

Regulated Design Record				
Project Address: 25-27 BOYD ST. TWEED HEADS				
Project Title: BOYD ST APARTMENTS				
Consent No:			Body Corporate Reg No:	
Drawing Title: COVER SHEET			Drawing No: A-0000	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS



SHEET LIST

No.	Name
A-0000	COVER SHEET
A-0001	LEGENDS / NOTES
A-0000	SITE PLAN
A-1000	GA FLOOR PLAN - BASEMENT 2
A-1001	GA FLOOR PLAN - BASEMENT 1
A-1002	GA FLOOR PLAN - GROUND FLOOR
A-1003	GA FLOOR PLAN - LEVEL 1
A-1004	GA FLOOR PLAN - LEVEL 2-5
A-1005	GA FLOOR PLAN - LEVEL 6
A-1006	GA FLOOR PLAN - LEVEL 7-12
A-1010	GA FLOOR PLAN - ROOF LEVEL
A-2000	BUILDING ELEVATIONS NORTH
A-2001	BUILDING ELEVATIONS EAST
A-2002	BUILDING ELEVATIONS SOUTH
A-2003	BUILDING ELEVATIONS WEST
A-2100	BUILDING SECTIONS
A-2101	BUILDING SECTIONS
A-2102	BUILDING SECTIONS
A-2103	BUILDING SECTIONS
A-2104	BUILDING SECTIONS

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1	ISSUE TO CERTIFIER	NA	HK	22.05.26							ISSUE 16/06/2026 12:04:55 PM		SCALE @ A1 1 : 1	
											PROJECT No	STAGE	DRAWING No	REVISION
											25159	DD	A-0000	1

Regulated Design Record				
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Project Title: BOYD ST APARTMENTS				
Consent No:		Body Corporate Reg No:		
Drawing Title: LEGENDS AND NOTES		Drawing No: A-0001		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
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GENERAL NOTE

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS, QDC GUIDELINES AND ALL OTHER RELEVANT BY LAWS AND AUTHORITIES

ALL WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO:

AS 1170 - 2002/2011 STRUCTURAL DESIGN DOWNPIPE AND FITTINGS FOR RAINWATER
AS 1276 -1999 ACOUSTICS
AS 1288 – 2006 GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS 1289 - 1997 METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES
AS 1530 - 1993/1994/1999 & 2005 METHODS OF FIRE TESTS ON BUILDING MATERIALS
AS 1562 – 1992/1996/1999 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1657 - 2013 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1680 INTERIOR LIGHTING
AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS 1720 TIMBER STRUCTURES
AS 1860 INSTALLATION OF PARTICLEBOARD FLOORING
AS 1891 INDUSTRIAL FALL ARREST SYSTEMS AND DEVICES
AS 2047 WINDOWS IN BUILDINGS
AS 2049 ROOF TILES
AS 2050 INSTALLATION OF ROOF TILES
AS 2179 SPECIFICATION FOR RAINWATER GOODS
AS 2269 PLY WOOD STRUCTURAL
AS 2311 GUIDE TO PAINTING OF BUILDINGS
AS 2327 COMPOSITE STRUCTURES
AS 2589 GYPSUM LININGS - APPLICATION AND FINISHING
AS 2870 RESIDENTIAL SLAB AND FOOTINGS – CONSTRUCTION
AS 2904 DAMP-PROOF COURSES AND FLASHINGS
AS 3000 ELECTRICAL INSTALLATIONS
AS 3500 PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3660.1 TERMITE MANAGEMENT
AS 3727 GUIDE TO RESIDENTIAL PAVEMENTS
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 3786 SMOKE ALARMS
AS 3798 SITE PREPARATION
AS 3958.1 CERAMIC TILES - GUIDE TO INSTALLATION OF CERAMIC TILES
AS 3959 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS
AS 3999 BULK THERMAL INSULATION INSTALLATION
AS 4055 WIND LOADINGS FOR HOUSING
AS 4100 STEEL STRUCTURES
AS 4200 PLIABLE BUILDING MEMBRANES AND UNDERLAYS
AS 4586 SLIP RESISTANCE CLASSIFICATION
AS 4600 - COLD-FORMED STEEL STRUCTURES
AS 4654 WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND
AS 4773 MASONARY FOR SMALL BUILDINGS
AS 4859 MATERIALS FOR THERMAL INSULATION OF BUILDINGS

CONSULTANTS: DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND COMPUTATIONS. ALL STRUCTURE TO ENGINEERS DESIGN

ALL DRAWINGS TO BE CO-ORDINATED WITH CONSULTANT DOCUMENTATION PRIOR TO CONSTRUCTION.

DIMENSIONS: DO NOT SCALE OFF DRAWINGS - USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR ERRORS SHALL BE REFERRED TO THE ARCHITECT PRIOR TO INSTALLATION OR MANUFACTURE OF ANY WORKS.

CONFIRM LEVELS AND RL'S ON SITE PRIOR TO COMMENCEMENT OF WORK.

SETOUT: CONTRACTOR TO CONFIRM EXACT SITING AND ORIENTATION PRIOR TO CONSTRUCTION SETOUT. ALL BUILDING SETOUT AND CONFIRMATION OF SETBACKS AND HEIGHT TO BE CARRIED OUT BY A LICENSED SURVEYOR. NO FOOTING, OR WALL TO ENCRQACH THE TITLE BOUNDARY.

TERMITE PROTECTION: TERMITE PROTECTION AS NOMINATED IN THE DOCUMENTATION. TO BE IN ACCORDANCE WITH A.S.3660.1/2000 AND INSTALLED IN STRICT ACCORDANCE WITH CURRENT MANUFACTURERS SPECIFICATIONS.

STRUCTURAL STEEL: UNLESS NOTED OTHERWISE ALL EXPOSED STRUCTURAL STEEL, ANCHOR BOLTS AND OTHER ATTACHMENTS SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD WELDING TO EXISTING OR NEW BE APPLIED TO ANY FIELD WELDING TO EXISTING OR NEW STEELWORK. ALL STEEL WORK CAST IN CONCRETE FOOTINGS OR SLAB SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEELWORK.

RETAINING WALLS: ALL RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAILS. PROVIDE RUBBLE BACKFILL AND AGRICULTURAL DRAIN TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED.

SLAB & FOOTINGS: ALL FOOTINGS TO STRUCTURAL ENGINEER'S DETAILS. A MOISTURE BARRIER SHALL BE INSTALLED UNDER ANY HABITABLE CONCRETE SLAB TO BCA, AUSTRALIAN STANDARDS AND THE MANUFACTURER'S REQUIREMENTS
ARTICULATION JOINTS: PROVIDE ARTICULATION JOINTS TO COMPLY WITH "CEMENT AND CONCRETE ASSOCIATION CONSTRUCTION NOTE TN9".

EROSION CONTROLS: ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.

WATERPROOFING: ALL WET AREAS AND WALLS TO BE WATERPROOFED IN ACCORDANCE WITH THE BCA 3.8 & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF INSTALLATION AND COMPLIANCE.

CONCEALMENT OF SERVICES: ALL SERVICES SHALL BE CONCEALED IN WALLS OR DUCTS. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE ARCHITECT ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.

LICENSED TRADESPERSONS: ALL SERVICES TO BE INSTALLED BY LICENSED TRADESPERSONS IN ACCORDANCE WITH LOCAL AUTHORITY AND WITH CURRENT MANUFACTURERS SPECIFICATIONS.

TILES: EXPANSION JOINTS, WALLS: 5MM. FLOORS: 8MM. FILL BOTH WITH SILICONE RUBBER. GROUT FOR WALL: EPOXY BASED MILDEW RESISTANT. GROUT FOR FLOORS: PREPARED GROUT TO BE ACID RESISTANT. ALL WALL TILES TO HAVE FIBRE CEMENT SUBSTRATE

INTERNAL PAINTING: UNLESS NOTED OTHERWISE PAINT SYSTEM TO BE DULUX APPROVED 3 COAT SYSTEM - LOW SHEEN FINISH. COLOURS TO BE SUPPLIED BY ARCHITECT DURING CONTRACT AND APPLIED AS PER DULUX'S RECOMMENDATIONS AND GUIDELINES.

JOINERY ITEMS SHALL INCLUDE: MANUFACTURED CASEWORK ITEMS, INCLUDING: CABINETS AND CUPBOARDS.

