 21st | 9:00 am



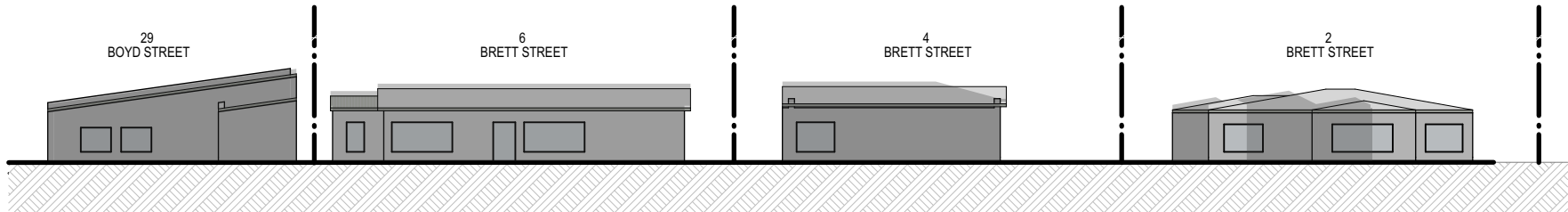
Shadow Analysis - Neighbour | June 21st | 9:00 am



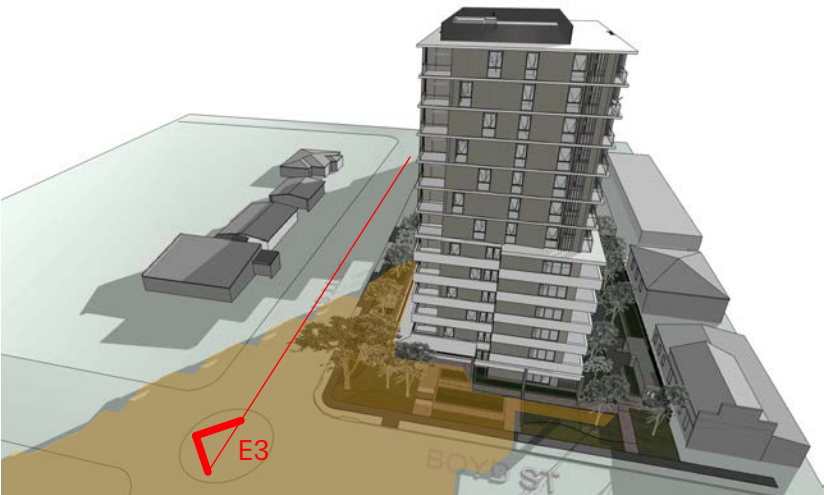
E2 - Brett Street Elevation | June 21st | 12:00 pm



Shadow Analysis - Neighbour | June 21st | 12:00 pm



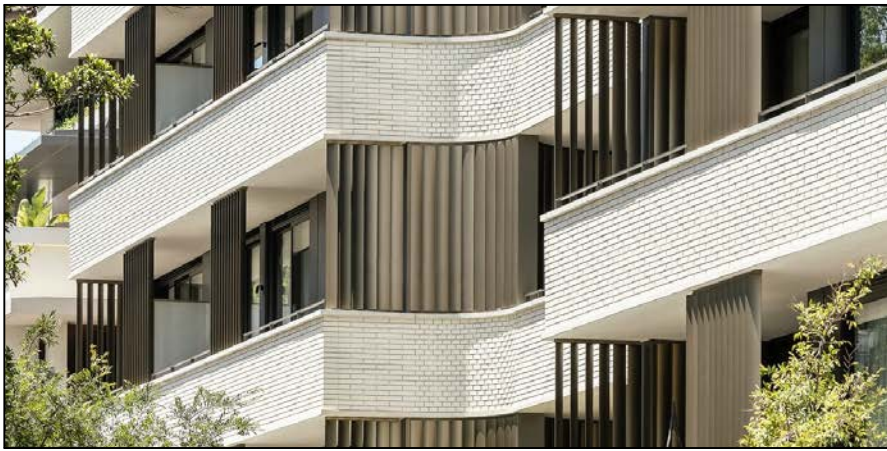
E3 - Brett Street Elevation | June 21st | 3:00 pm



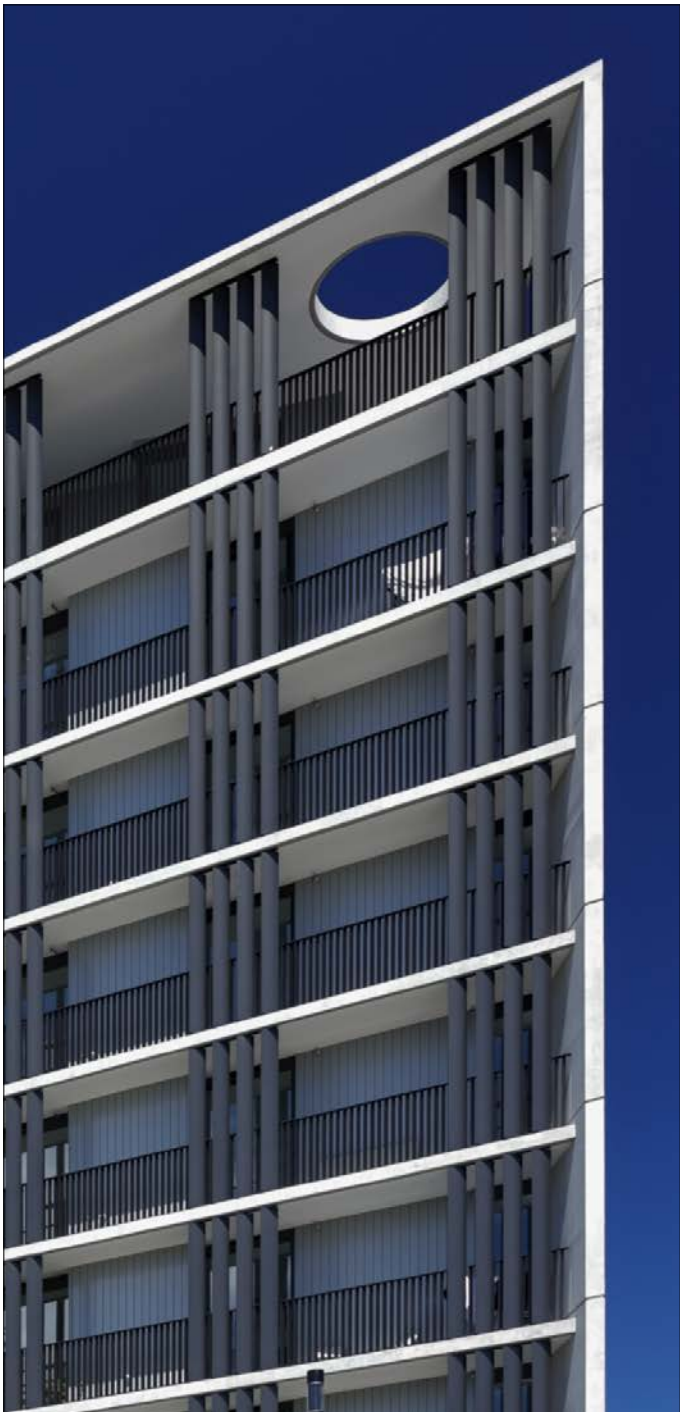
Shadow Analysis - Neighbour | June 21st | 3:00 pm



