

TWEED MALL MASTERPLAN - CONCEPT DEVELOPMENT APPLICATION

TWEED MALL WHARF ST, TWEED HEADS

DRAWING LIST

BUILDING ENVELOPE DRAWINGS FOR APPROVAL		
DRAWING NO.	TITLE	REVISION
A-DA-021	ENVELOPE - ROOF PLAN	03
A-DA-022	ENVELOPE - ELEVATIONS	03
A-DA-023	ENVELOPE - ELEVATIONS	03

INDICATIVE REFERENCE DESIGN DRAWINGS		
DRAWING NO.	TITLE	REVISION
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A-DA-002	SITE PLAN - EXISTING	03
A-DA-003	SITE PLAN - GROUND	03
A-DA-010	YIELD TABLE	02
A-DA-101	PLAN - BASEMENT 02	K
A-DA-102	PLAN - BASEMENT 01	K
A-DA-103	PLAN - GROUND	K
A-DA-104	PLAN - MEZZANINE	I
A-DA-105	PLAN - LEVEL 01	I
A-DA-106	PLAN - LEVEL 02	I
A-DA-107	PLAN - LEVEL 03	I
A-DA-108	PLAN - TYPICAL TOWER	G
A-DA-109	PLAN - ROOF	J
A-DA-110	PLAN - ADG SOLAR COMPLIANCE	G
A-DA-121	STAGING - GROUND - EXISTING	H
A-DA-122	STAGING - GROUND - STAGE 1A DEMOLITION	H
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A-DA-125	STAGING - BASEMENT 01 - STAGE 1 CONSTRUCTION	02
A-DA-126	STAGING - BASEMENT 02 - STAGE 1 CONSTRUCTION	02
A-DA-127	STAGING - GROUND - STAGE 1B CONSTRUCTION	02
A-DA-128	STAGING - GROUND - STAGE 1B CONSTRUCTION	H
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A-DA-134	STAGING - BASEMENT 02 - STAGE 2 CONSTRUCTION	02
A-DA-135	STAGING - GROUND - STAGE 2 CONSTRUCTION	02
A-DA-136	STAGING - BASEMENT 01 - STAGE 3 EXCAVATION	02
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A-DA-139	STAGING - BASEMENT 02 - STAGE 3 CONSTRUCTION	02
A-DA-140	STAGING - GROUND - COMPLETE	02
A-DA-141	STAGING - ROOF - RESI TOWER RELEASE	02
A-DA-301	SECTION - SITE	H
A-DA-402	GROUND - OPEN SPACE	G
A-DA-403	TYPICAL BUILDING SECTIONS	D
A-DA-404	SOLAR ACCESS BY HOUR	02
A-DA-406	EASTERN INTERFACE SECTION	02
A-DA-901	3D - AERIALS	I

LEGEND

	Site Boundary
	Demolition
	Construction Zone
	Building Entry
	Travelator Entry
	Core, Plant, Loading & Service Areas
	Lobby
	Carpark
	Retail - Lifestyle
	Retail - General
	Retail - Flexible
	Fresh Food Markets
	F&B
	Entertainment
	Supermarkets
	Residential
	Commercial / Office
	Seniors Living
	Visitor Accommodation
	Shared Zone

CONSULTANT CONTACT

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ARBORIST MODERN TREE CONSULTANTS CONTACT: TIMOTHY BECK P: 0423 352 356	LANDSCAPE TURF CONTACT: MIKE HORNE E: mike.horne@turfdesign.com	STRUCTURE, CIVIL, GEOTECH, TRANSPORT, WIND & WASTE ARUP CONTACT: ANDREW PHILLIPS E: andrew.phillips@arup.com	



LEGEND

FOH Vehicle Entry

Service Vehicle Entry

Pedestrian Entry

LEGEND

Site Boundary

Demolition

Construction Zone

Building Entry

Travelator Entry

Core, Plant, Loading & Service Areas

Lobby

Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

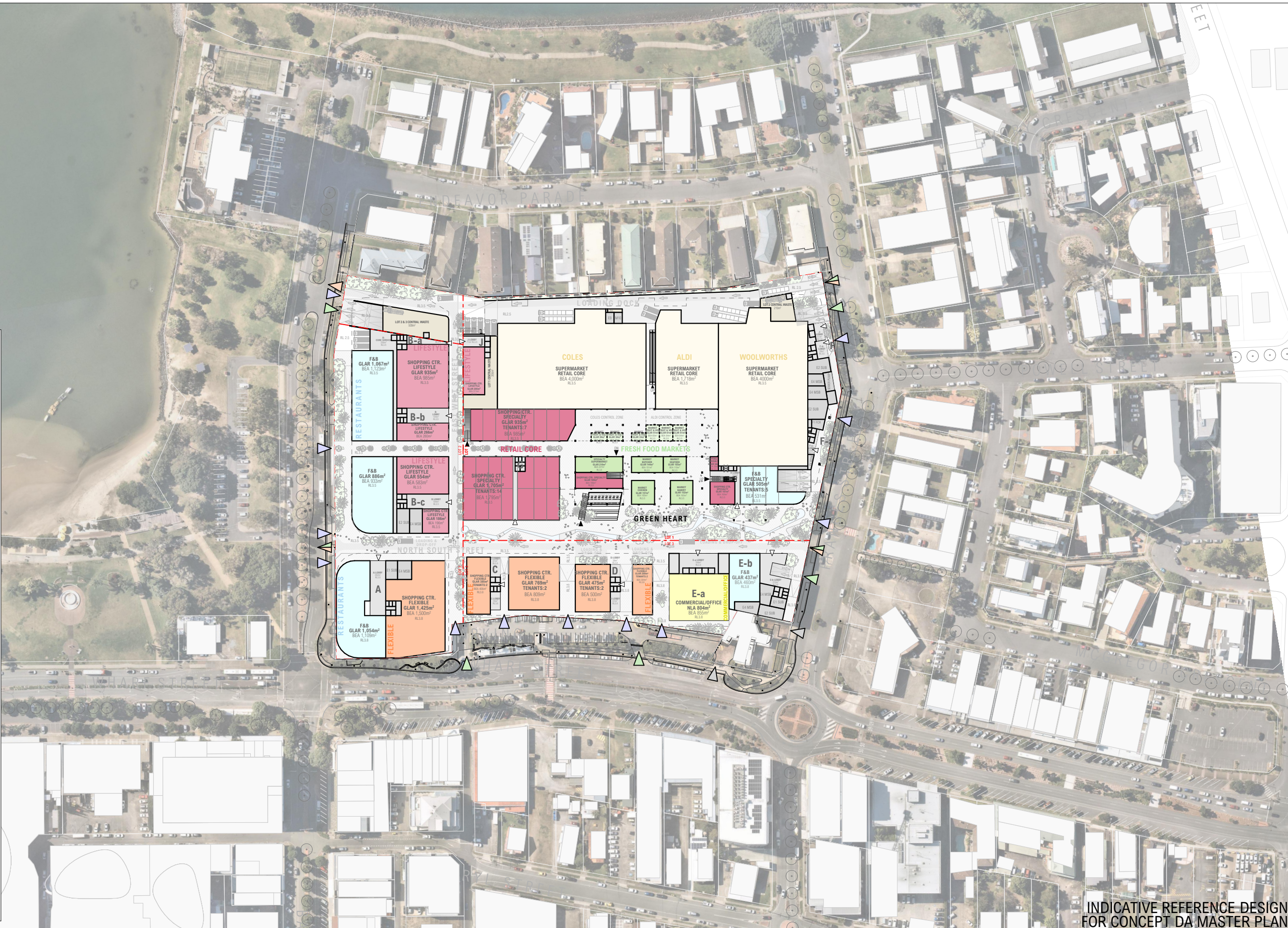
Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			SHEET TITLE		
CHROFI			ELANOR INVESTORS GROUP			01			23/11/2022			LANDSCAPE COORDINATION			TWEED MALL MASTERPLAN			SITE PLAN - GROUND		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA			Elanor			02			04/02/2023			CONCEPT DA			TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA					
T +61 2 8096 8500 E info@chrofi.com						03			29/02/2024			CONCEPT DA - RFI RESPONSE			PROJECT NUMBER			SHEET NUMBER		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 9909															21040			A-DA-003		
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI															1/03/2024			03		
															AM,MM,DN JC					
															1:2000, 1:1					
															A3					
															NORTH					

LEGEND

Site Boundary

Demolition

Construction Zone

Building Entry

Travelator Entry

Core, Plant, Loading & Service Areas

Lobby

Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone

REV	DATE	ISSUE
C	18/10/2022	QS ISSUE
D	25/10/2022	FOR COORDINATION
E	1/11/2022	FOR COORDINATION
F	23/11/2022	LANDSCAPE COORDINATION
G	30/11/2022	FOR COORDINATION
H	8/12/2022	FOR COORDINATION
I	19/12/2022	FOR COORDINATION
J	5/04/2023	CONCEPT DA
K	29/02/2024	CONCEPT DA - RFI RESPONSE