EXISTING SITE CONDITIONS: ALL EXISTING ELEMENTS HAVE BEEN SHOWN INDICATIVELY. THE CONTRACTOR SHALL INSPECT THE SITE TO FULLY UNDERSTAND THE SCOPE OF WORKS. CONTRACTORS ARE TO BEFORE SUBMITTING A TENDER, NO ADDITIONAL CLAIMS SHALL BE APPROVED DUE TO A LACK OF KNOWLEDGE OF EXISTING SITE CONDITIONS. THE CONTRACTORS TENDER AMOUNT SHALL BE DEEMED TO INCLUDE THE COST OF DEALING WITH EXISTING CONDITIONS AND SERVICES. THE EXISTENCE OF WHICH WAS ASCERTAINABLE FROM THE APPROPRIATE AUTHORITY, OR FROM VISUAL INSPECTION ON OR ADJACENT TO THE SITE; OR WHICH ARE SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATION.

PRESERVATIVES AND TREATMENT: ALL STRUCTURAL TIMBERS TO BE TREATED WITH SUITABLE PRESERVATIVES AND TO AN APPROPRIATE HAZARD LEVEL FOR THEIR INTENDED ENVIRONMENT WHICH WILL MEET THE REQUIRED DESIGN LIFE EXPECTANCY OF 50 YEARS.

EXCAVATION NOTES

FOOTING EXCAVATION: ENSURE BUILDING IS CORRECTLY SETOUT PRIOR TO EXCAVATION

EXTENT: EXCAVATE AS REQUIRED OR AS SHOWN ON THE DRAWINGS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING: DRIVEWAY, GARAGE, FOOTINGS AND RETAINING WALLS.

SITE SURFACE: EXCAVATE OVER THE SITE TO GIVE CORRECT LEVELS AND PROFILES AS THE BASIS FOR CONSTRUCTION, PAVING, FILLING, LANDSCAPING AND THE LIKE. MAKE ALLOWANCE FOR COMPACTION AND SETTLEMENT. EXTERNAL GROUND LEVELS ADJACENT TO BUILDING SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2.3

FALLS: GRADE TO MINIMUM FALLS OF 1:20 AWAY FROM BUILDINGS WITHIN 1200 OF BUILDING PERIMETER AND 1:100 ELSEWHERE UNLESS NOTED OTHERWISE.

REQUIREMENT OF DETAILED EXCAVATION: EXCAVATE TO THE CONTRACT DEPTHS AND EXTENT NECESSARY TO ACCOMMODATE ALL FOUNDATION ELEMENTS AND ANY FORMWORK, BLINDING CONCRETE, WORKING SPACES AND WATERPROOFING ROCESSES.

LANDSCAPING: LANDSCAPING SCOPE OF WORKS AND FINISHES TO BE CONFIRMED BY CLIENT PRIOR TO FINAL QUOTATION

TRIM: TRIM BOTTOM OF ALL EXCAVATIONS AS NECESSARY TO ATTAIN THE REQUIRED LEVELS, GRADES AND PROFILES OF THE FINISHED WORK.

BATTERS: ALL BATTERS TO BE MIN 1 IN 3 SLOPE.

ENERGY EFFICIENCY
ALL WORKS: IN ACCORDANCE WITH ARCHTIECTURAL DRAWINGS OR BCA ENVIRONMENTAL GUIDLINES AT A MINIMUM.

LUMINAIRES: ALL LAMPS TO LUMINAIRES SHALL BE ENERGY EFFICIENT LAMPS TO SUIT SPECIFIC LUMINAIRE

EXTERNAL WALL: IN ACCORDANCE WITH BCA ENVIRONMENTAL GUIDELINES. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. ALL EXTERNAL WALLS TO HAVE VAPOUR PERMEABLE SARKING.

NEW ROOF: IN ACCORDANCE WITH BCA ENVIRONMENTAL GUIDLINES. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.

TIMBER FLOORS: IN ACCORDANCE WITH BCA ENVIRONMENTAL GUIDLINES. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. ALL EXPOSED TIMBER FLOORS TO HAVE VAPOUR PERMABLE FOIL TO UNDERSIDE.

LIGHT & VENTILATION: IN ACCORDANCE WITH PARTS 3.8.4 AND 3.8.5 OF THE BCA

SOUND: INSULATION IN ACCORDANCE WITH PART 3.8.6 OF THE BCA

FIRE SAFETY
GENERAL: FIRE SAFETY IN ACCORDANCE WITH PART 3.7 OF THE BCA

SMOKE ALARMS: IN ACCORDANCE WITH PART 3.7.2 OF THE BCA & A.S 3786 TO BE HARD WIRED TO CONSUMER SUPPLY.SMOKE DETECTORS TO BE OF THE TYPE WITH ALARMS WIRED TOGETHER AND HAVING A BATTERY BACK-UP

FIRE ALARM INSTALLATION: INSTALL SMOKE DETECTION, IN THE AREA AFFECTED BY THE WORKS, TO SUIT THE REQUIREMENTS OF AS1670.7 AND THE B.C.A.. PROVIDE ANY ADDITIONAL DETECTION TO AREAS TO ALLOW FOR COMPLIANCE WITH AS1670.1 AND THE B.C.A.

BUILDER: TO PROVIDE ELECTRICIANS INSTALLATION CERTIFICATE

ELECTRICAL NOTES

SUPPLY: ELECTRICAL CONTRACTOR TO PROVIDE PHASED SUPPLY TO MAIN SWITCHBOARD AND ASSESS MAXIMUM DEMAND TO AS3000.

DISTRIBUTION BOARD: PROVIDE NEW DISTRIBUTION BOARD IF REQUIRED. REFER ARCHITECT FOR APPROVAL OF LOCATION. ALL ELECTRICAL OUTLETS SHALL BE PROTECTED BY VERCURRENT / EARTH LEAKAGE CIRCUIT BREAKERS IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

WIRING: ELECTRICAL CONDUCTORS AND WIRING USED FOR ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS. ALL WIRING SHALL BE CONCEALED HERE POSSIBLE. APPROVAL OF THE ARCHTITECT IS REQUIRED BEFORE ANY EXPOSED WIRING IS INSTALLED. WHERE EXPOSED WIRING IS UNAVOIDABLE, WIRING MUST BE CONCEALED WITHIN SUITABLE CONDUIT.

ARTIFICIAL LIGHTING: PROVIDE A SYSTEM OF ARTIFICIAL LIGHTING TO COMPLY WITH AS1680 TO ALL ROOMS NOT NATURALLY LIT. LIGHTING: REFER TO LEGEND. ALL LUMINAIRES SHALL BE CEILING MOUNTED UNLESS OTHERWISE SHOWN. REFER TO THE ARCHITECT FOR MOUNTING HEIGHTS OF EXTERIOR WALL MOUNTED LUMINAIRES. THE LAYOUT OF LUMINAIRES IS GENERALLY AS INDICATED ON REFLECTED CEILING DRAWING. ALL FLOURESCENT LAMPS SHALL BE WARM WHITE.

ELECTRICAL INSTALLATION: INCLUDES:
- INSTALLATION OF DISTRIBUTION SWITCHBOARD (IF REQUIRED)
- LIGHT AND POWER INSTALLATION
- LIGHT FITTINGS, SUB CIRCUIT WIRING AND LIGHTING ACCESSORIES
- SOCKET OUTLETS, SPECIAL PURPOSE POWER AND SUBCIRCUIT CABLING
- INSTALLATION OF CIRCUITS FOR AIR CONDITIONING
- INSTALLATION OF CIRCUITS AND CONNECTION OF ALL EQUIPMENT (EG KITCHEN EQUIPMENT, SPA PUMPS)
- PROVISION OF CIRCUITS AND WIRING FOR RELOCATION OF EXTERNAL POOL EQUIPMENT
- SUPPLY AND INSTALLATION OF NEW OUTLET + WIRING TO EXISTING ELECTRICAL ACCESSORIES: INCLUDES: SWITCHES AND POWERPOINTS. UNLESS OTHERWISE NOTED ALL CONTROLS, SWITCHES AND POWERPOINTS SHALL BE "PURE WHITE ". LIGHT SWITCHES - 1200 ABOVE FLOOR LEVEL UNLESS NOTED THERWISE AND LOCATED AS PER ELECTRICAL LAYOUTS

ROOFTOP ANTENNA: ALL NEW OUTLETS TO BE WIRED TO EXISTING

NETWORK & DATA: ALL PHONE NETWORKS AND DATA POINTS TO BE MIN CAT6 CABLE CONNECTED TO WALL SOCKETS. CABLE RUNS TO BE CONCEALED. REFER ELECTRICAL LAYOUTS FOR LOCATIONS