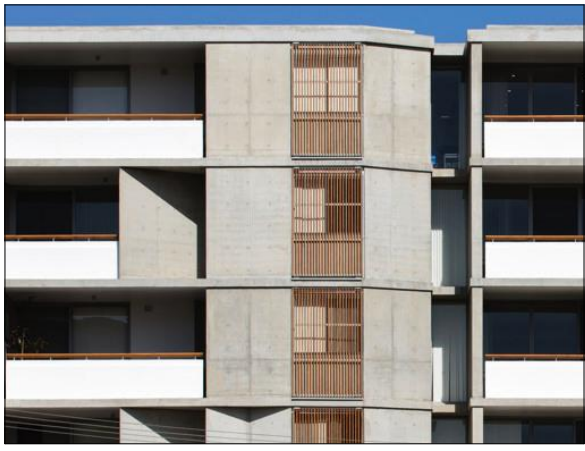
Landscaped Street Frontage
and Entry Sequence



Podium Materiality / Texture



Tower Balcony / Slab / Column Expression



DA Package



Little Duranbah Beach



Snapper Rocks



Dreamtime Beach



Jack Evans Boat Harbour



Minjungbal Aboriginal Cultural Centre





Little Duranbah Beach



Snapper Rocks



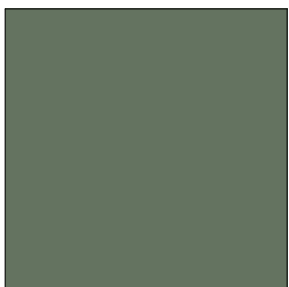
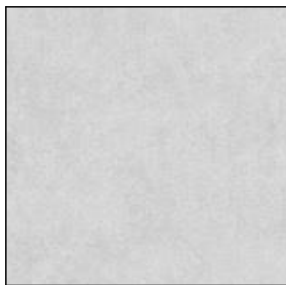
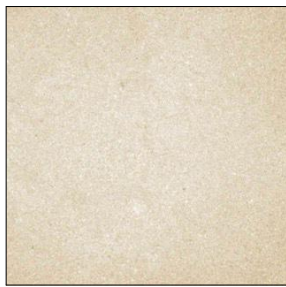
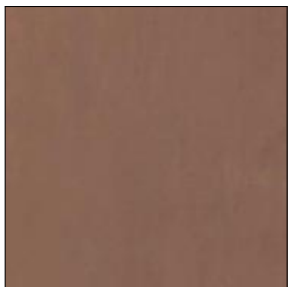
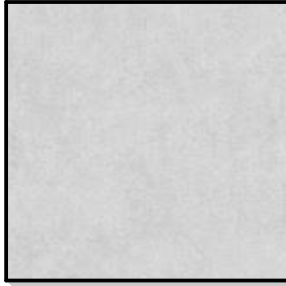
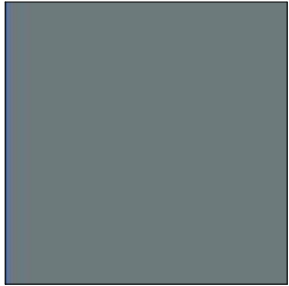
Dreamtime Beach



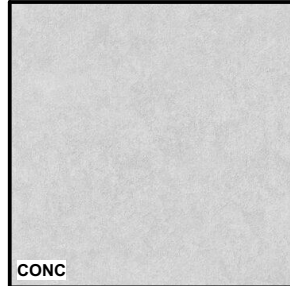
Jack Evans Boat Harbour



Minjungbal Aboriginal Cultural Centre



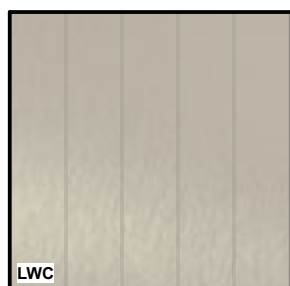
Identified Textures and Colour Tones



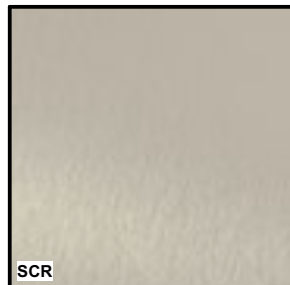
PRECAST CONCRETE
OFF WHITE / LIGHT GREY TONE



DRY PRESSED BRICK
WARM BROWN / RED TONES



LIGHTWEIGHT CLADDING
LIGHT WARM TONES



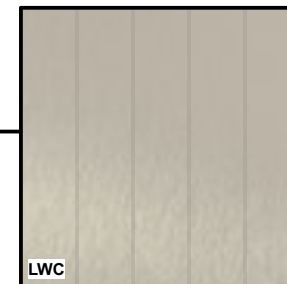
VERTICAL BLADES
LIGHT WARM TONES



TIMBER BATTENS
WARM TONES



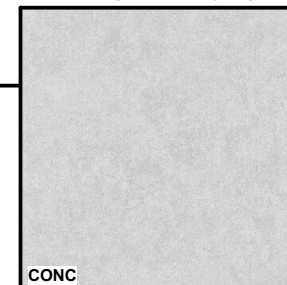
LWC2
LIGHTWEIGHT CLADDING (FEATURE)
MEDIUM WARM TONES



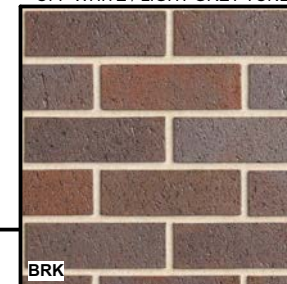
LWC
LIGHTWEIGHT CLADDING
LIGHT WARM TONES



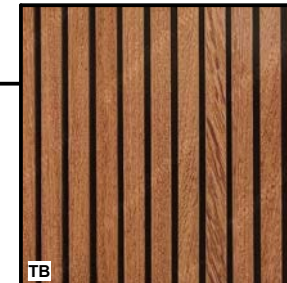
SCR
VERTICAL BLADES
MEDIUM WARM TONES



CONC
PRECAST CONCRETE
OFF WHITE / LIGHT GREY TONE



BRK
DRY PRESSED BRICK
WARM BROWN / RED TONES



TB
TIMBER BATTENS
WARM TONES

DA Package



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ABN 12 129 231 269
Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545