REV	DATE	ISSUE
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PROJECT					
TWEED MALL MASTERPLAN					
TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA					
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
21040	1/03/2024	AM,MM,DN	JC	1:1000	A3

INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

SHEET TITLE		REVISION
PLAN - BASEMENT 02		
SHEET NUMBER	A-DA-101	K

LEGEND

Site Boundary

Demolition

Construction Zone

Building Entry

Travelator Entry

Core, Plant, Loading & Service Areas

Lobby

Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8708 TAI ROPHA 6588 STEVEN FIGHERA 6909

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CLIENT

ELANOR INVESTORS GROUP

Elanor

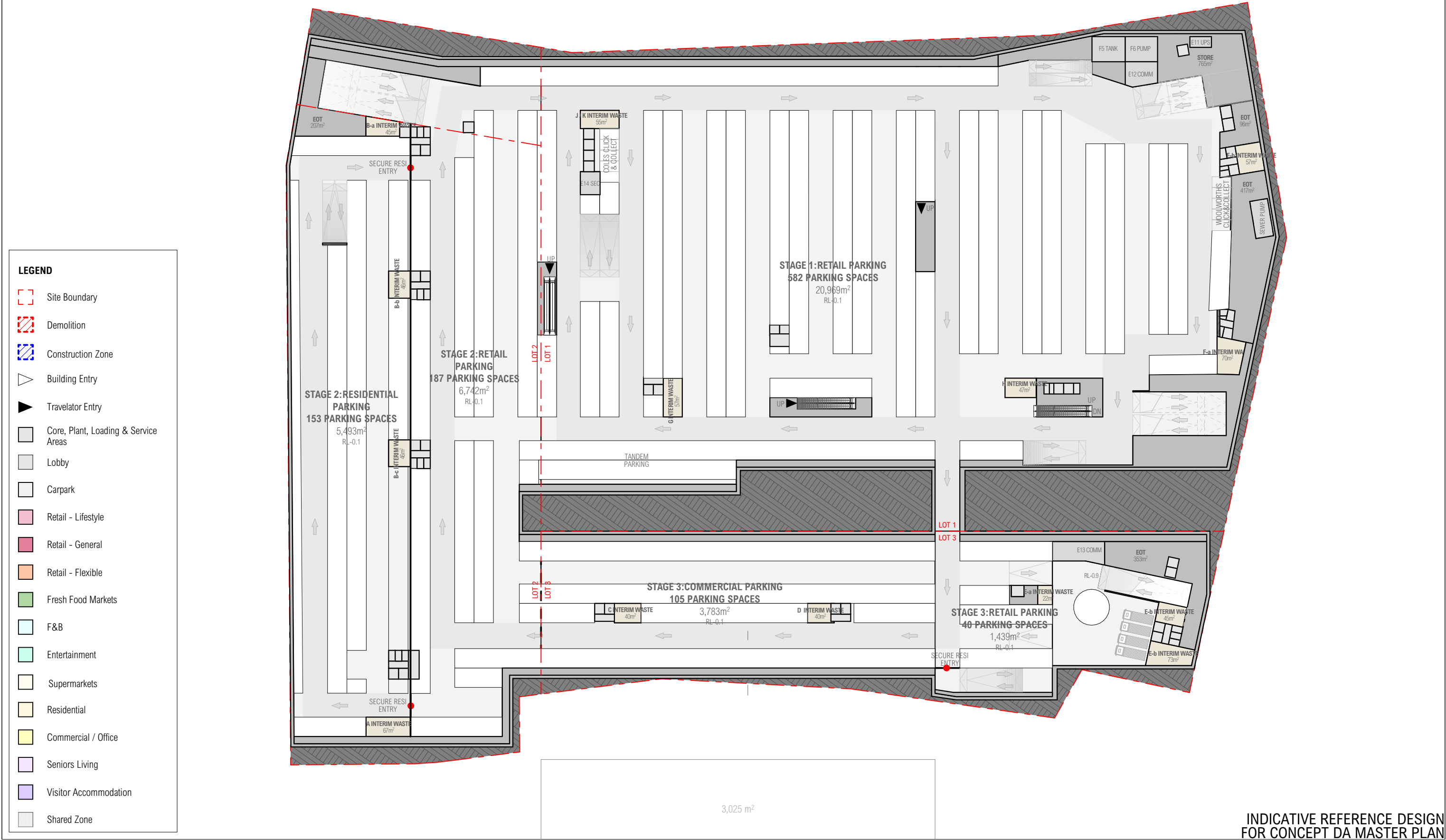
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C	18/10/2022	QS ISSUE
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E	1/11/2022	FOR COORDINATION
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I	19/12/2022	FOR COORDINATION
J	5/04/2023	CONCEPT DA
K	29/02/2024	CONCEPT DA - RFI RESPONSE

REV	DATE	ISSUE
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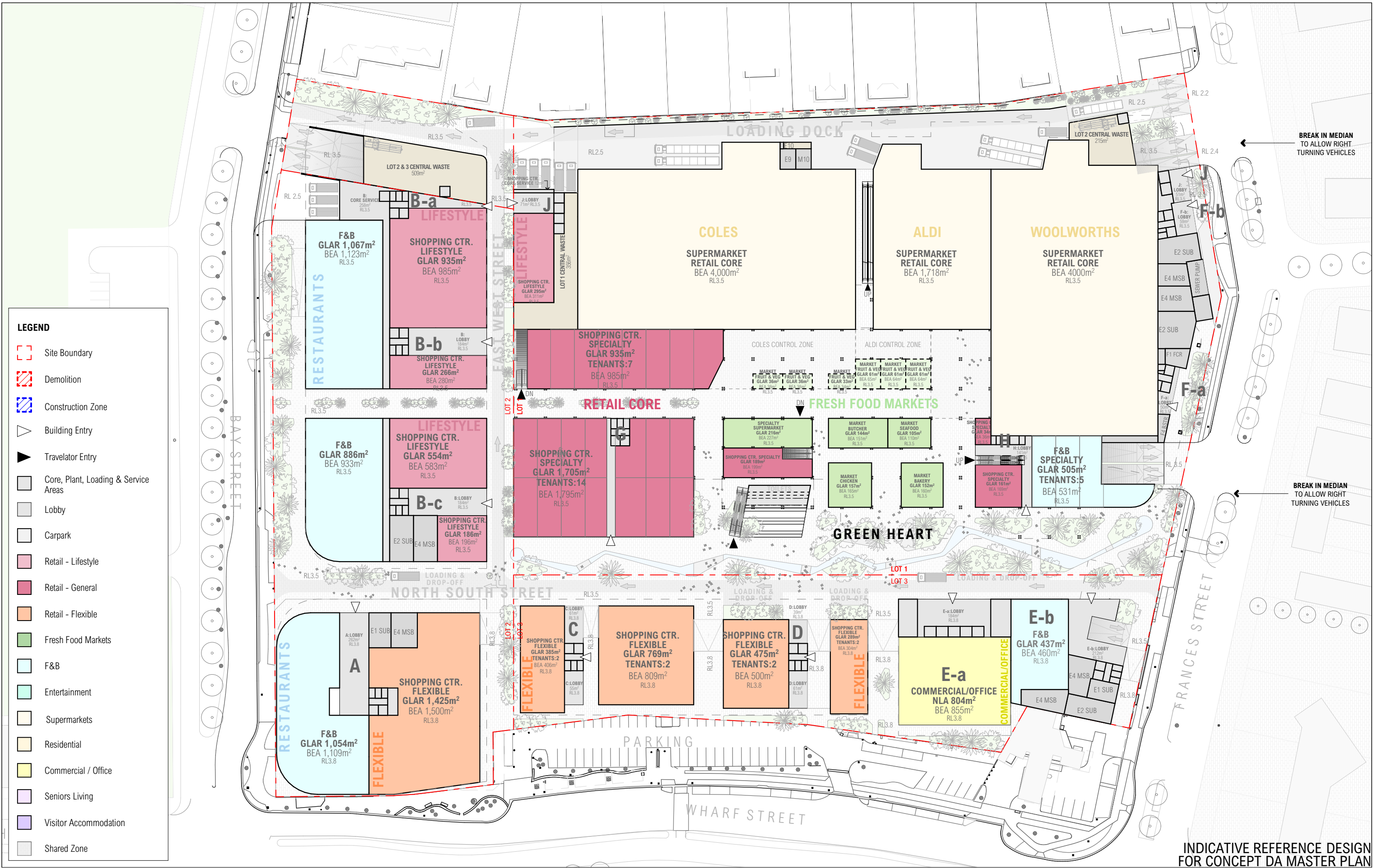
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TWEED MALL MASTERPLAN				
TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA				
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE
21040	1/03/2024	AM,MM,DN	JC	1:1000