CODE LIST - SCHEDULE	
CODE	ITEM
A.G8	GRAB RAIL- BACKREST
A.G0	GRAB RAIL- PWD/ UNIVERSAL WC
B.Bi	BALUSTRADE- INFILL/ PANEL
B.EB	EQUIPMENT: BOLLARD
B.RH	RAIL- HANDRAIL
B.RK	RAIL- KERB RAIL
B.WB	WASTE- BIN (GENERAL)
B.WS	WASTE- SANITARY BIN
B.WW	WASTE- WASTE BIN
BL02.1	190mm BLOCKWORK WITH RENDER PAINT FINISH
C01	200mm CONCRETE INSITU
COL	STRUCTURAL COLUMN
D	<none>
D1	
D.HL	HANDLE: LEVER
EF01	
F-#	FLOOR - GENERIC- 100mm
FHR	FIRE HOSE REEL
FQCHV029	BN waste recycling paper, 240L
G.MP	MIRROR, PROPRIETARY
G.ZM-AL04	COMMON ELEMENTS: MULLION (SQUARE) - ALUMINIUM, TYPE 04
G.ZM-AL10	COMMON ELEMENTS: MULLION (CIRCULAR) - ALUMINIUM, TYPE 10
H.PB	PLUMBING- BASIN
H.PWD	PLUMBING- WC PAN: PWD/ UNIVERSAL
H.SF	STORMWATER: FIELD GULLY
H.TF	TAPIWARE: FLUSH BUTTON (WC/ URINAL)
H.TH	TAPIWARE: HOSE TAP
H.TM	TAPIWARE: MIXER
I.FC	FURNITURE: CHAIR
I.FT	FURNITURE: TABLE
I.HT	HOLDER: TOILET ROLL
J.BS	SS BENCH TOP WITH INTEGRATED TRAY & SINK
J.BV	BENCHTOP: VANITY
K.WD	WASHROOM: WC PWD/ UNIVERSAL
K.WV	WASHROOM: VANITY/ HANDWASH
L.BF-ME-#	BARRIER: FENCING- MESH, TYPE ##
PT03	64mm STEEL STUD x2. INSULATED. FRPB LINED
PT06	76mm STEEL STUD. PB LINED (INSULATED)
PT14	92mm QUIET STEEL STUD. FRPB LINED
R-#	ROOF - TYPE ##
SP01	78mm SPEED PANEL
V.PA	PARKING: ACCESSIBLE BAY
V.PB	PARKING: BAY (GENERAL)
W	GLAZING- WINDOW
W-#	WALL - TYPE ##
WA	WINDOW: AWKING

MATERIAL & FINISH SELECTIONS		
SELECTION	VARIATION	
IMAGE	CODE	DESCRIPTION

SYMBOLOLOGY

BUILDING ELEMENTS	
DOORS AND WINDOWS	D 10.101a W 10.101a DOOR NUMBER WINDOW NUMBER
CEILINGS	C.X-XX00 RAKING CEILING TYPE HEIGHT ABOVE LEVEL
OTHER BUILDING ELEMENTS	X.XX-88 REFER CODING SYSTEM
MATERIALS/ FINISHES	MMqq01 REFER CODING SYSTEM

REVISION	
REVISION	88 REVISION CLOUD REVISION NUMBER REVISION DESCRIPTION

SETOUT	
GRID	AA
LEVEL	▽
SLOPE	FALL 1:3 DN
STEP	DN

REFERENCING	
PLAN TITLE	DRAWING TITLE
VIEW NUMBER	2 A202 Scale: 1 : 100
REFERENCE SHEET	DRAWING SCALE

ELEVATION/ SECTION TITLE	
VIEW NUMBER	DRAWING TITLE
REFERENCE SHEET	2 A202 Scale: 1 : 100
	DRAWING SCALE

ELEVATION REFERENCE	88 8888	88 8888
VIEW NUMBER	88 8888	88 8888
REFERENCE SHEET	88 8888	88 8888
ROOM ELEVATIONS	00 8888	00 8888
VIEW NUMBER	00 8888	00 8888
REFERENCE SHEET	00 8888	00 8888
SECTION REFERENCES	88 8888	88 8888
VIEW NUMBER	88 8888	88 8888
REFERENCE SHEET	88 8888	88 8888

PERFORMANCE REQUIREMENT	
ACOUSTIC PERFORMANCE	
— — — — —	ACOUSTIC RATING 45-50
— — — — —	ACOUSTIC RATING 50-55
— — — — —	ACOUSTIC RATING 55-60
— — — — —	ACOUSTIC RATING >60
FIRE RATE AND SMOKE PERFORMANCE	
— — — — —	SMOKE RATING
— — — — —	FIRE RATING 30
— — — — —	FIRE RATING 60
— — — — —	FIRE RATING 90
— — — — —	FIRE RATING 120
— — — — —	FIRE RATING 180

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STATUS
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NORTH

CLIENT
woollam CONSTRUCTIONS NSW GOVERNMENT Homes NSW

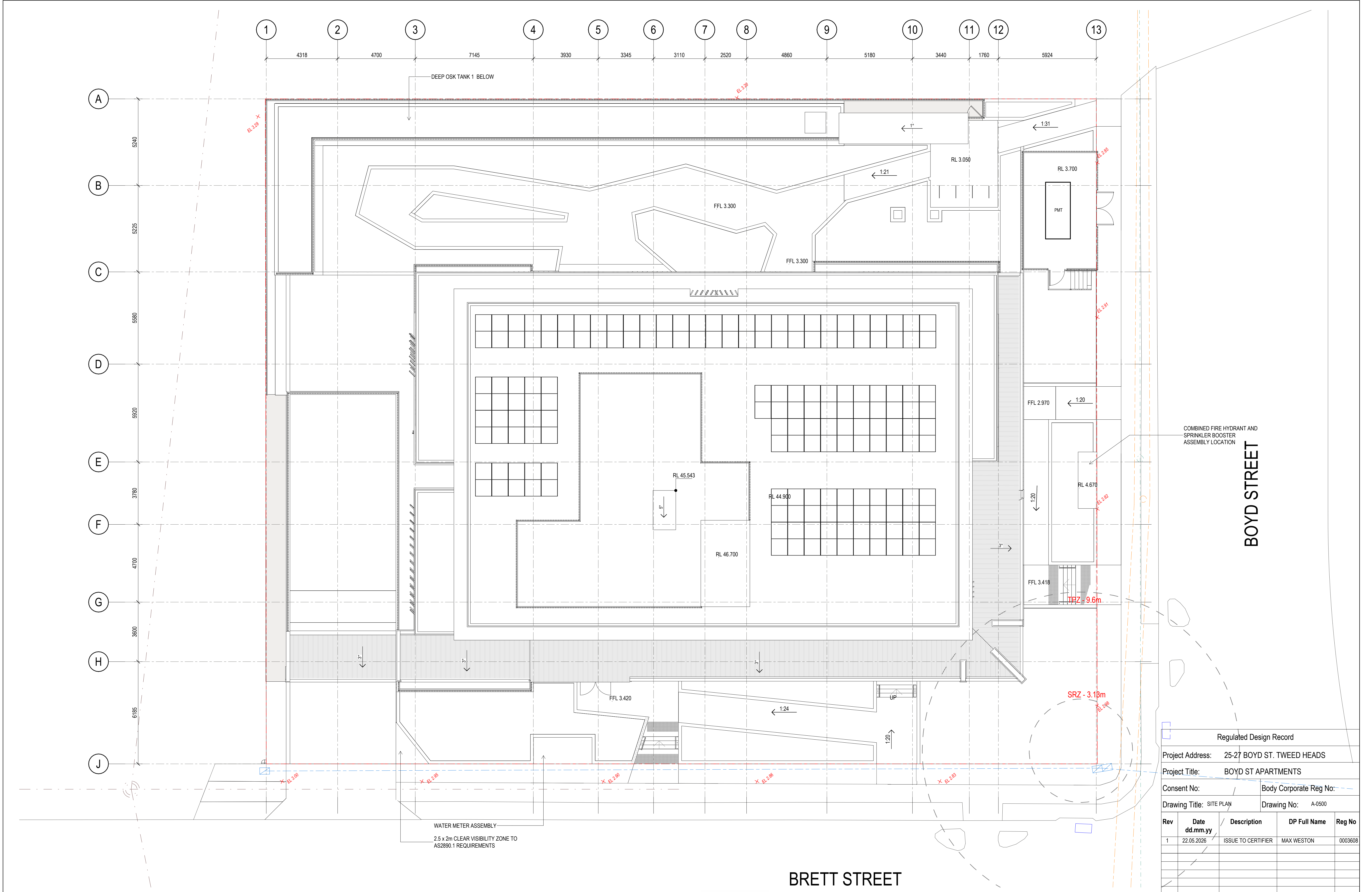
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PROJECT
BOYD ST APARTMENTS
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DRAWING TITLE
LEGENDS / NOTES

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2	DRAWN NA		CHECKED MW	
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	PROJECT No 25159	STAGE DD	DRAWING No A-1000	REVISION 1

NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half of the vertical line is shaded black. The word "NORTH" is written above the circle.