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

Perspectives
drawing #
A-5004
AS SHOWN

issue
M
28/5/2025

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LWC2

LIGHTWEIGHT CLADDING (FEATURE)
MEDIUM WARM TONES

LWC

LIGHTWEIGHT CLADDING
LIGHT WARM TONES

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LWC2

LIGHTWEIGHT CLADDING (FEATURE)
MEDIUM WARM TONES

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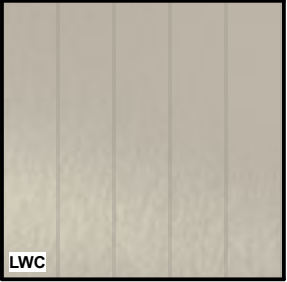
TIMBER BATTENS
WARM TONES

DA Package



LWC2

LIGHTWEIGHT CLADDING (FEATURE)
MEDIUM WARM TONES



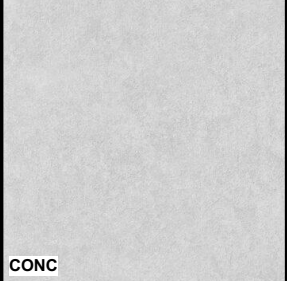
LWC

LIGHTWEIGHT CLADDING
LIGHT WARM TONES



SCR

VERTICAL BLADES
LIGHT WARM TONES



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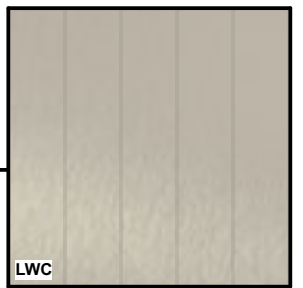


Homes NSW - Tweed Heads
project #
22134
25-27 Boyd St,
Tweed Heads, NSW 2485

Perspectives
drawing #
A-5007
AS SHOWN

issue
M
28/5/2025

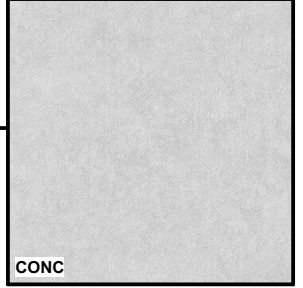
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LWC
LIGHTWEIGHT CLADDING
LIGHT WARM TONES



SCR
VERTICAL BLADES
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PRECAST CONCRETE
OFF WHITE / LIGHT GREY TONE



BRK
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TB
TIMBER BATTENS
WARM TONES

	DCP / LEP	Proposal	
FSR (Site Area: 2024m2)	4.225 :1	3.2 :1	
GFA	8551.4 m ²	6468.19 m ²	2083
1B		46 units	57.5%
2B		34 units	42.5%
3B		0 units	0.0%
Total Units		80 units	

Car Parking	35.4 spaces	66 spaces
Bike Parking	1 per unit	28 spaces
Bike Parking (Visitor)	1 per 10 units	8 spaces

Parking Calculations

Accessible Car Parking	10% adaptable units	
Total Car Parking Required	Of which 8 spaces are accessible.	35.4

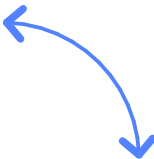
	RL (m)	Floor Height	1B	2B	3B	Car Parking	GFA m² (1)
Lift Overrun	46.60						
Roof	45.15	1.45					
Level 12	42.00	3.15	2	4			464.12
Level 11	38.85	3.15	2	4			464.12
Level 10	35.70	3.15	2	4			464.12
Level 09	32.55	3.15	2	4			464.12
Level 08	29.40	3.15	2	4			464.12
Level 07	26.25	3.15	2	4			464.12
Level 06	23.10	3.15	2	4			464.12
Level 05	19.70	3.40	6	1			539.02
Level 04	16.55	3.15	6	1			539.02
Level 03	13.40	3.15	6	1			539.02
Level 02	10.25	3.15	6	1			539.02
Level 01	7.10	3.15	6	1			539.02
Ground	3.30	3.80	2	1			524.25
Basement Lvl 1	0	3.30				32	
Basement Lvl 2	-3.1	3.10				34	
Totals		46.15m	46	34	0	66	6468.19

'No Sun'	Solar 3hr to living + POS	Cross Vent
	5	4
	5	4
	5	4
	5	4
	5	4
	5	4
	5	4
	6	4
	6	4
	6	4
	6	4
	6	4
	3	3
0.0%	85.0%	63.7%