SHEET SIZE	NORTH
A3	

SHEET TITLE		REVISION
PLAN - BASEMENT 01		
SHEET NUMBER	A-DA-102	K



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		SHEET TITLE	
CHROFI		ELANOR INVESTORS GROUP		C		18/10/2022		QS ISSUE								TWEED MALL MASTERPLAN		PLAN - GROUND	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA		Elanor		D		18/10/2022		APL ISSUE								TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA			
T +61 2 8096 8500 E info@chrofi.com				E		25/10/2022		FOR COORDINATION		PROJECT NUMBER		PLOT DATE		DRAWN		CHECKED		SHEET SCALE	
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6588 STEVEN FIGHERA 6609				F		1/11/2022		FOR COORDINATION		21040		1/03/2024		AM,MM,DN		JC		1:1000	
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				I		19/12/2022		FOR COORDINATION		PLOT DATE		DRAWN		CHECKED		SHEET SCALE		SHEET SIZE	
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				K		29/02/2024		CONCEPT DA - RFI RESPONSE		AM,MM,DN		JC		JC		1:1000		A3	
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										AM,MM,DN		JC		JC		1:1000		A3	
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LEGEND

Site Boundary

Demolition

Construction Zone

Building Entry

Travelator Entry

Core, Plant, Loading & Service Areas

Lobby

Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone

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F&B

Entertainment

Supermarkets

Residential

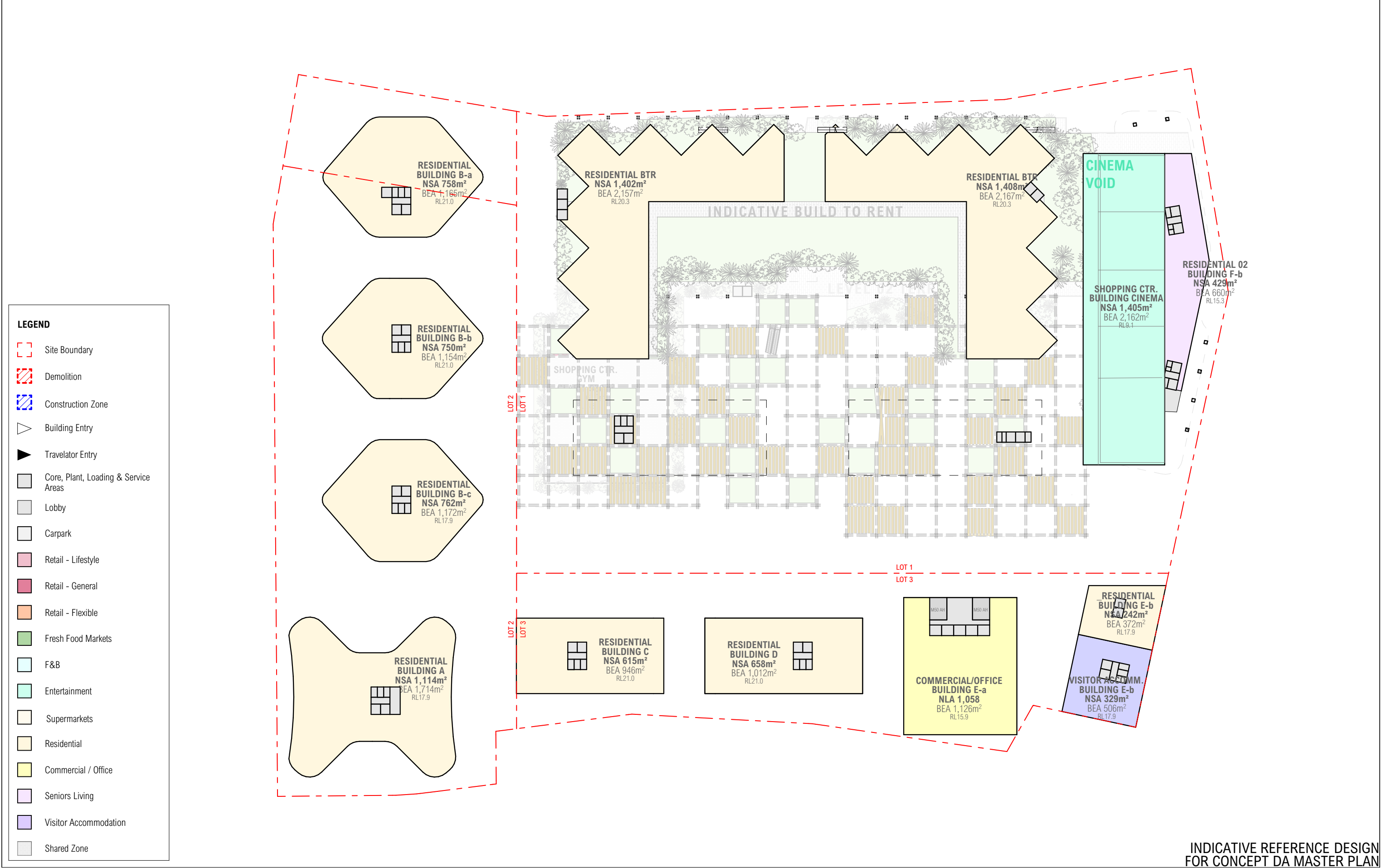
Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone

INDICATIVE REFERENCE DESIGN
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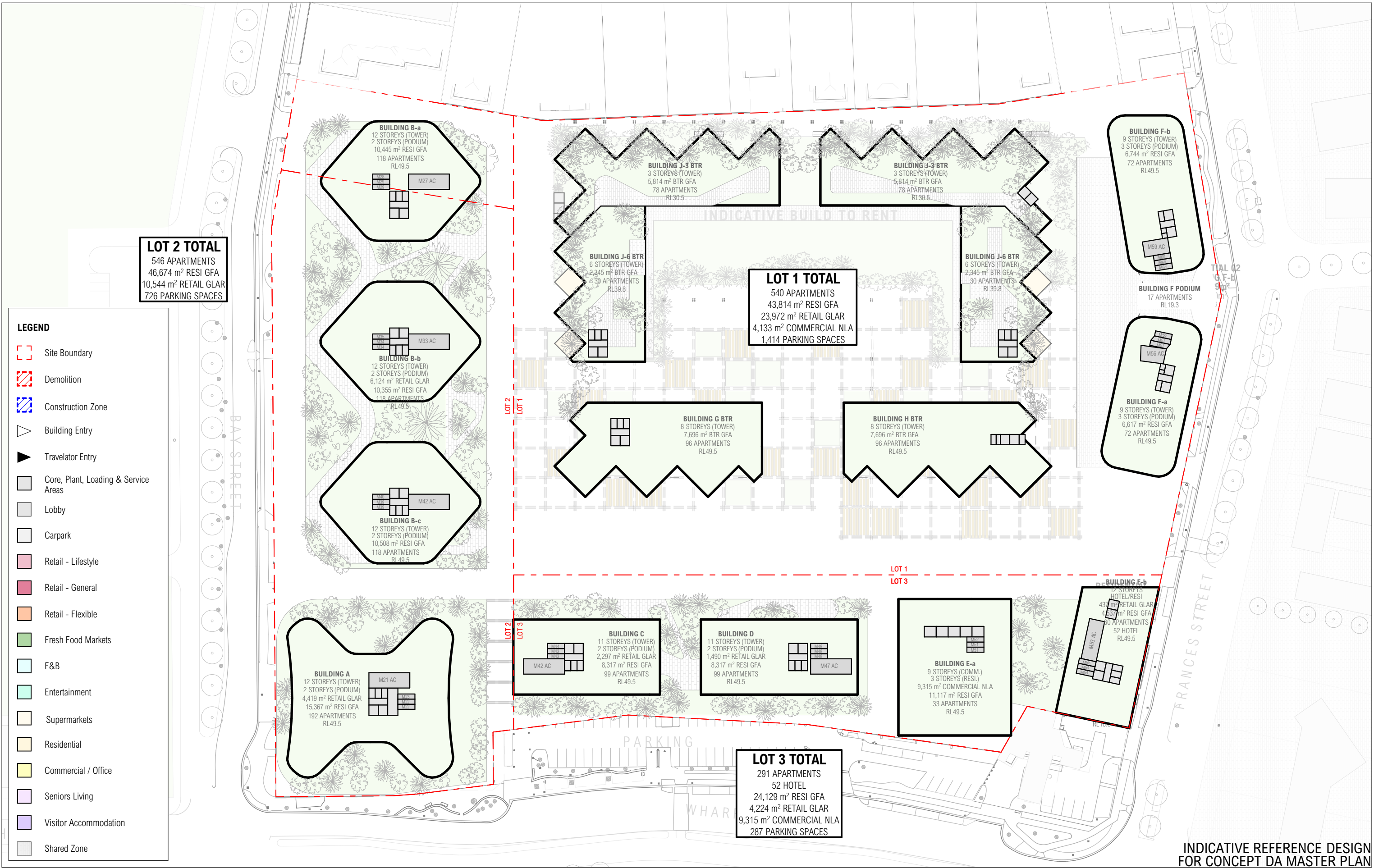
Residential