mode

GOLD COAST
Turrbal and Yuggera Country
Suite 2, Level 1, 130 Bundall Road
Bundall QLD 4217 Australia

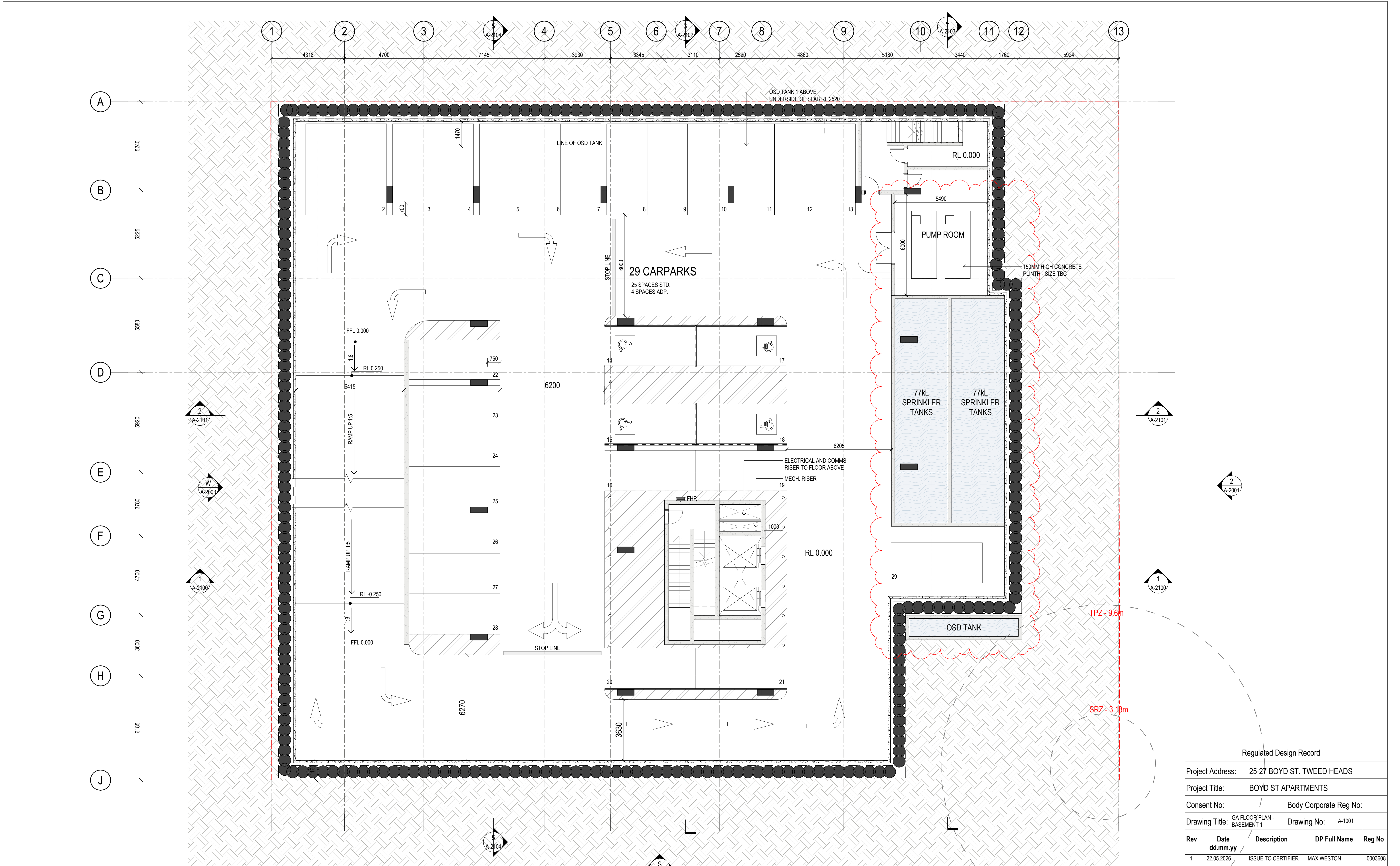
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PROJECT
d. BOYD ST APARTMENTS

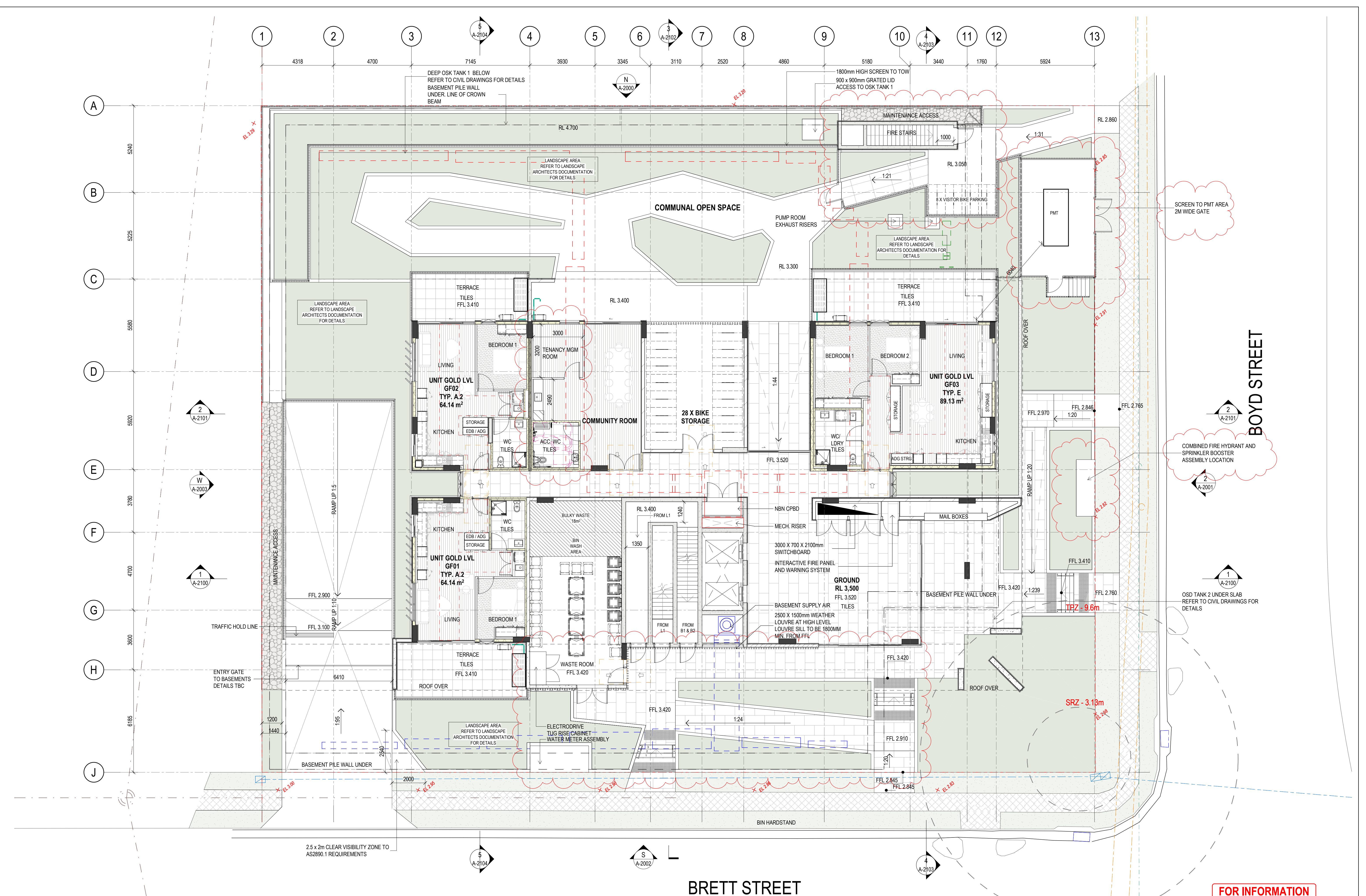
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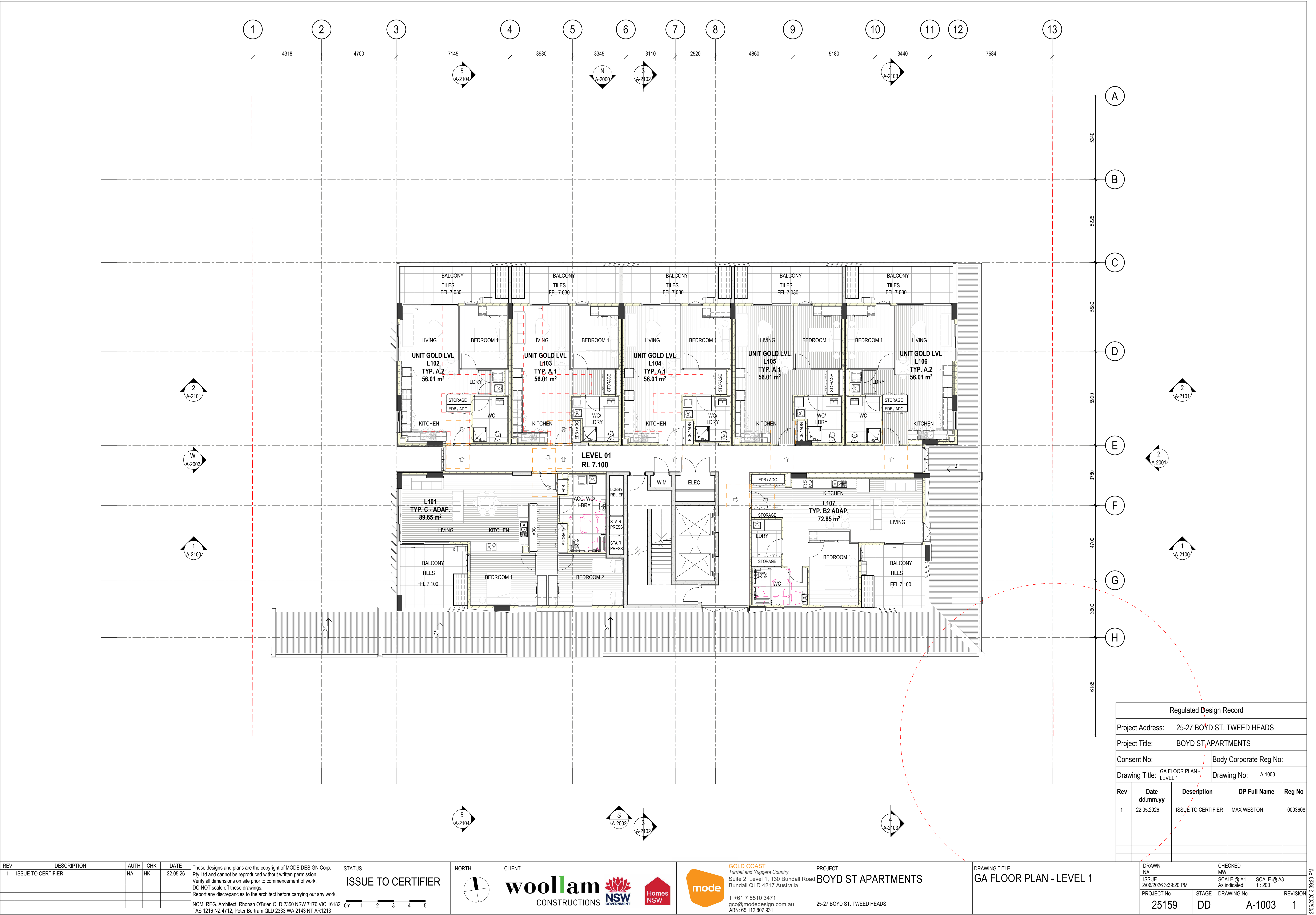
DRAWING TITLE
GA FLOOR PLAN - BASEMENT 2