DEVELOPMENT DATA									
Job Reference	BGX47								
Locality / Suburb	Tweed Heads								
Street Address	25-27 Boyd Street								
Lot & DP	Lot 1 DP 843470								
SITE AREA	2024 m2								
EXISTING LOTS	1								
PROPOSED GFA	6468.19 m2								
DWELLING #	Total 1 Bed Units		46		57.5%				
	Total 2 Bed Units		34		42.5%				
	Total Number of Units		80 Units		100%				
DWELLINGS	Name	Level	No of Bedrooms		Area (m²)		Storage (m3)	POS (m²)	
	GF01	Ground	1	Unit	56.01	Gold	6.35	23.59	
	GF02	Ground	1	Unit	56.01	Gold	6.35	20.10	
	GF03	Ground	2	Unit	87.78	Gold	8.01	35.54	
	L101	1st	2	Unit	89.65	Adaptable	8.71	16.75	
	L102	1st	1	Unit	56.01	Gold	6.35	15.41	
	L103	1st	1	Unit	56.01	Gold	6.19	15.41	
	L104	1st	1	Unit	56.01	Gold	6.19	15.41	
	L105	1st	1	Unit	56.01	Gold	6.19	15.41	
	L106	1st	1	Unit	56.01	Gold	6.35	15.41	
	L107	1st	1	Unit	69.28	Adaptable	6.95	12.40	
	L201	2nd	2	Unit	89.65	Adaptable	8.71	16.75	
	L202	2nd	1	Unit	56.01	Gold	6.35	15.41	
	L203	2nd	1	Unit	56.01	Gold	6.19	15.41	
	L204	2nd	1	Unit	56.01	Gold	6.19	15.41	
	L205	2nd	1	Unit	56.01	Gold	6.19	15.41	
	L206	2nd	1	Unit	56.01	Gold	6.35	15.41	
	L207	2nd	1	Unit	69.28	Adaptable	6.95	15.96	
	L301	3rd	2	Unit	89.65	Adaptable	8.71	16.75	
	L302	3rd	1	Unit	56.01	Gold	6.35	15.41	
	L303	3rd	1	Unit	56.01	Gold	6.19	15.41	
	L304	3rd	1	Unit	56.01	Gold	6.19	15.41	
	L305	3rd	1	Unit	56.01	Gold	6.19	15.41	
	L306	3rd	1	Unit	56.01	Gold	6.35	15.41	
	L307	3rd	1	Unit	69.28	Adaptable	6.95	15.96	
	L401	4th	2	Unit	89.65	Adaptable	8.71	16.75	
	L402	4th	1	Unit	56.01	Gold	6.35	15.41	
	L403	4th	1	Unit	56.01	Gold	6.19	15.41	
	L404	4th	1	Unit	56.01	Gold	6.19	15.41	
	L405	4th	1	Unit	56.01	Gold	6.19	15.41	
	L406	4th	1	Unit	56.01	Gold	6.35	15.41	
	L407	4th	1	Unit	69.28	Gold	6.95	15.96	
	L501	5th	2	Unit	89.65	Adaptable	8.71	16.75	
	L502	5th	1	Unit	56.01	Gold	6.35	15.41	
	L503	5th	1	Unit	56.01	Gold	6.19	15.41	
	L504	5th	1	Unit	56.01	Gold	6.19	15.41	
	L505	5th	1	Unit	56.01	Gold	6.19	15.41	
	L506	5th	1	Unit	56.01	Gold	6.35	15.41	
	L507	5th	1	Unit	69.28	Gold	6.95	15.96	
	L601	6th	2	Unit	71.92	Gold	8.12	12.63	
	L602	6th	2	Unit	76.94	Gold	8.03	12.95	
	L603	6th	1	Unit	50.59	Silver	6.26	13.40	
	L604	6th	1	Unit	50.59	Silver	6.26	13.40	
	L605	6th	2	Unit	76.94	Gold	8.03	12.95	
L606	6th	2	Unit	72.85	Gold	8.59	12.40		
L701	7th	2	Unit	71.92	Gold	8.12	12.63		
L702	7th	2	Unit	76.94	Gold	8.03	12.95		
L703	7th	1	Unit	50.59	Silver	6.26	13.40		
L704	7th	1	Unit	50.59	Silver	6.26	13.40		
L705	7th	2	Unit	76.94	Gold	8.03	12.95		
L706	7th	2	Unit	72.85	Gold	8.59	12.40		
L801	8th	2	Unit	71.92	Gold	8.12	12.63		
L802	8th	2	Unit	76.94	Gold	8.03	12.95		
L803	8th	1	Unit	50.59	Silver	6.26	13.40		
L804	8th	1	Unit	50.59	Silver	6.26	13.40		
L805	8th	2	Unit	76.94	Gold	8.03	12.95		
L806	8th	2	Unit	72.85	Gold	8.59	12.40		
L901	9th	2	Unit	71.92	Gold	8.12	12.63		
L902	9th	2	Unit	76.94	Gold	8.03	12.95		
L903	9th	1	Unit	50.59	Silver	6.26	13.40		
L904	9th	1	Unit	50.59	Silver	6.26	13.40		
L905	9th	2	Unit	76.94	Gold	8.03	12.95		
L906	9th	2	Unit	72.85	Gold	8.59	12.40		
L1001	10th	2	Unit	71.92	Gold	8.12	12.63		
L1002	10th	2	Unit	76.94	Gold	8.03	12.95		
L1003	10th	1	Unit	50.59	Silver	6.26	13.40		
L1004	10th	1	Unit	50.59	Silver	6.26	13.40		
L1005	10th	2	Unit	76.94	Gold	8.03	12.95		
L1006	10th	2	Unit	72.85	Gold	8.59	12.40		
L1101	11th	2	Unit	71.92	Gold	8.12	12.63		
L1102	11th	2	Unit	76.94	Gold	8.03	12.95		
L1103	11th	1	Unit	50.59	Silver	6.26	13.40		
L1104	11th	1	Unit	50.59	Silver	6.26	13.40		
L1105	11th	2	Unit	76.94	Gold	8.03	12.95		
L1106	11th	2	Unit	72.85	Gold	8.59	12.40		
L1201	12th	2	Unit	71.92	Gold	8.12	12.63		
L1202	12th	2	Unit	76.94	Gold	8.03	12.95		
L1203	12th	1	Unit	50.59	Silver	6.26	13.40		
L1204	12th	1	Unit	50.59	Silver	6.26	13.40		
L1205	12th	2	Unit	76.94	Gold	8.03	12.95		
L1206	12th	2	Unit	72.85	Gold	8.59	12.40		

DA Package

	RL (m)	Floor Height	1B	2B	'No Sun'	Solar 3hr to living + POS	Cross Vent
Lift Overrun	46.60						
Roof	45.15	1.45					
Level 12	42.00	3.15	2	4		5	4
Level 11	38.85	3.15	2	4		5	4
Level 10	35.70	3.15	2	4		5	4
Level 09	32.55	3.15	2	4		5	4
Level 08	29.40	3.15	2	4		5	4
Level 07	26.25	3.15	2	4		5	4
Level 06	23.10	3.15	2	4		5	4
Level 05	19.70	3.40	6	1		6	4
Level 04	16.55	3.15	6	1		6	4
Level 03	13.40	3.15	6	1		6	4
Level 02	10.25	3.15	6	1		6	4
Level 01	7.10	3.15	6	1		6	4
Ground	3.30	3.80	2	1		3	3
Basement Lvl 1	0	3.30					
Basement Lvl 2	-3.1	3.10					
Totals		46.15m	46	34	0.0%	85.0%	63.7%



CROSS VENTILATED UNIT



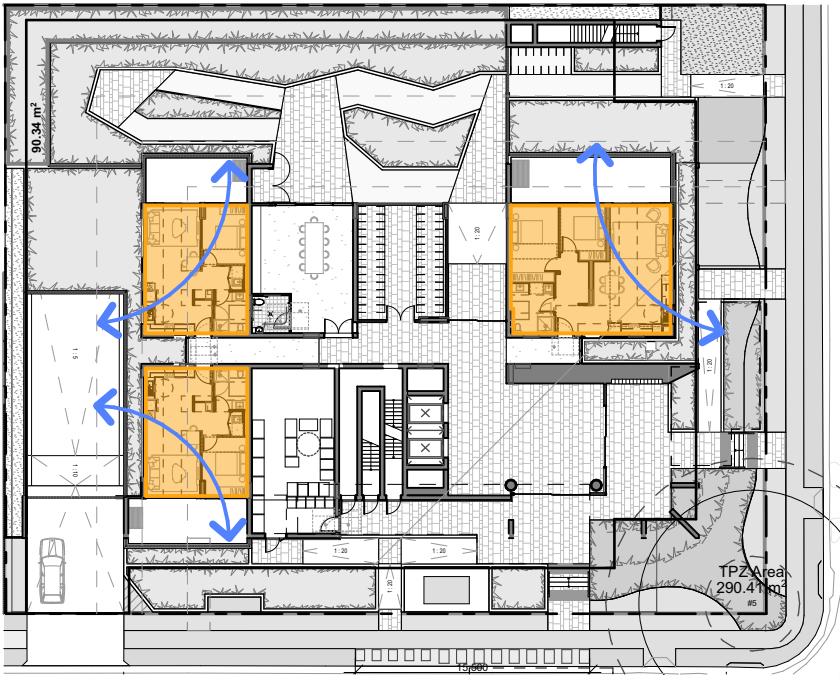
3 HRS MIN. ACCESS TO SUNLIGHT
9am - 3pm MID WINTER