Commercial / Office

Seniors Living

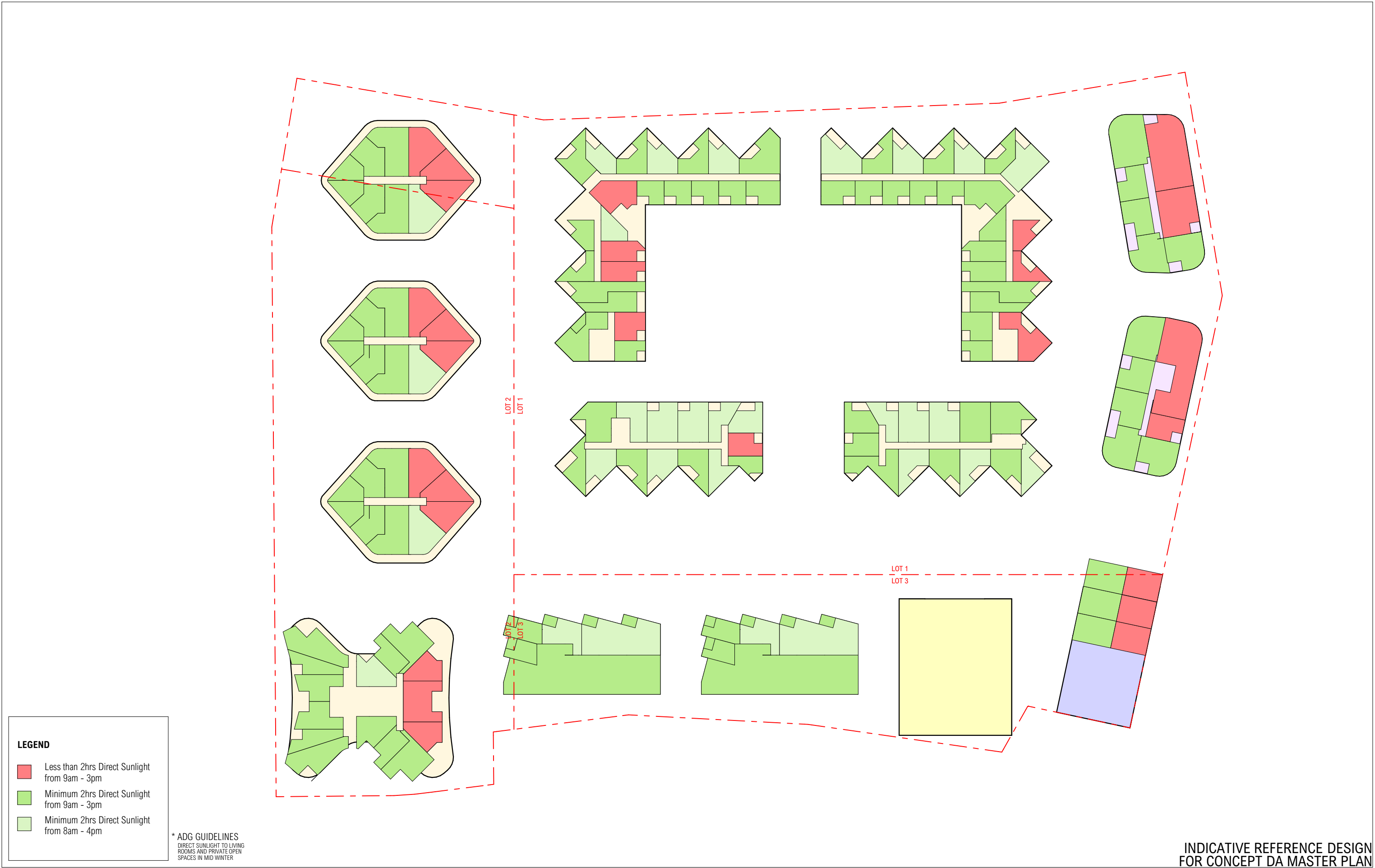
Visitor Accommodation

Shared Zone



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT		CLIENT		REV			DATE			ISSUE			PROJECT			SHEET TITLE		
CHROFI		ELANOR INVESTORS GROUP											TWEED MALL MASTERPLAN			PLAN - ROOF		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA		Elanor		C			18/10/2022			QS ISSUE			TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA					
T +61 2 8096 8500 E info@chrofi.com				D			25/10/2022			FOR COORDINATION			PROJECT NUMBER			SHEET SCALE		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6588 STEVEN FIGHERA 6509				E			1/11/2022			FOR COORDINATION			PLOT DATE			SHEET SIZE		
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				G			30/11/2022			FOR COORDINATION			CHECKED			SHEET NUMBER		
				H			5/04/2023			CONCEPT DA			AM,MM,DN			REVISION		
				I			3/08/2023			CONCEPT DA - RFI 1			1:1000			A-A-109		
				J			29/02/2024			CONCEPT DA - RFI RESPONSE			A3			J		



LEGEND

Site Boundary

Demolition

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Travelator Entry

Core, Plant, Loading & Service Areas

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Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

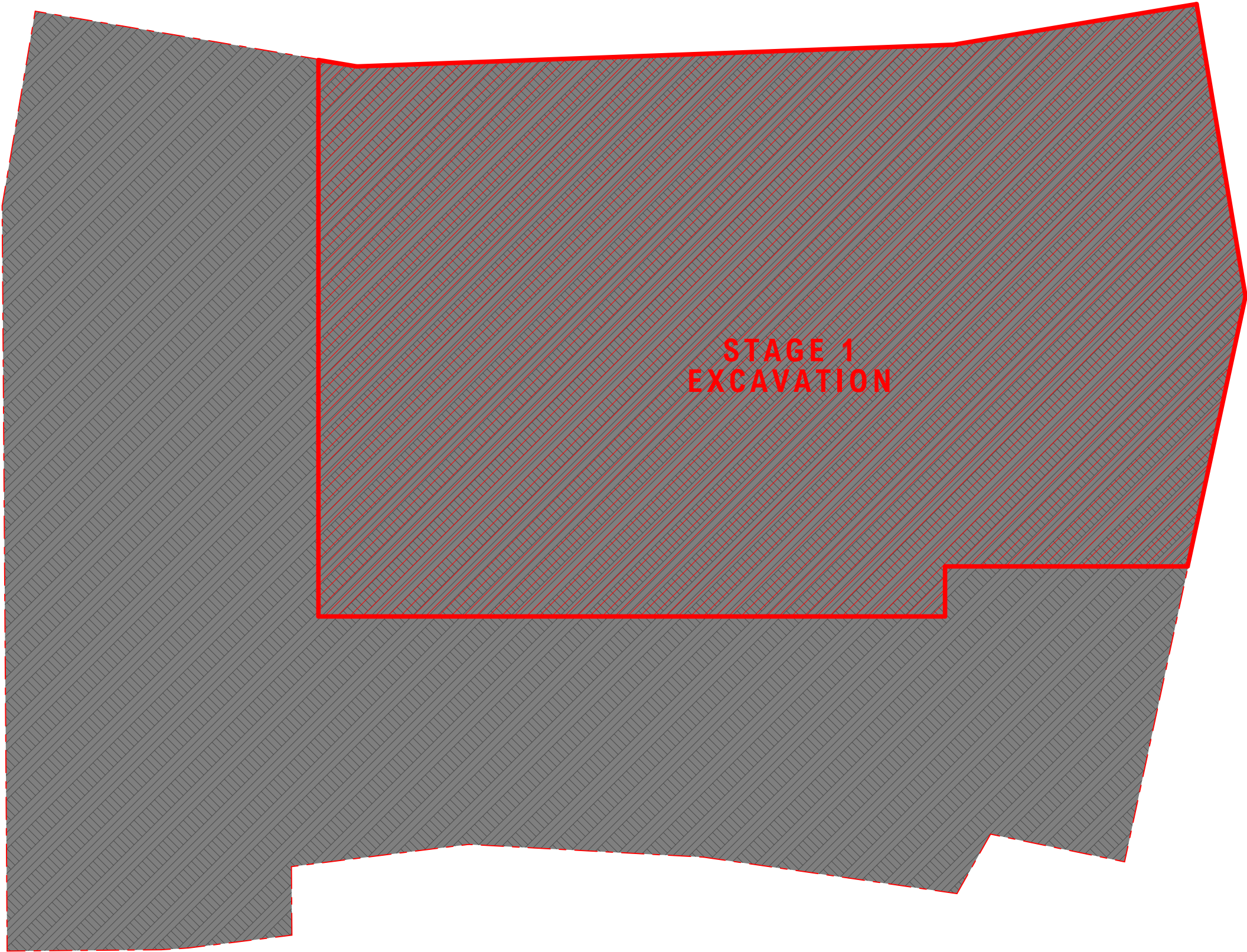
Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