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NORTH

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NSW GOVERNMENT

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PROJECT

BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE

GA FLOOR PLAN - LEVEL 1

DRAWN NA

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PROJECT No 25159

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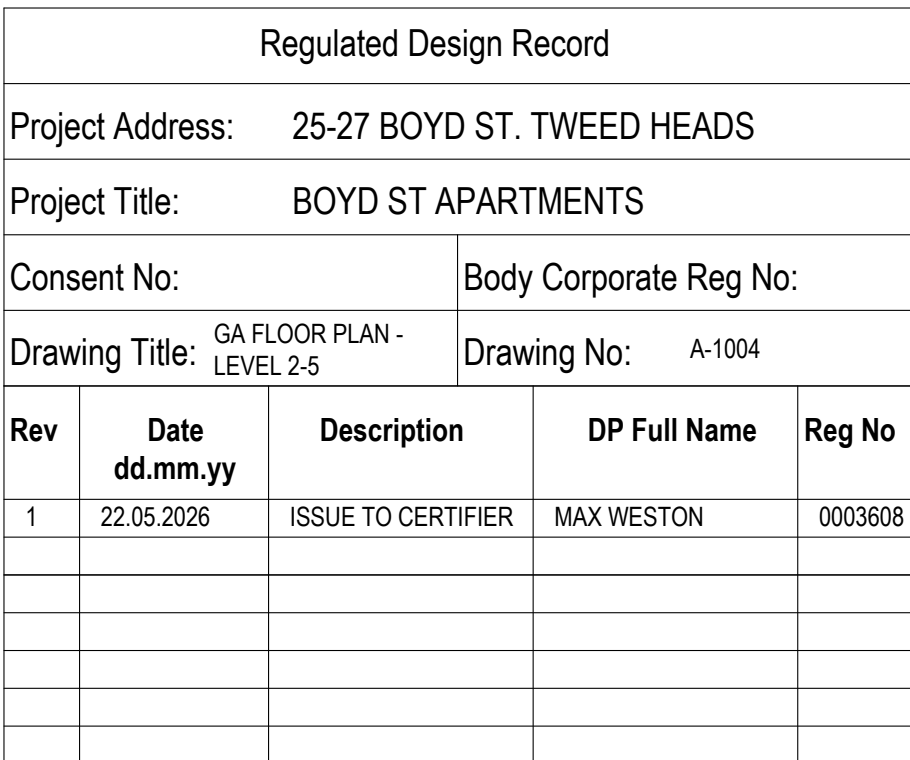
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STAGE DD

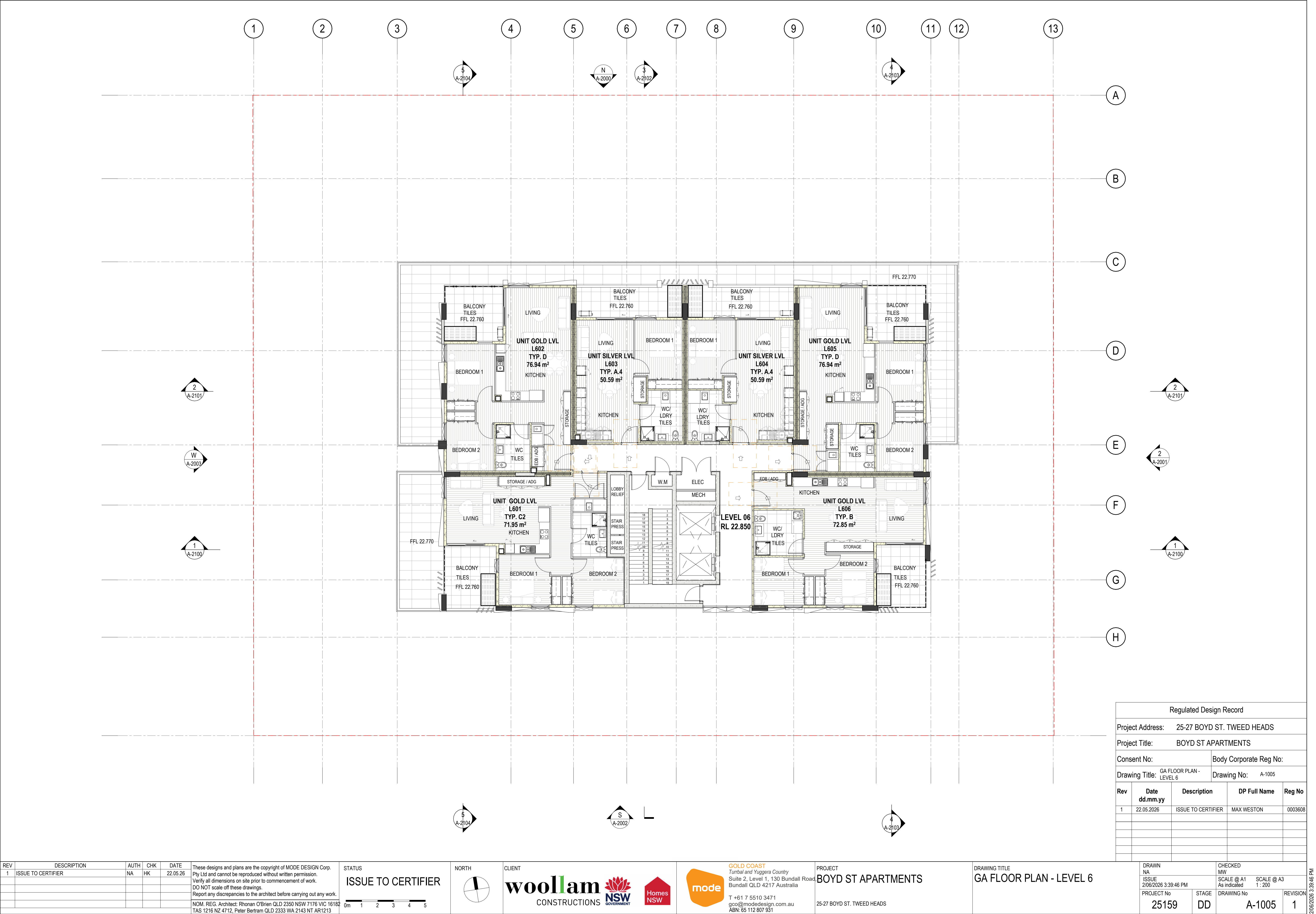
DRAWING No A-1003

REVISION 1

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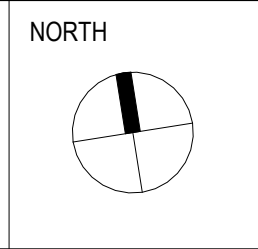
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1	ISSUE TO CERTIFIER	NA	HK	22.05.26