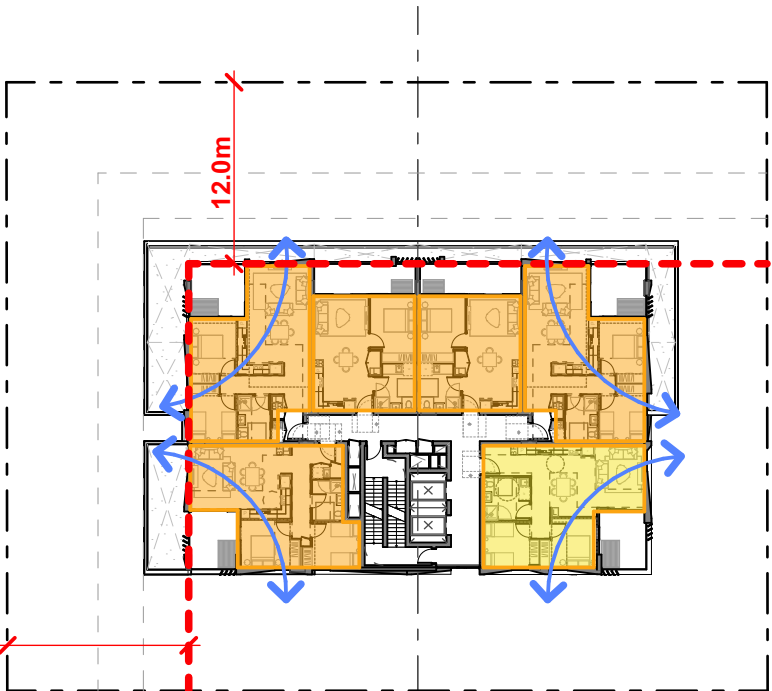
MIN. 15 mins SUNLIGHT
9am - 3pm MID WINTER



NO SUN
9am - 3pm MID WINTER

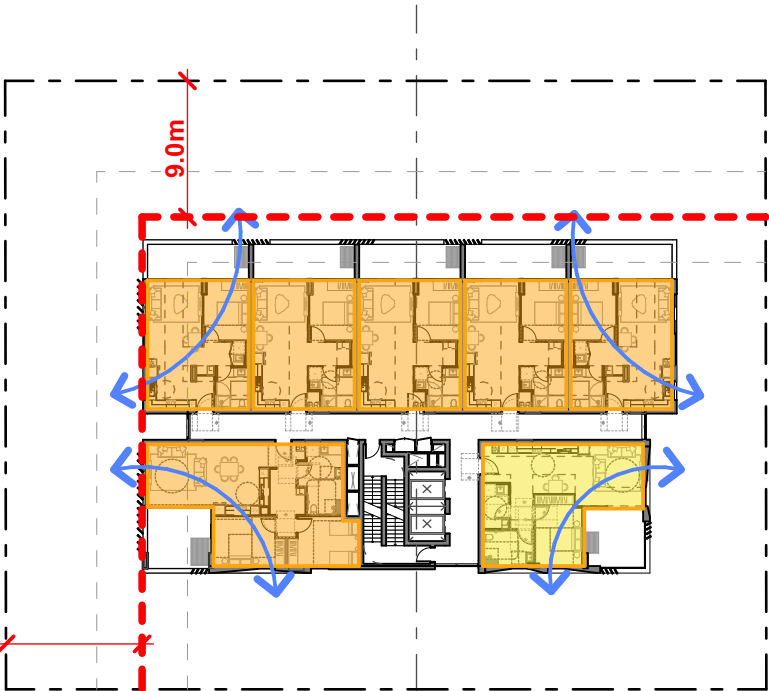


Ground Floor



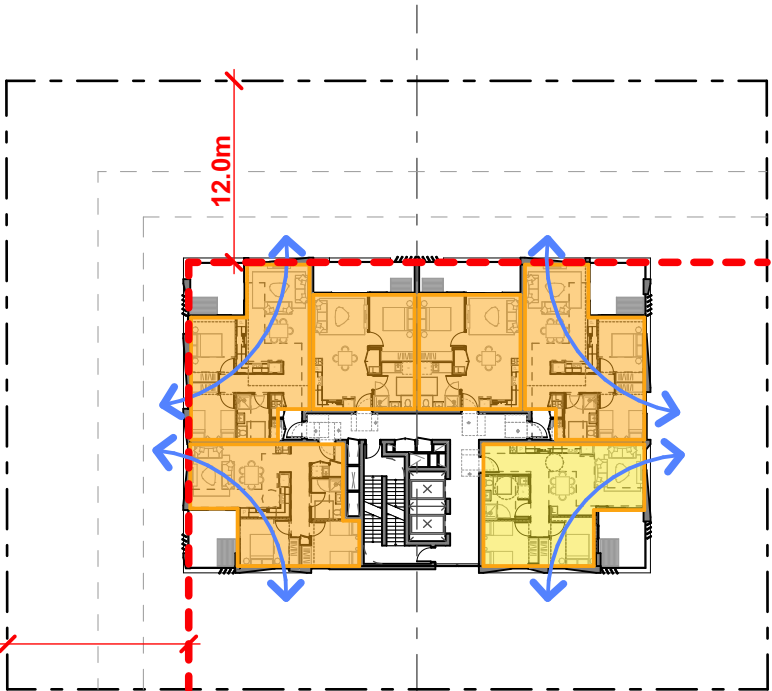
12.0m (BASED ON SETBACK ADJACENT)
SIDE SETBACK - ADG
(HABITABLE) FLOORS 6-12

Level 06 - Podium



9.0m
SIDE SETBACK - ADG
(HABITABLE) FLOORS 1-5

Levels 01-05



12.0m (BASED ON SETBACK ADJACENT)
SIDE SETBACK - ADG
(HABITABLE) FLOORS 6-12

Levels 06-12

NOTE:
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ABN 12 129 231 269
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

Solar and Ventilation
drawing #
A-7002
AS SHOWN
issue
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Site Area - 2,024 m²

Street Address
8.8m + 20.8m + 40.2m
Total = 69.8m

77% TOTAL

Non-Street Address

Total = 20.7m

23% TOTAL

Deep Soil Area
(ADG 7% Required. = 141.68m² min. 6m width)
27.42 + 66.44 + 58.02

151.88m² TOTAL (7.5%)

Total Landscaping
(Housing SEPP 2021 30% Required = 607m²
151.88 (DSZ) + 282.96 + 10.59 + 23.08 + 36.84 +
9.21 + 22.55 + 19.60 + 34.09 + 9.69 + 55.86