LEGEND

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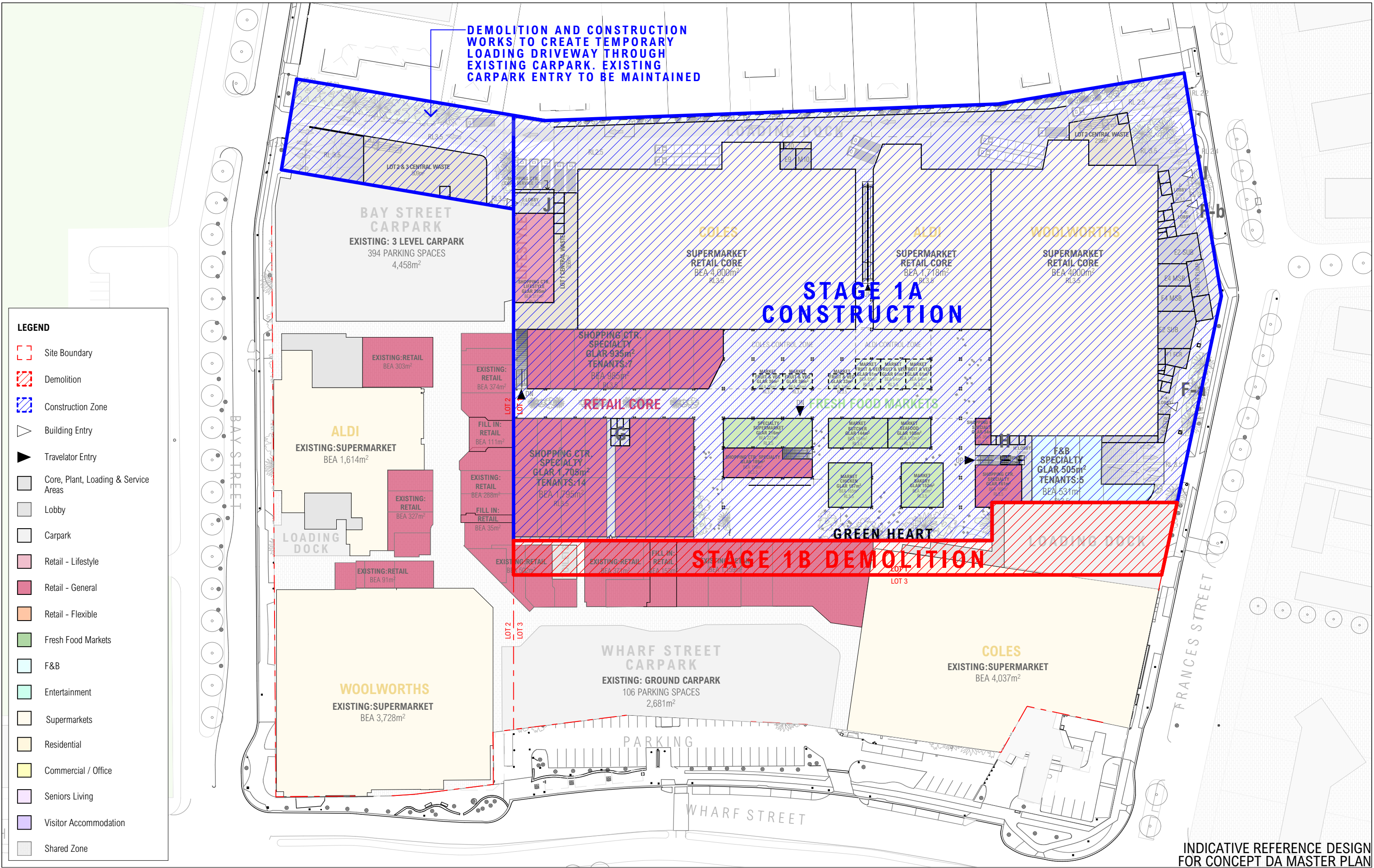
Seniors Living

Visitor Accommodation

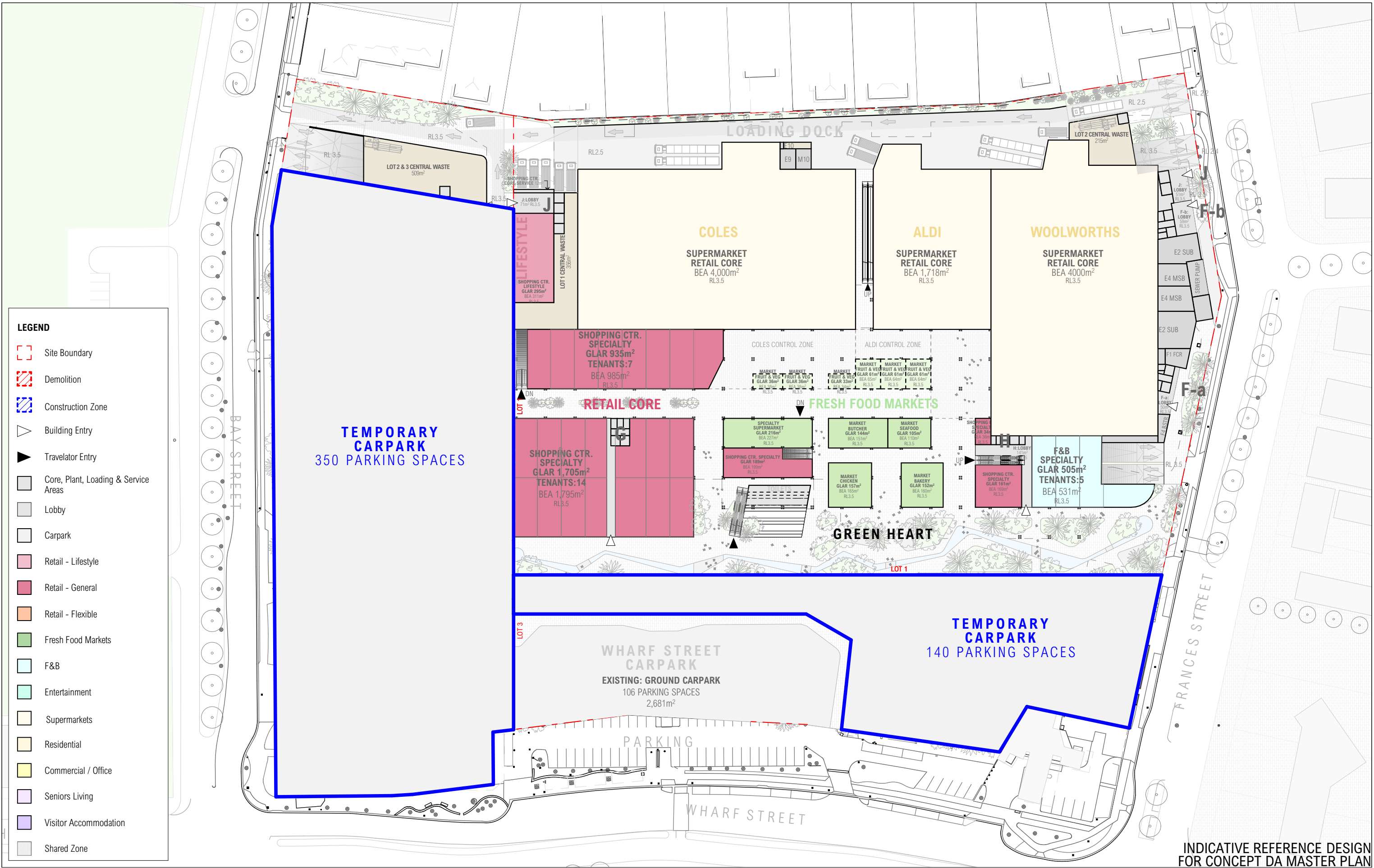
Shared Zone



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



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INDICATIVE REFERENCE DESIGN
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LEGEND