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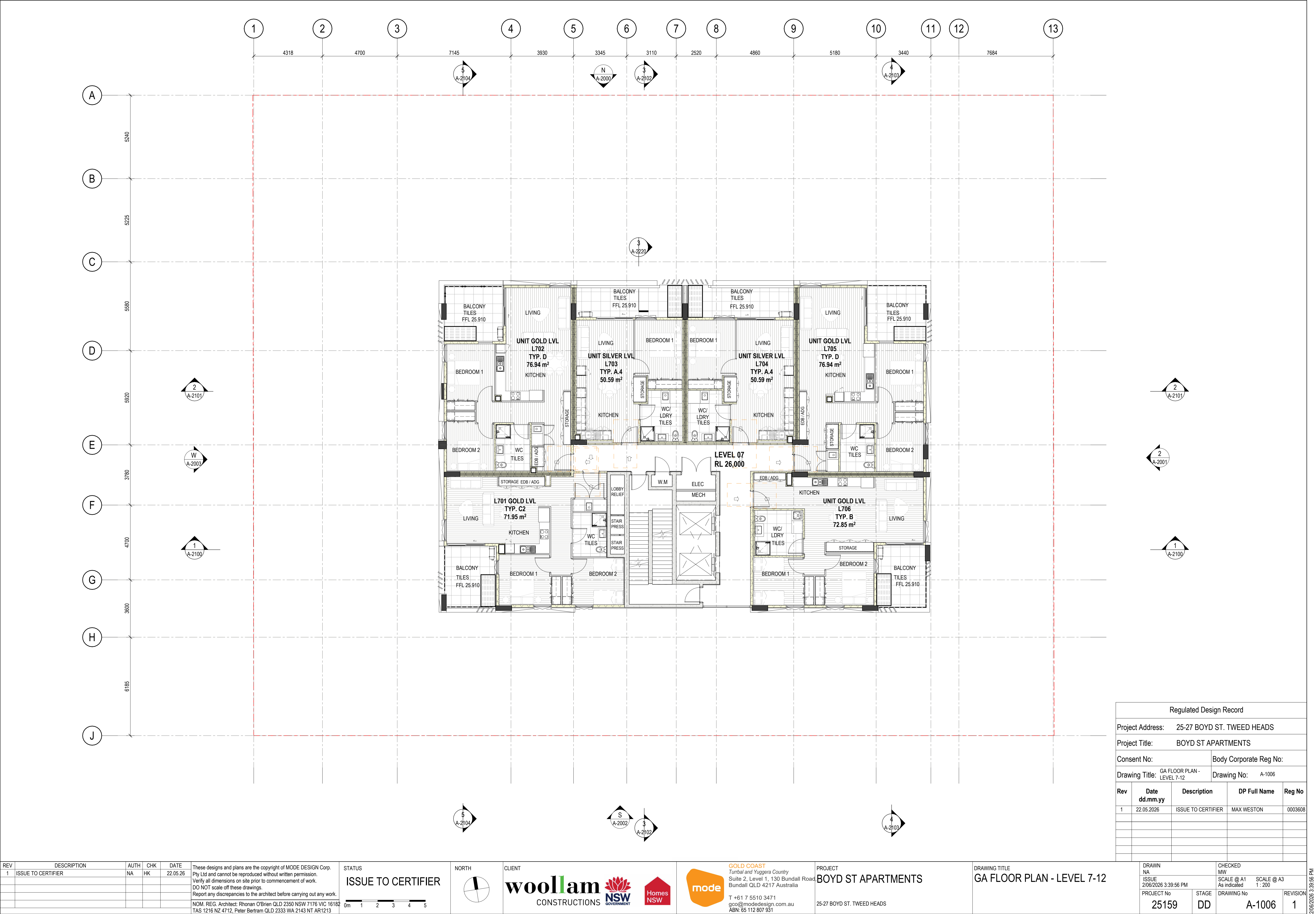
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PROJECT
BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE
GA FLOOR PLAN - LEVEL 6

DRAWN NA		CHECKED MW	
ISSUE 2/06/2026 3:39:46 PM		SCALE @ A1 As indicated	
PROJECT No 25159		STAGE DD	
DRAWING No A-1005		REVISION 1	



Regulated Design Record				
Project Address:		25-27 BOYD ST. TWEED HEADS		
Project Title:		BOYD ST APARTMENTS		
Consent No:		Body Corporate Reg No:		
Drawing Title:		GA FLOOR PLAN - LEVEL 7-12		Drawing No: A-1006
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

DRAWN NA		CHECKED MW	
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PROJECT No 25159		STAGE DD	
DRAWING No A-1006		REVISION 1	

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1	ISSUE TO CERTIFIER	NA	HK	22.05.26	ISSUE TO CERTIFIER

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PROJECT

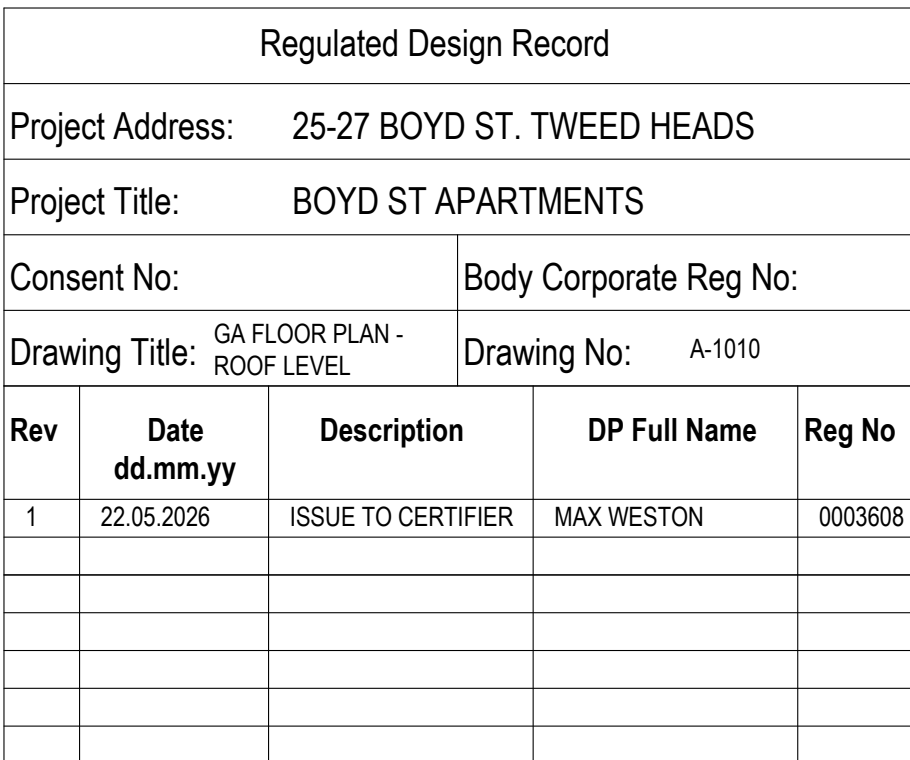
BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE

GA FLOOR PLAN - LEVEL 7-12

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ELEVATION & SECTION NOTES:

HEIGHTS INDICATED ARE CLEAR HEIGHTS ABOVE FINISHED FLOOR LEVELS
CH : CEILING HEIGHT
FFL : FINISHED FLOOR LEVEL
RL : REDUCED LEVEL
SRL : STRUCTURAL REDUCED LEVEL
TOW : TOP OF WALL
TOF : TOP OF FENCE

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Regulated Design Record				
Project Address:		25-27 BOYD ST. TWEED HEADS		
Project Title:		BOYD ST APARTMENTS		
Consent No:		Body Corporate Reg No:		
Drawing Title:		BUILDING ELEVATIONS EAST		Drawing No: A-2001
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