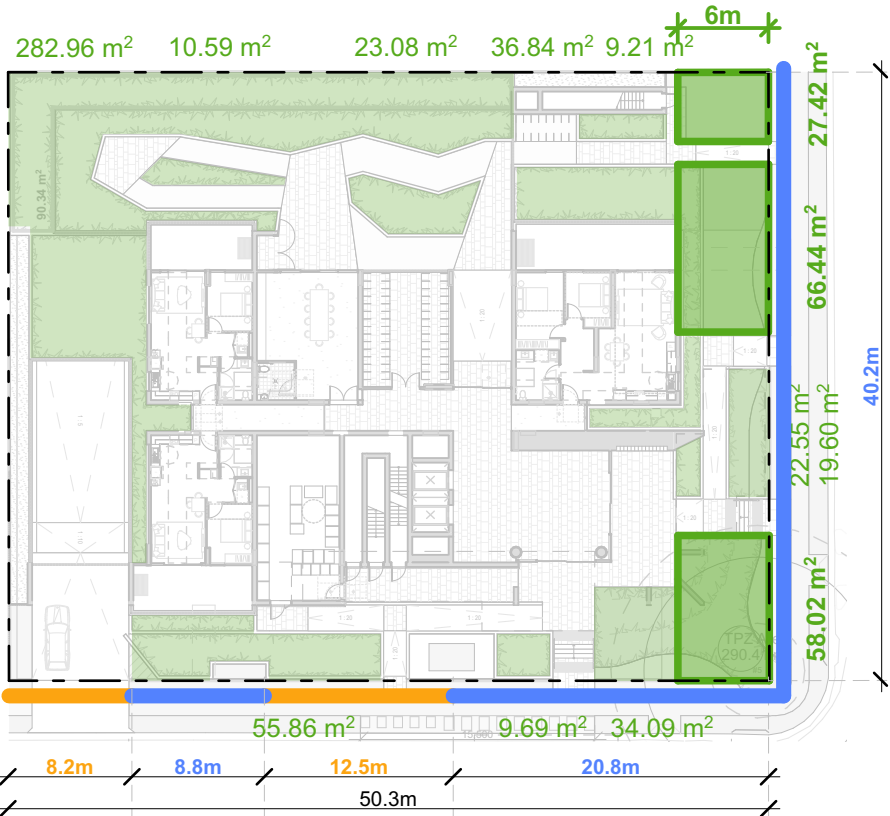
656.35m² TOTAL (32.4%)

Communal Open Space
Minimum 25% site area = 506m²

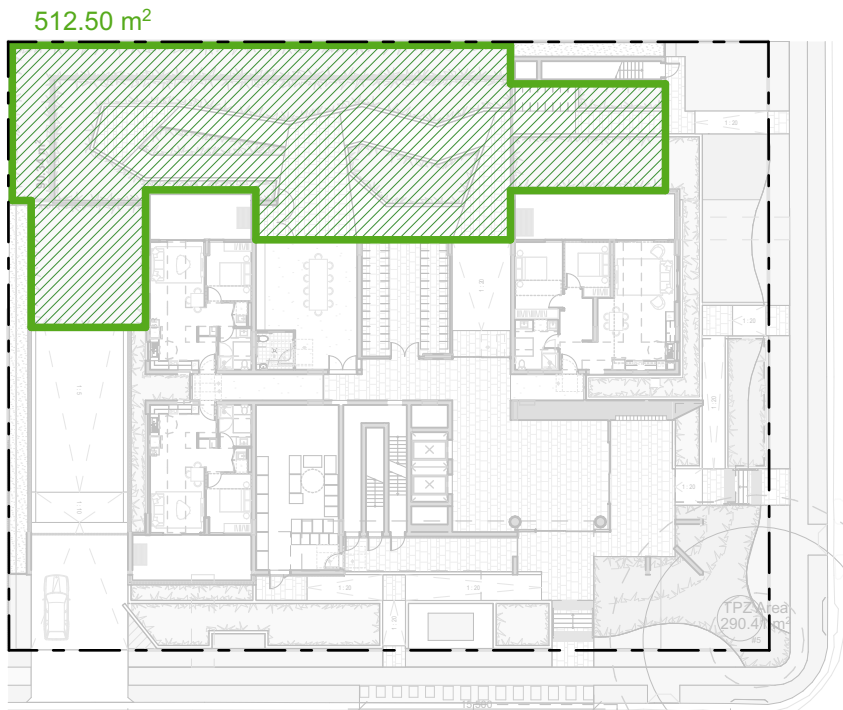
512.50m² TOTAL (25.3%)

Impervious Area
Tweed Development Control Plan 2008
Maximum 60% site area = 1214.4m²

1,780.25m² TOTAL (87.9%)



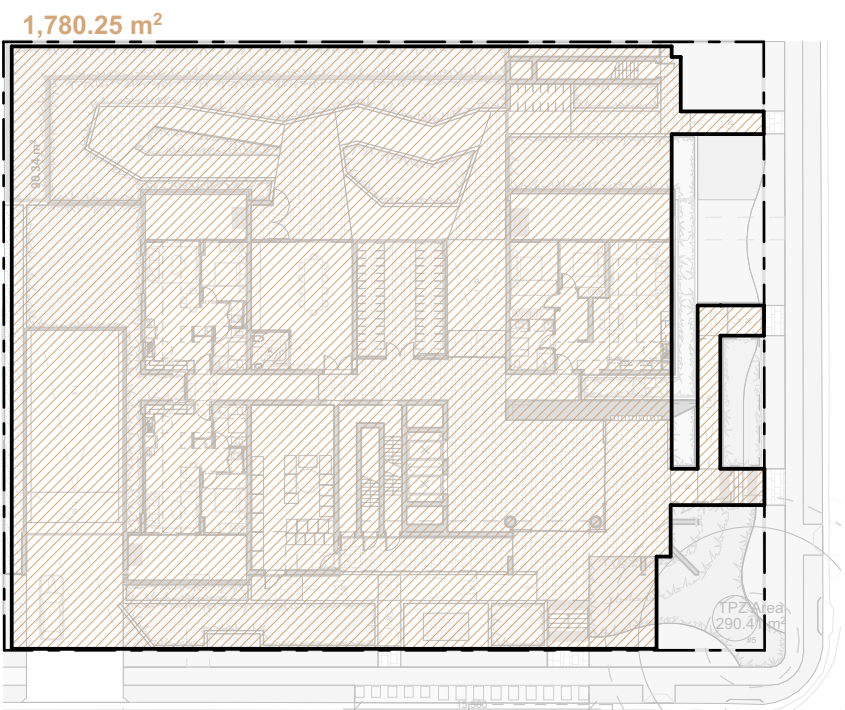
Ground Floor - Landscaping & Street Frontage