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Entertainment

Supermarkets

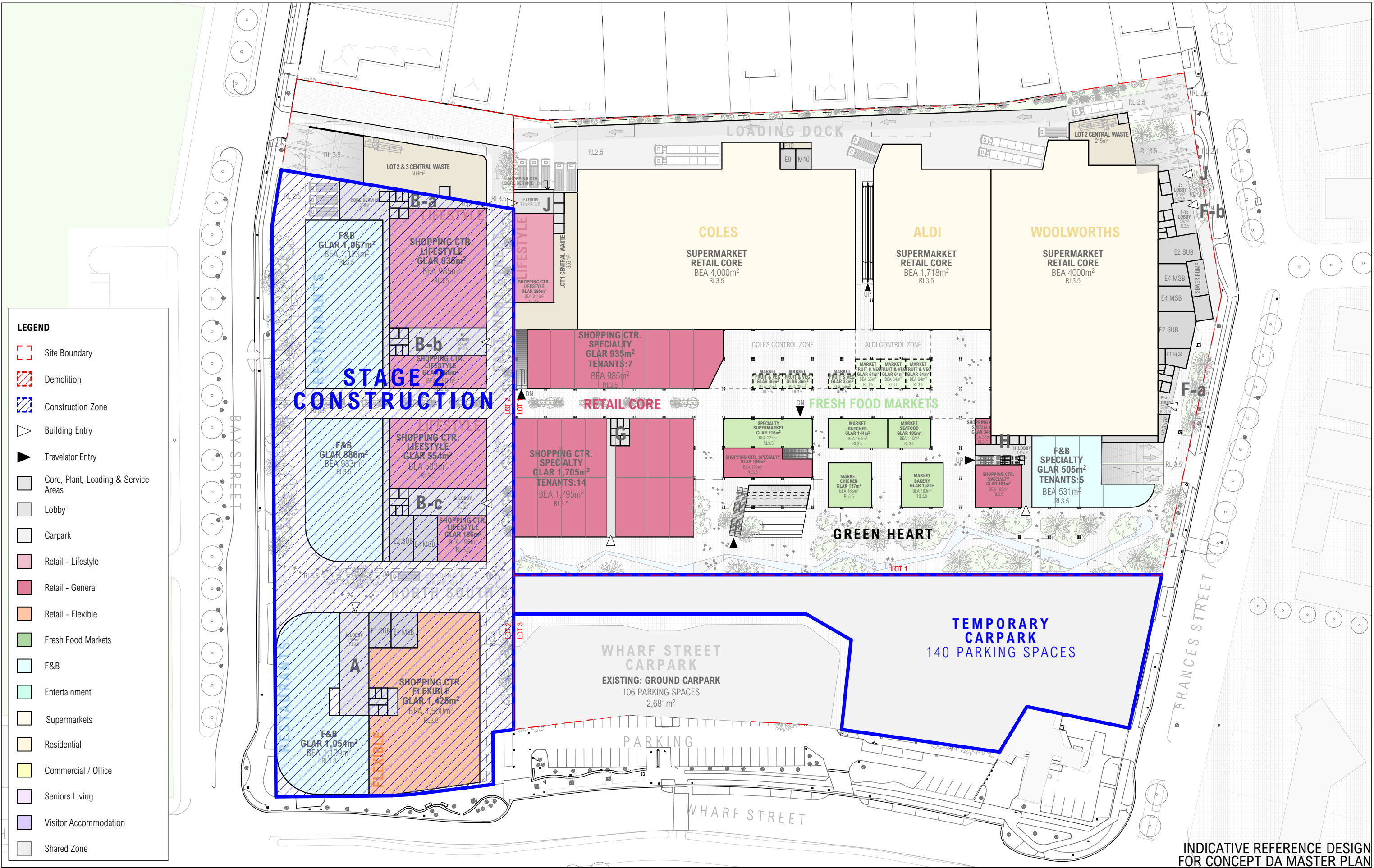
Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone



INDICATIVE REFERENCE DESIGN
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ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
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CLIENT

ELANOR INVESTORS GROUP

Elanor

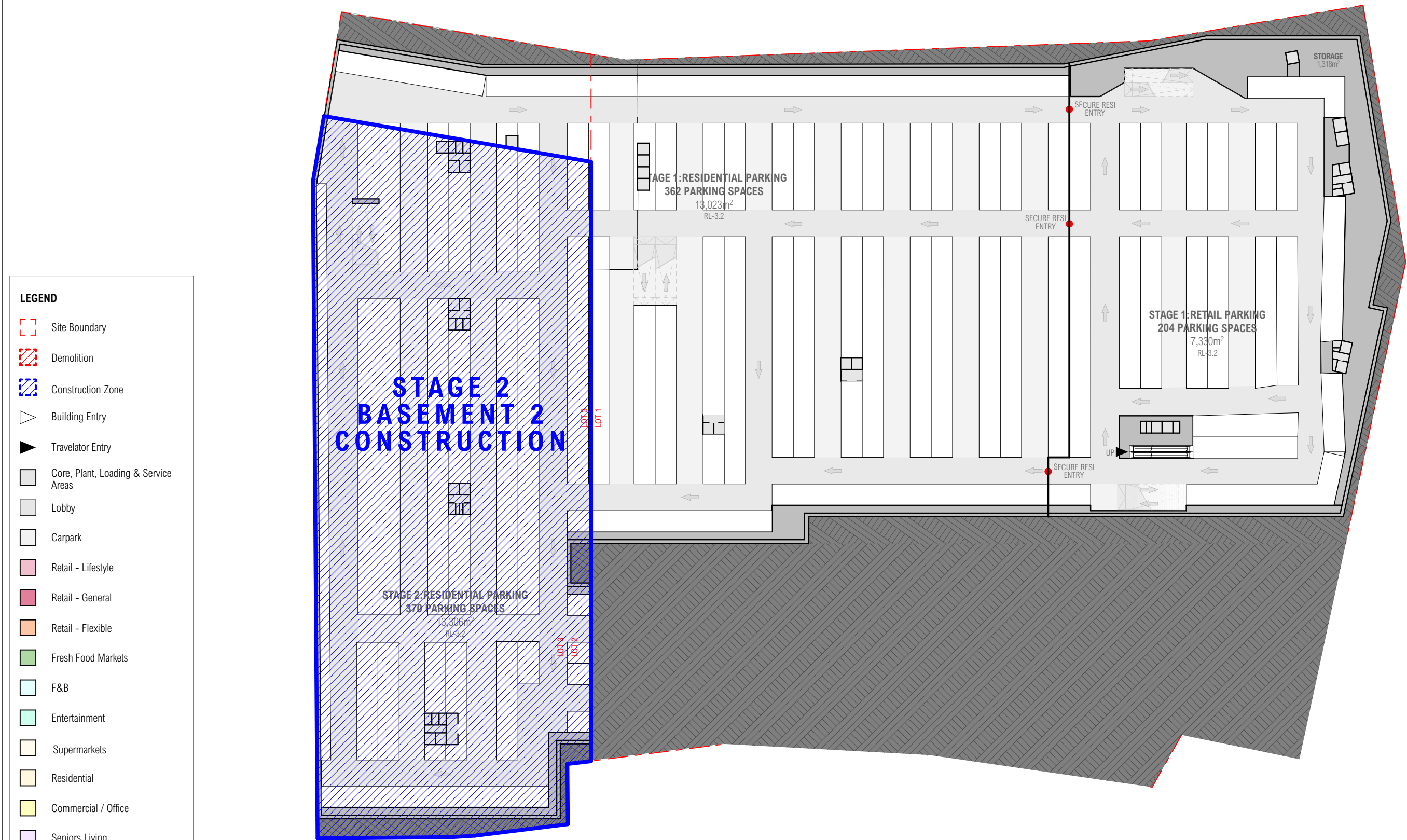
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01	30/04/2023	CONCEPT DA
02	29/02/2024	CONCEPT DA - RFI RESPONSE

REV	DATE	ISSUE

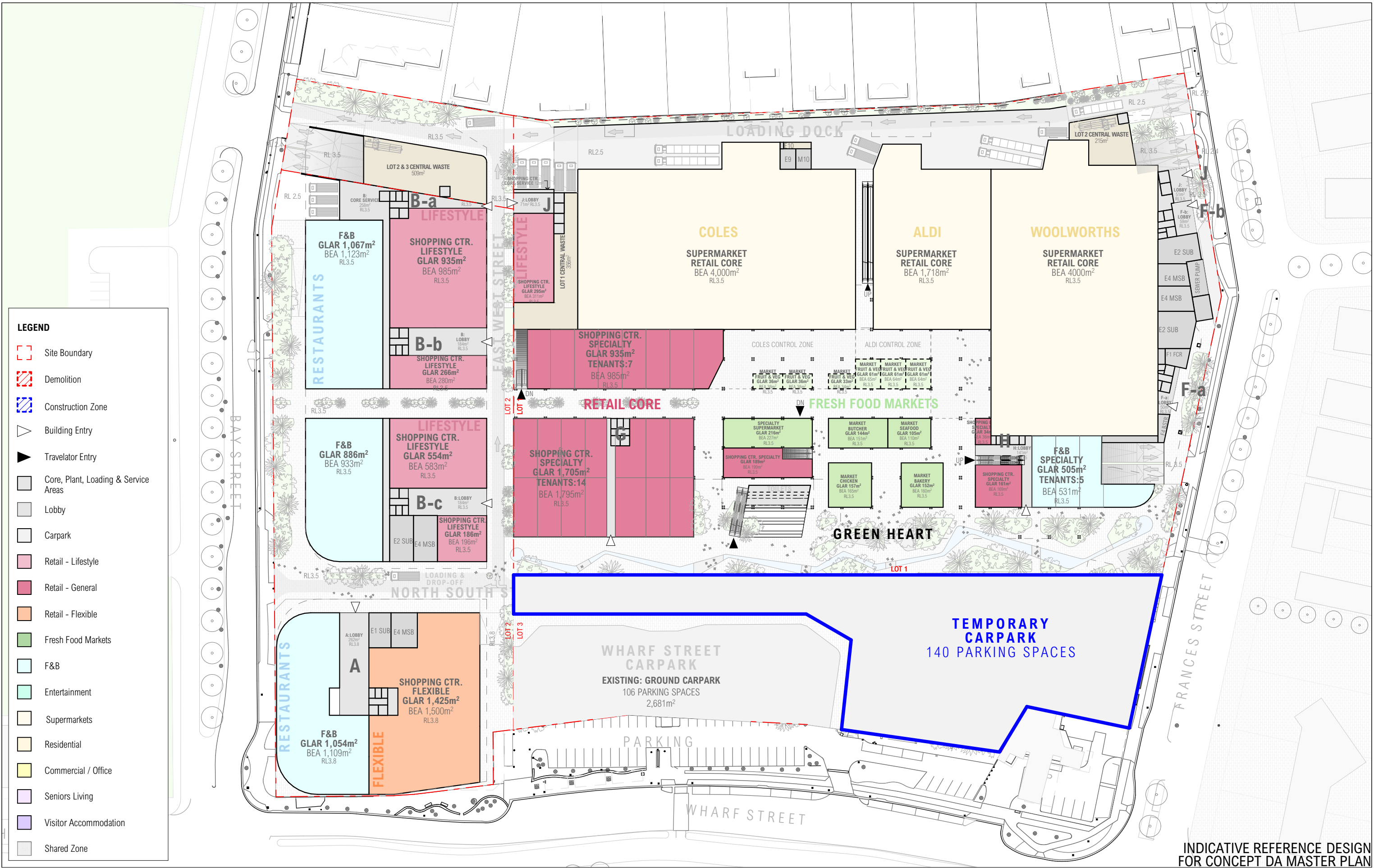
PROJECT					
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PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
21040	1/03/2024	AM,MM,DN	JC	1:1000	A3