REV	DESCRIPTION	AUTH	CHK	DATE
1	ISSUE TO CERTIFIER	NA	HK	22.05.26

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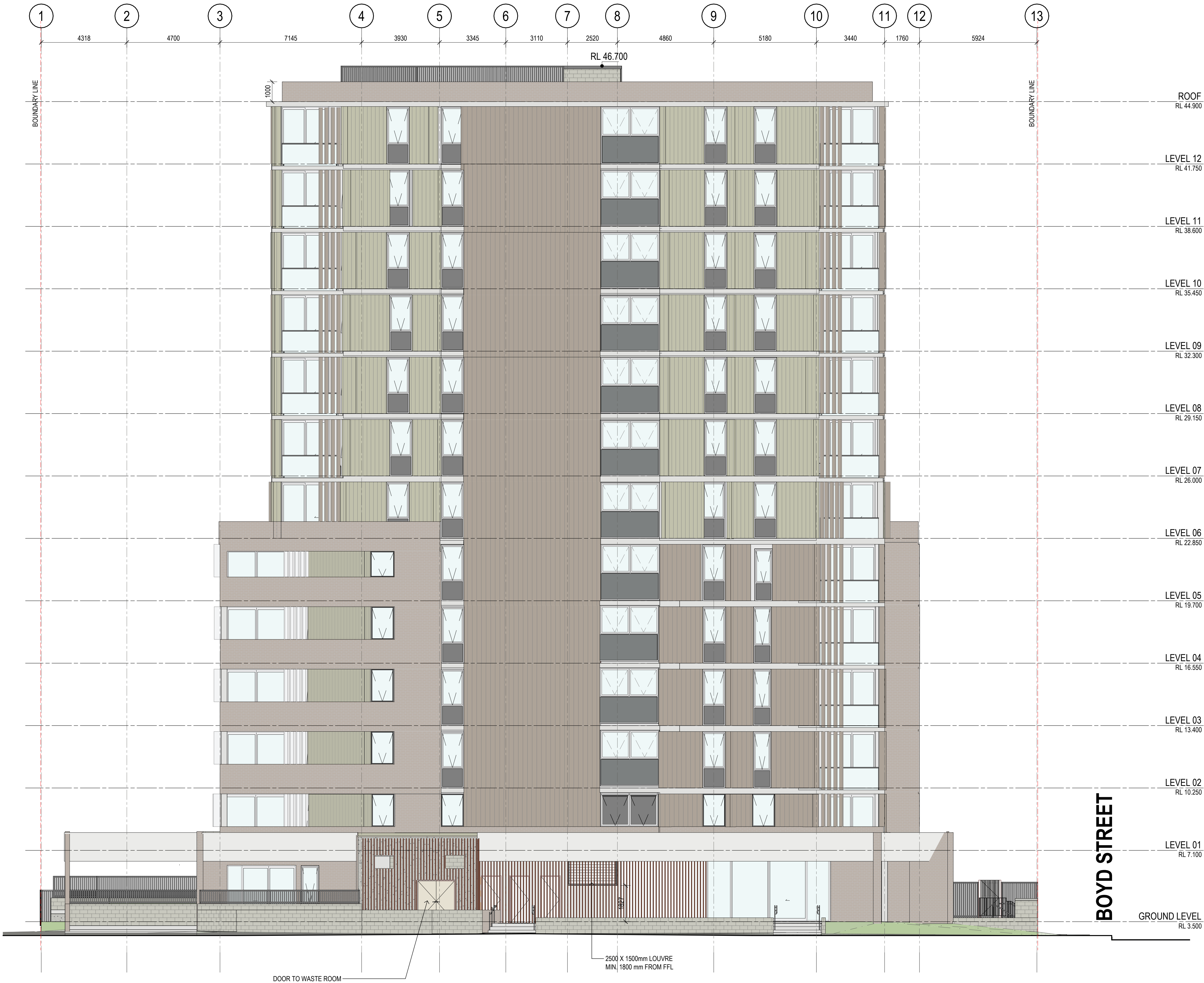
PROJECT
BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE
BUILDING ELEVATIONS EAST

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PROJECT No		STAGE	
25159		DD	
Drawing No		REVISION	
A-2001		1	

2/06/2026 11:37:04 AM



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Regulated Design Record				
Project Address:		25-27 BOYD ST. TWEED HEADS		
Project Title:		BOYD ST APARTMENTS		
Consent No:		Body Corporate Reg No:		
Drawing Title:		BUILDING ELEVATIONS SOUTH		Drawing No: A-2002
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

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PROJECT

BOYD ST APARTMENTS

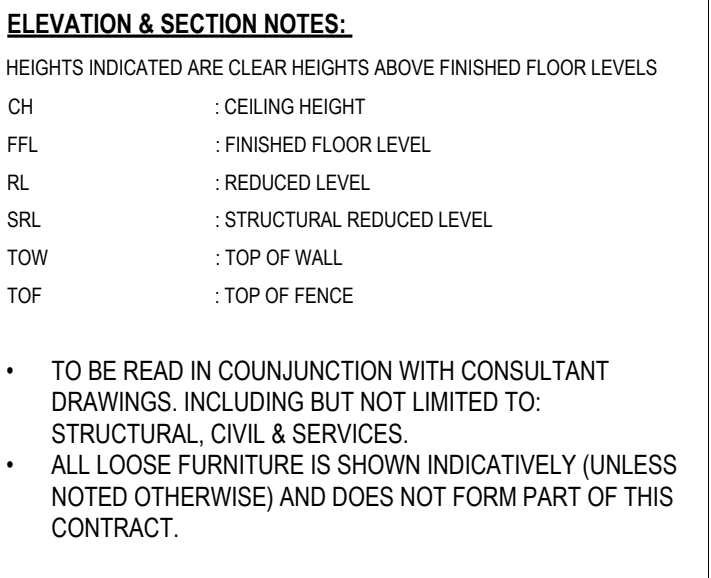
25-27 BOYD ST. TWEED HEADS

DRAWING TITLE

BUILDING ELEVATIONS SOUTH

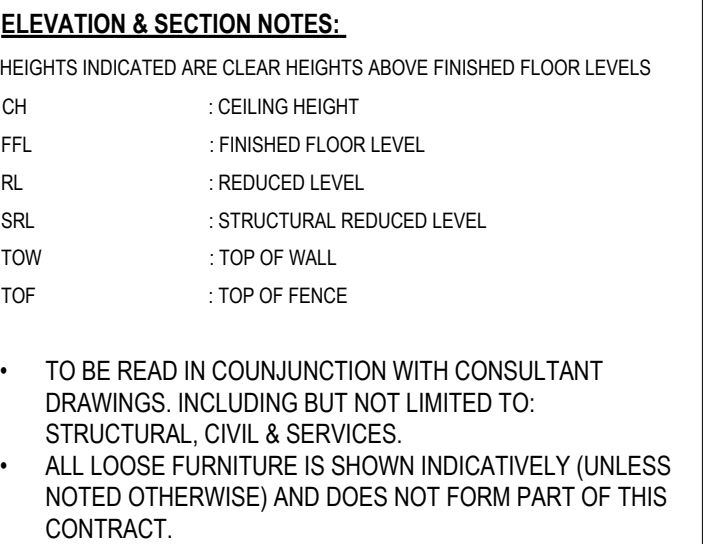
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PROJECT No		STAGE	
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SCALE @ A1		SCALE @ A3	
As indicated		1 : 200	
DRAWING No		REVISION	
A-2002		1	

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DRAWING TITLE
BUILDING ELEVATIONS WEST

DRAWN NA		CHECKED MW	
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PROJECT No 25159	STAGE DD	DRAWING No A-2003	REVISION 1