Ground Floor - Communal Open Space



Ground Floor - Deep Soil



Ground Floor - Impervious Area

NOTE:
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North Point



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

Deep Soil and Street Address
drawing #
A-7003
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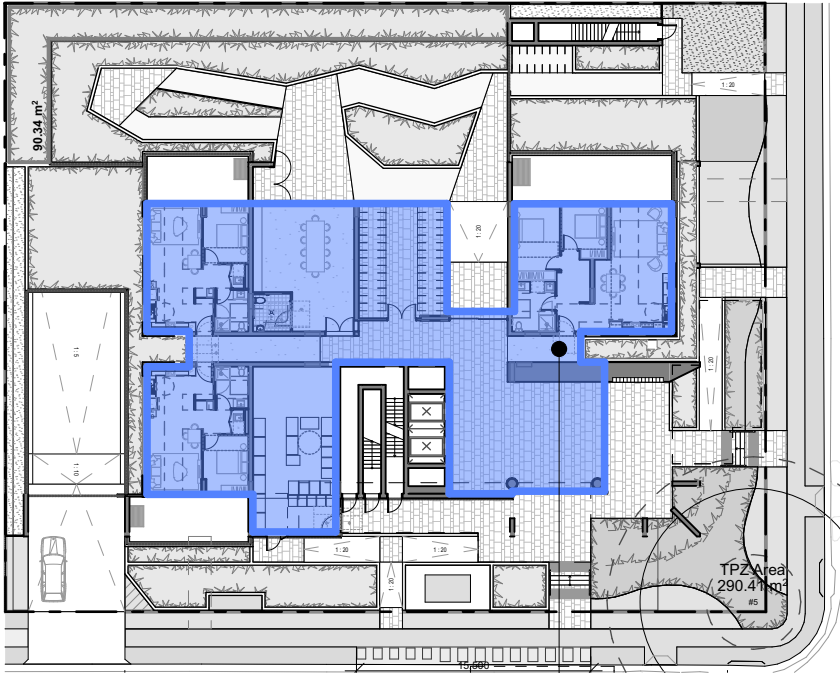
DA Package

	DCP / LEP	Proposal	
FSR (Site Area: 2024m2)	4.225 :1	3.2 :1	
GFA	8551.4 m²	6468.19 m²	2083
1B		46 units	57.5%
2B		34 units	42.5%
3B		0 units	0.0%
Total Units		80 units	
Solar min 3hr to living + POS	70% total	85.0%	
'No Sun' max	15% total	0.0%	
Cross Vent First 9 floors	60%	62.9%	
Cross Vent Total	N/A	63.7%	
Car Parking	35.4 spaces	66 spaces	
Bike Parking	1 per unit	28 spaces	
Bike Parking (Visitor)	1 per 10 units	8 spaces	

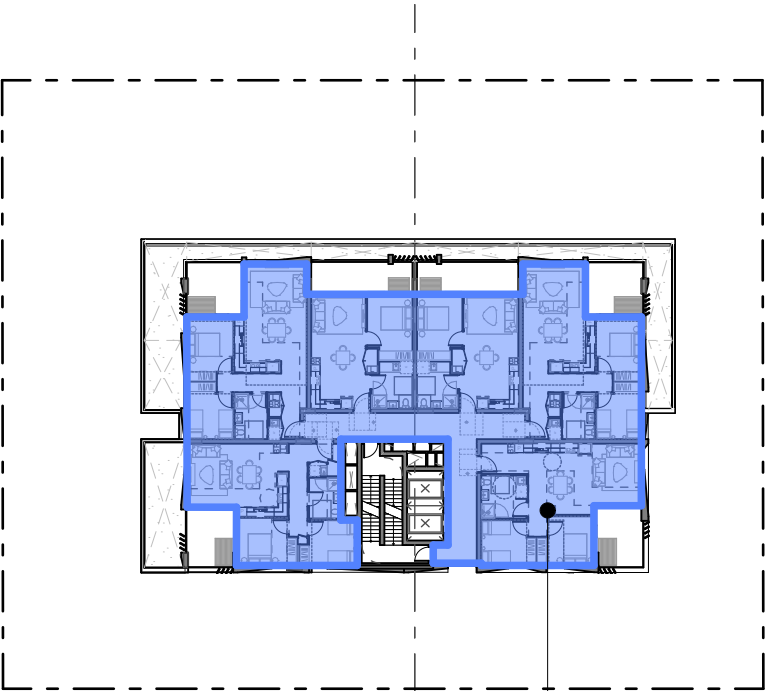
Area Schedule

	RL (m)	Floor Height	1B	2B	3B	Car Parking	GFA m² (1)
Lift Overrun	46.60						
Roof	45.15	1.45					
Level 12	42.00	3.15	2	4			464.12
Level 11	38.85	3.15	2	4			464.12
Level 10	35.70	3.15	2	4			464.12
Level 09	32.55	3.15	2	4			464.12
Level 08	29.40	3.15	2	4			464.12
Level 07	26.25	3.15	2	4			464.12
Level 06	23.10	3.15	2	4			464.12
Level 05	19.70	3.40	6	1			539.02
Level 04	16.55	3.15	6	1			539.02
Level 03	13.40	3.15	6	1			539.02
Level 02	10.25	3.15	6	1			539.02
Level 01	7.10	3.15	6	1			539.02
Ground	3.30	3.80	2	1			524.25
Basement Lvl 1	0	3.30				32	
Basement Lvl 2	-3.1	3.10				34	
Totals		46.15m	46	34	0	66	6468.19

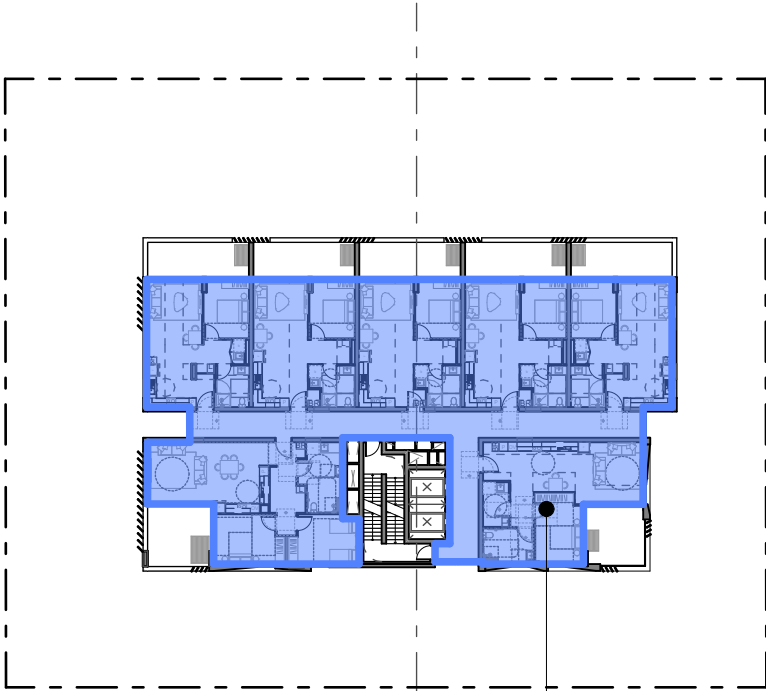
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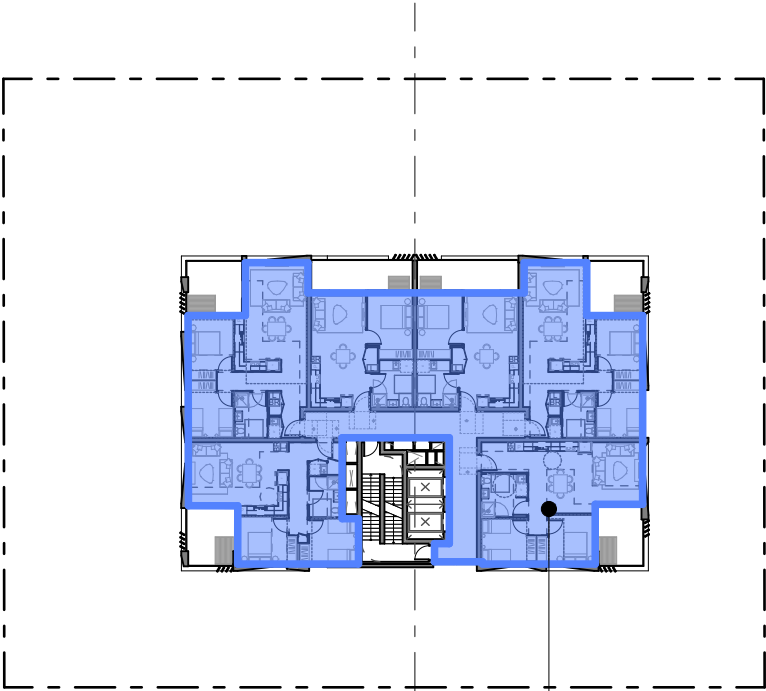
Ground Floor