SHEET TITLE	
STAGING - BASEMENT 02 - STAGE 2 CONSTRUCTION	
SHEET NUMBER	REVISION
A-DA-134	02



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

LEGEND

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Demolition

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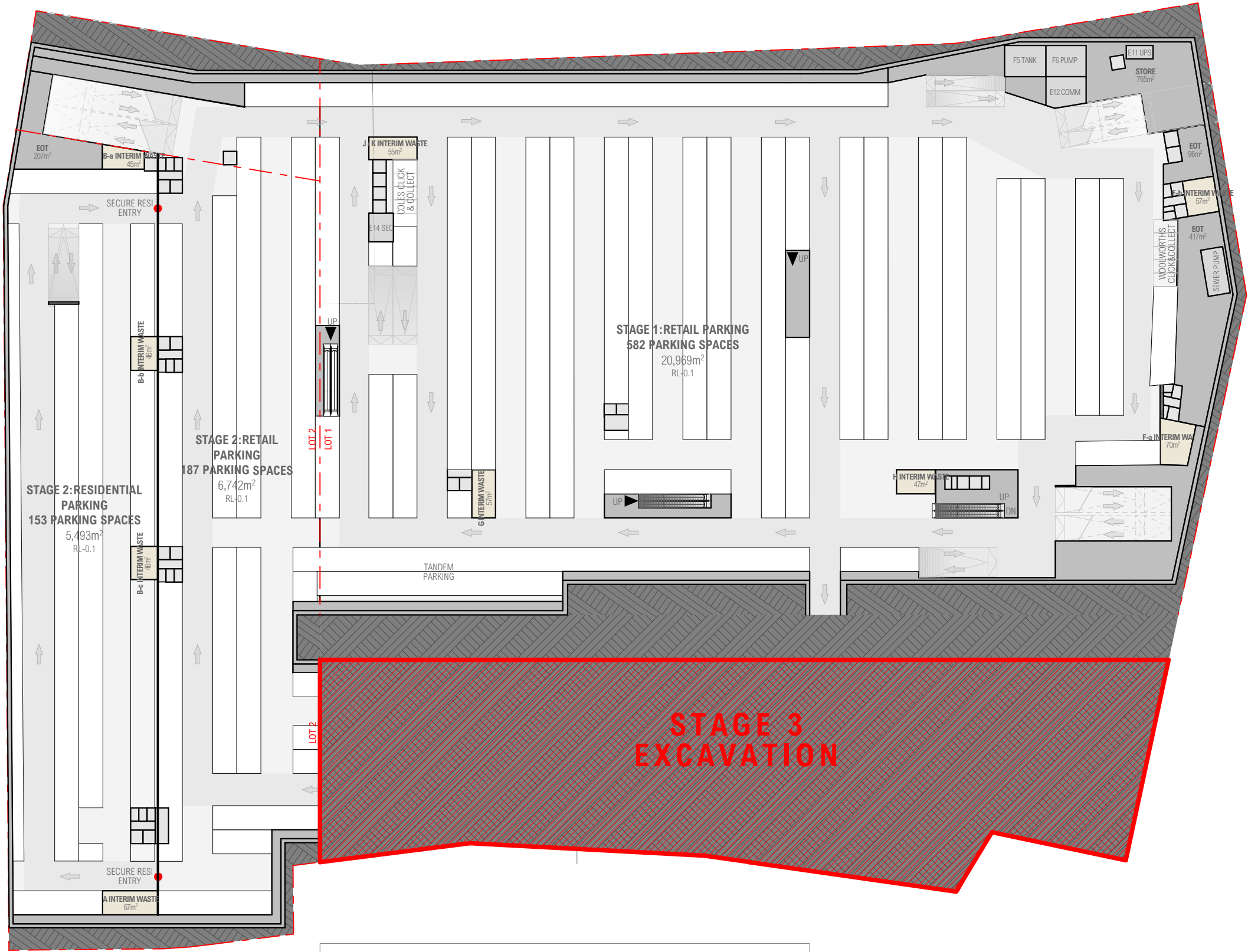
Residential

Commercial / Office

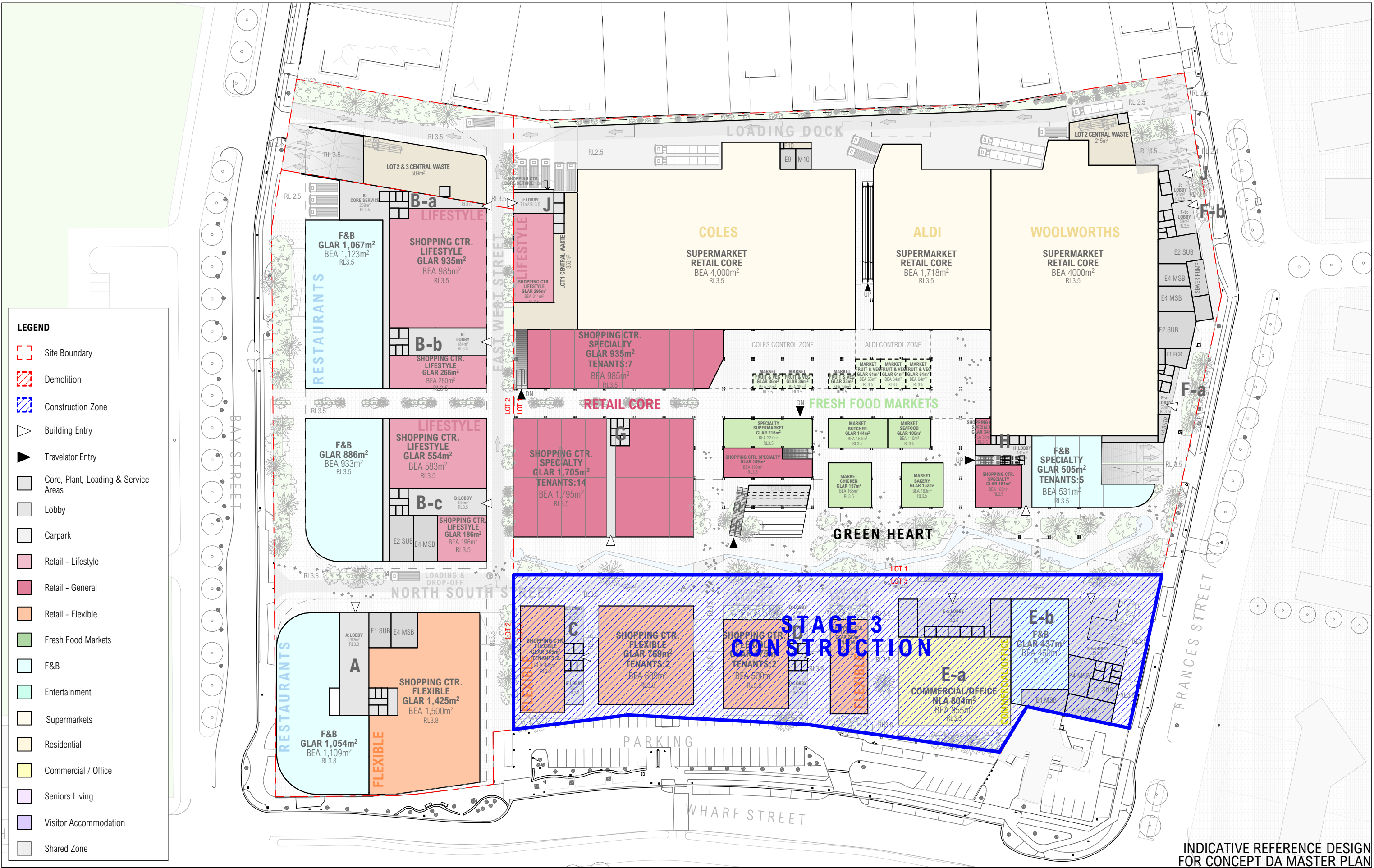
Seniors Living

Visitor Accommodation

Shared Zone



INDICATIVE REFERENCE DESIGN
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INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		SHEET TITLE	
CHROFI		ELANOR INVESTORS GROUP		01		30/04/2023		CONCEPT DA								TWEED MALL MASTERPLAN		STAGING - GROUND - STAGE 3	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA		Elanor		02		29/02/2024		CONCEPT DA - RPI RESPONSE								TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA		CONSTRUCTION	
T +61 2 8096 8500 E info@chrofi.com																PROJECT NUMBER		SHEET NUMBER	
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6588 STEVEN FIGHERA 6909																21040		A-DA-137	
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																1/03/2024		02	
																DRAWN			
																AM,MM,DN			
																JC			
																SHEET SCALE			
																1:1000			
																A3			
																NORTH			