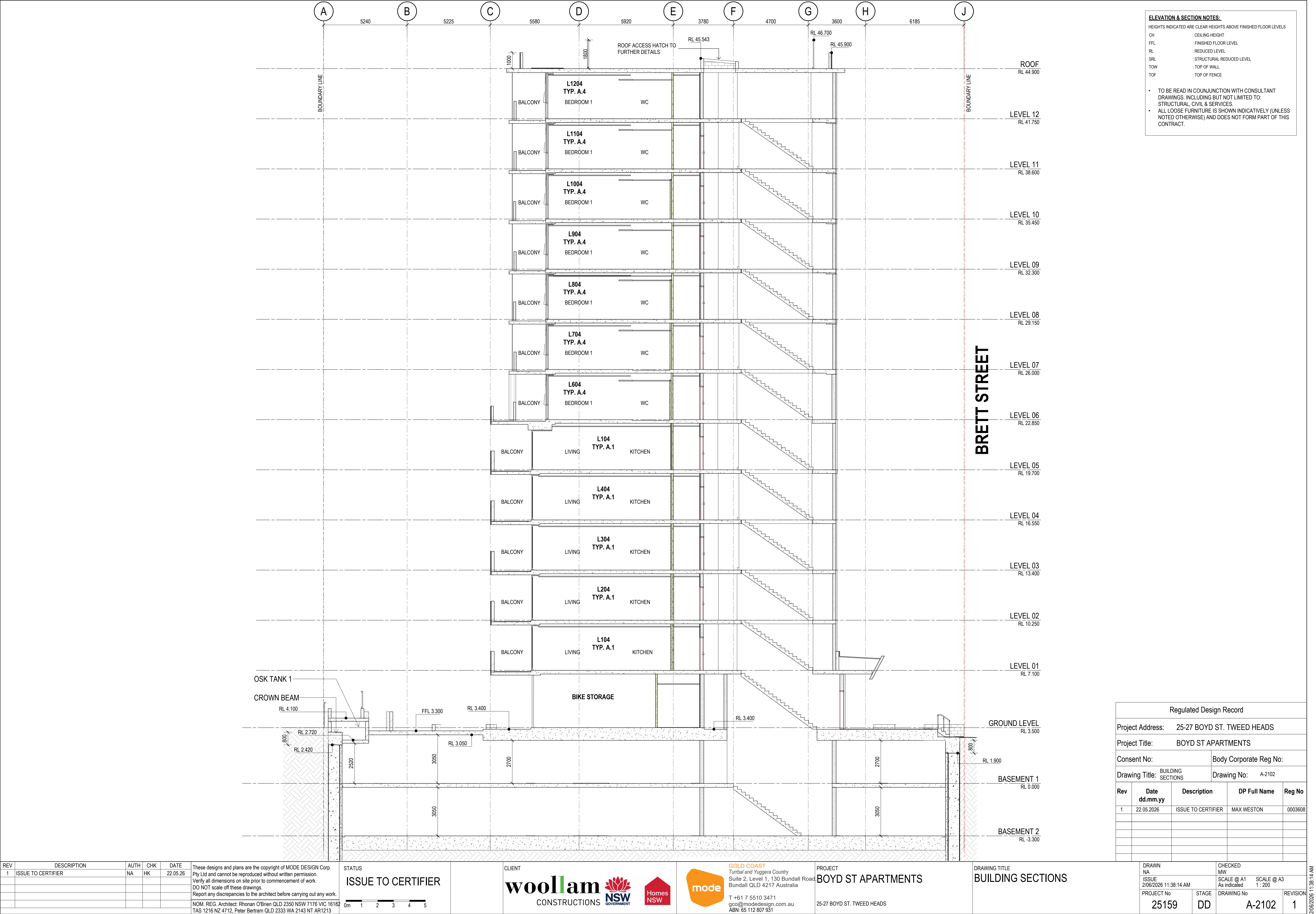


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1	ISSUE TO CERTIFIER	NA	HK	22.05.26		ISSUE TO CERTIFIER

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PROJECT
BOYD ST APARTMENTS
25-27 BOYD ST. TWEED HEADS

DRAWN NA		CHECKED MW	
ISSUE 2/06/2026 11:38:08 AM		SCALE @ A1 As indicated	SCALE @ A3 1 : 200
PROJECT No 25159	STAGE DD	DRAWING No A-2101	REVISION 1



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PROJECT

BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE

BUILDING SECTIONS

Rev	Date	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

DRAWN	CHECKED	SCALE @ A1	SCALE @ A3
NA	MW	As indicated	1 : 200
ISSUE	2/06/2026 11:38:14 AM	DRAWING No	REVISION
PROJECT No	STAGE	A-2102	1
25159	DD		



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Regulated Design Record

Project Address: 25-27 BOYD ST. TWEED HEADS

Project Title: BOYD ST APARTMENTS

Consent No: Body Corporate Reg No:

Drawing Title: BUILDING SECTIONS Drawing No: A-2103

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

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BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE

BUILDING SECTIONS

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PROJECT No

25159

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As indicated

DRAWING No

A-2103

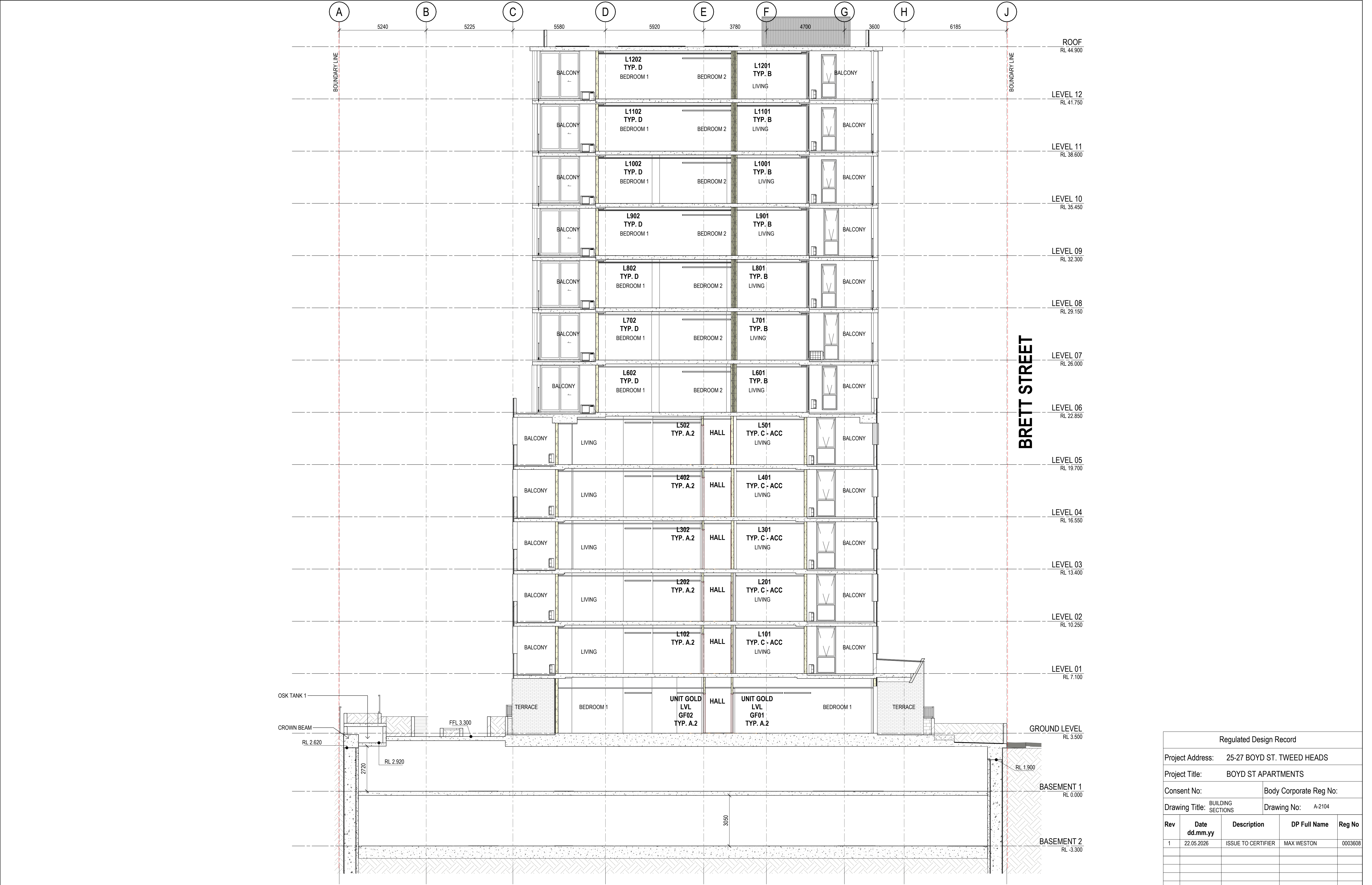
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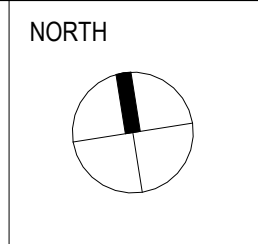
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PROJECT

BOYD ST APARTMENTS

25-27 BOYD ST. TWEED HEADS

DRAWING TITLE

BUILDING SECTIONS

Rev	Date	Description	DP Full Name	Reg No
1	22.05.2026	ISSUE TO CERTIFIER	MAX WESTON	0003608

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ISSUE	SCALE @ A1
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PROJECT No	STAGE
25159	DD
DRAWING No	REVISION
A-2104	1

Regulated Design Record				
Project Address:		25-27 BOYD ST. TWEED HEADS		
Project Title:		BOYD ST APARTMENTS		
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
BUILDING SECTIONS		A-2104		

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