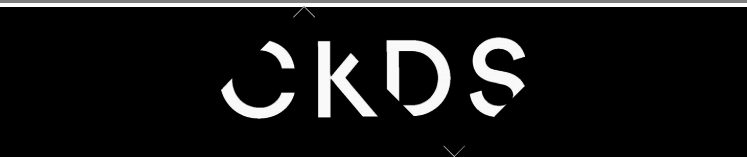
Level 06 - Podium



Levels 01-05



Levels 06-12



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North Point



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

GFA Diagrams
drawing #
A-7004
AS SHOWN

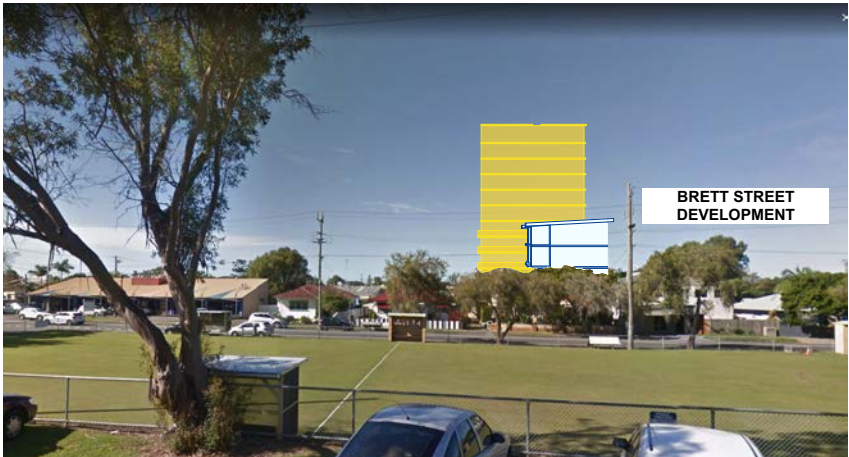
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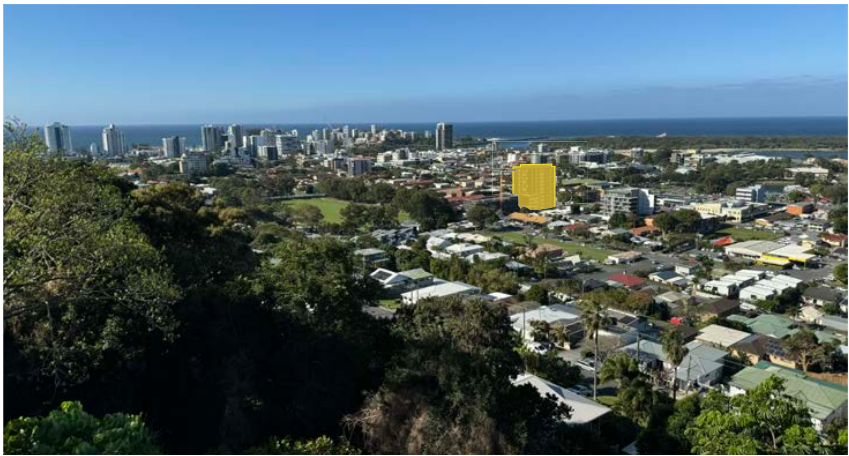
View Analysis



VIEW 01 - BOYD STREET LOOKING NORTH



VIEW 02 - PARK STREET LOOKING EAST



VIEW 03 - RAZORBACK LOOKOUT



VIEW LOSS DUE TO PERMISSIBLE BUILDING HEIGHTS ON SURROUNDING SITES

View Analysis

The proposal will be visible from a large area of the public realm and due to being part of the initial developments of this scale and incorporating the 30% bonuses offered through the Housing SEPP the visual impact is disproportionate to the current scale of the surrounding context.

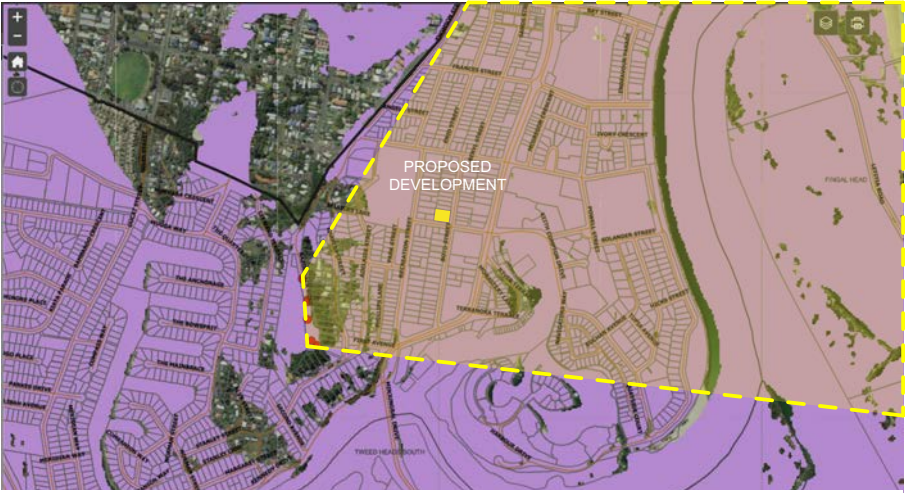
The visual impact assessment has been included in the design package to show where the development will be visible. The built form respects the adjacent buildings with significant setback to the building line with substantial landscaping providing a break in the urban form and privacy. The treatment of the upper storey form will be important to integrate with the greater public realm.



VIEW SHED 01 - MINJUNGBAL DRIVE (LINEAR)



STREET VIEW - MINJUNGBAL DRIVE (LINEAR)



VIEW SHED 02 - RAZORBACK LOOKOUT (STATIC)



STREETVIEW - RAZORBACK LOOKOUT



VIEW SHED 03 - TERRANORA ROAD (LINEAR)



STREET VIEW - TERRANORA ROAD