LEGEND

Site Boundary

Demolition

Construction Zone

Building Entry

Travelator Entry

Core, Plant, Loading & Service Areas

Lobby

Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

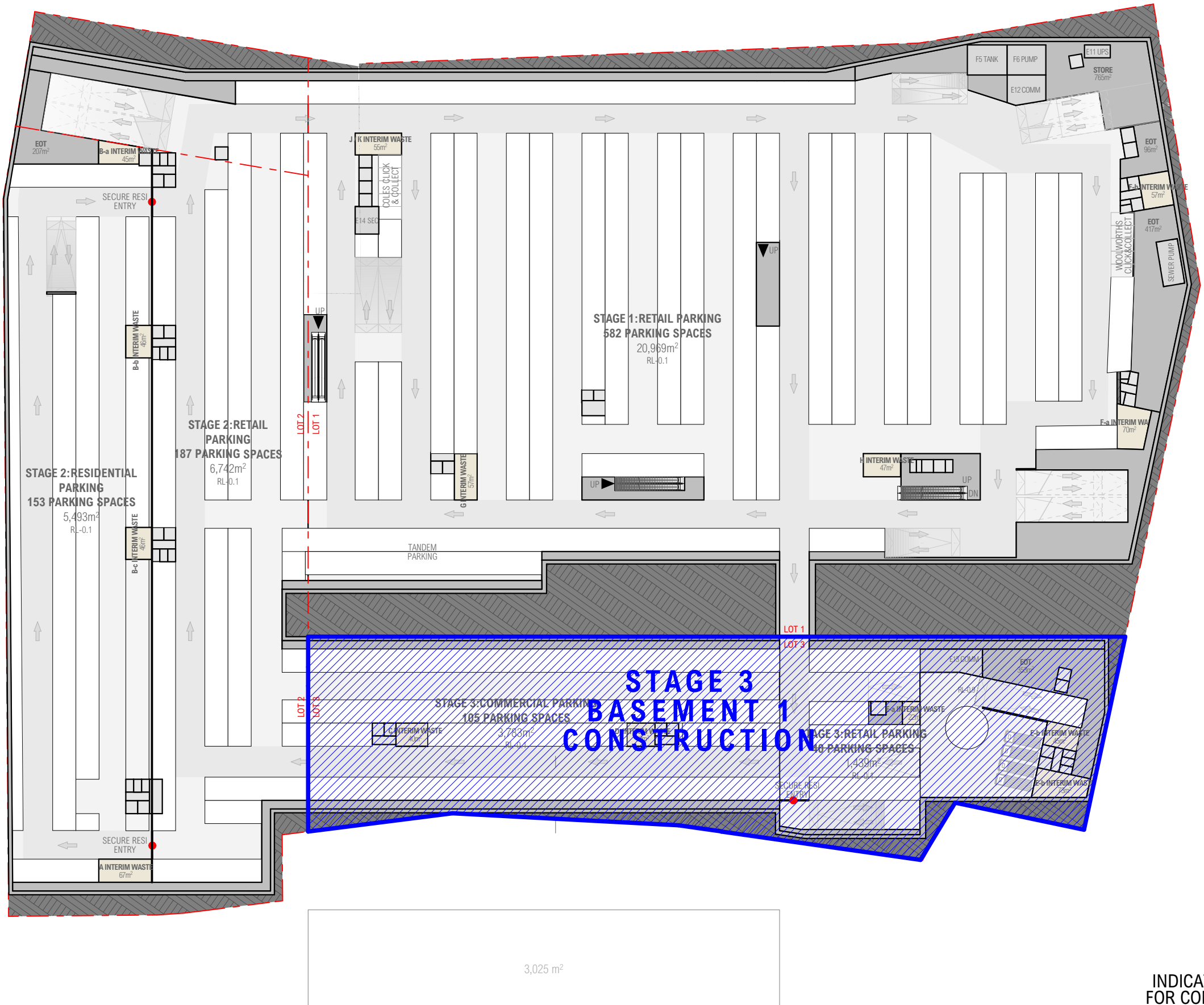
Residential

Commercial / Office

Seniors Living

Visitor Accommodation

Shared Zone



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

LEGEND

Site Boundary

Demolition

Construction Zone

Building Entry

Travelator Entry

Core, Plant, Loading & Service Areas

Lobby

Carpark

Retail - Lifestyle

Retail - General

Retail - Flexible

Fresh Food Markets

F&B

Entertainment

Supermarkets

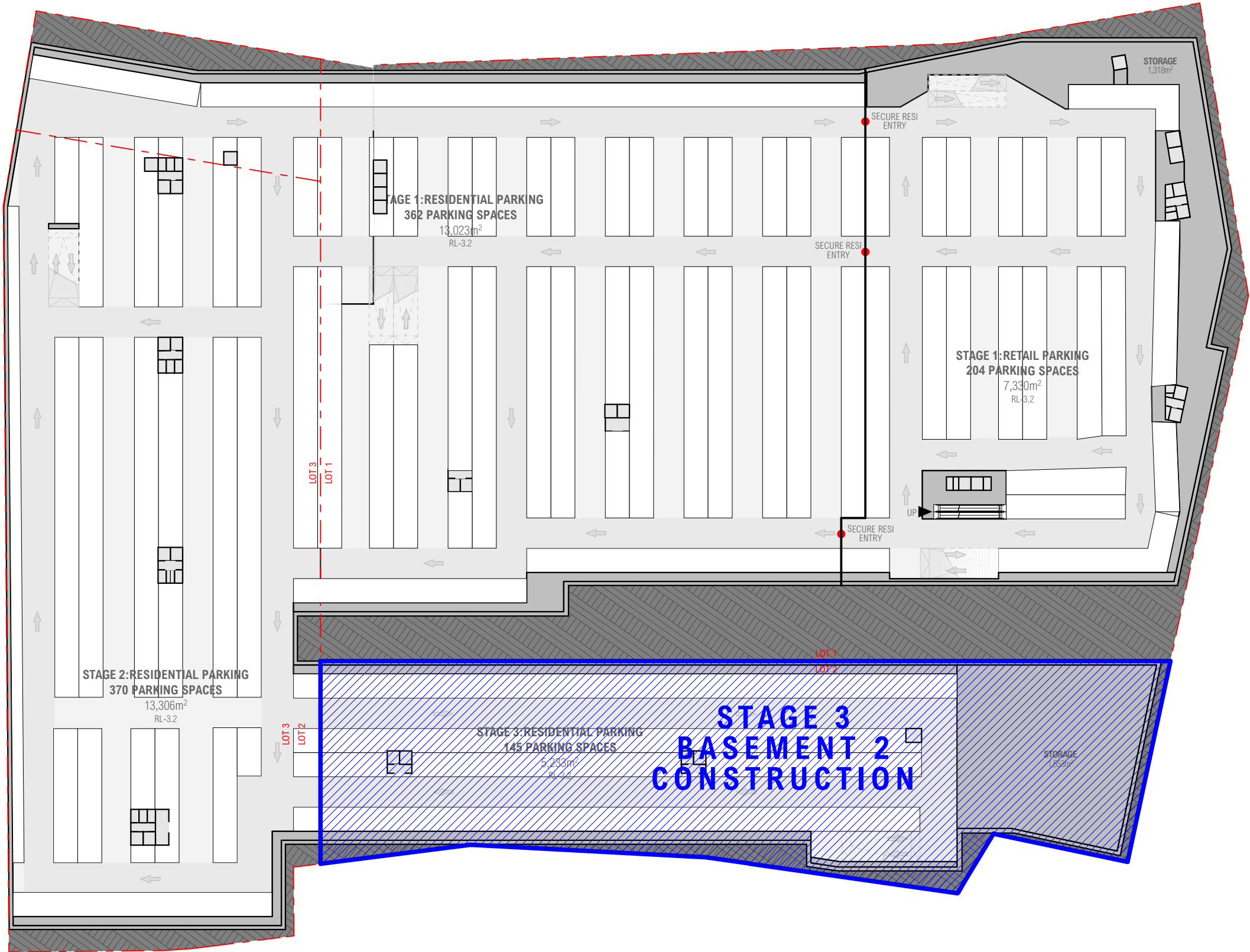
Residential

Commercial / Office

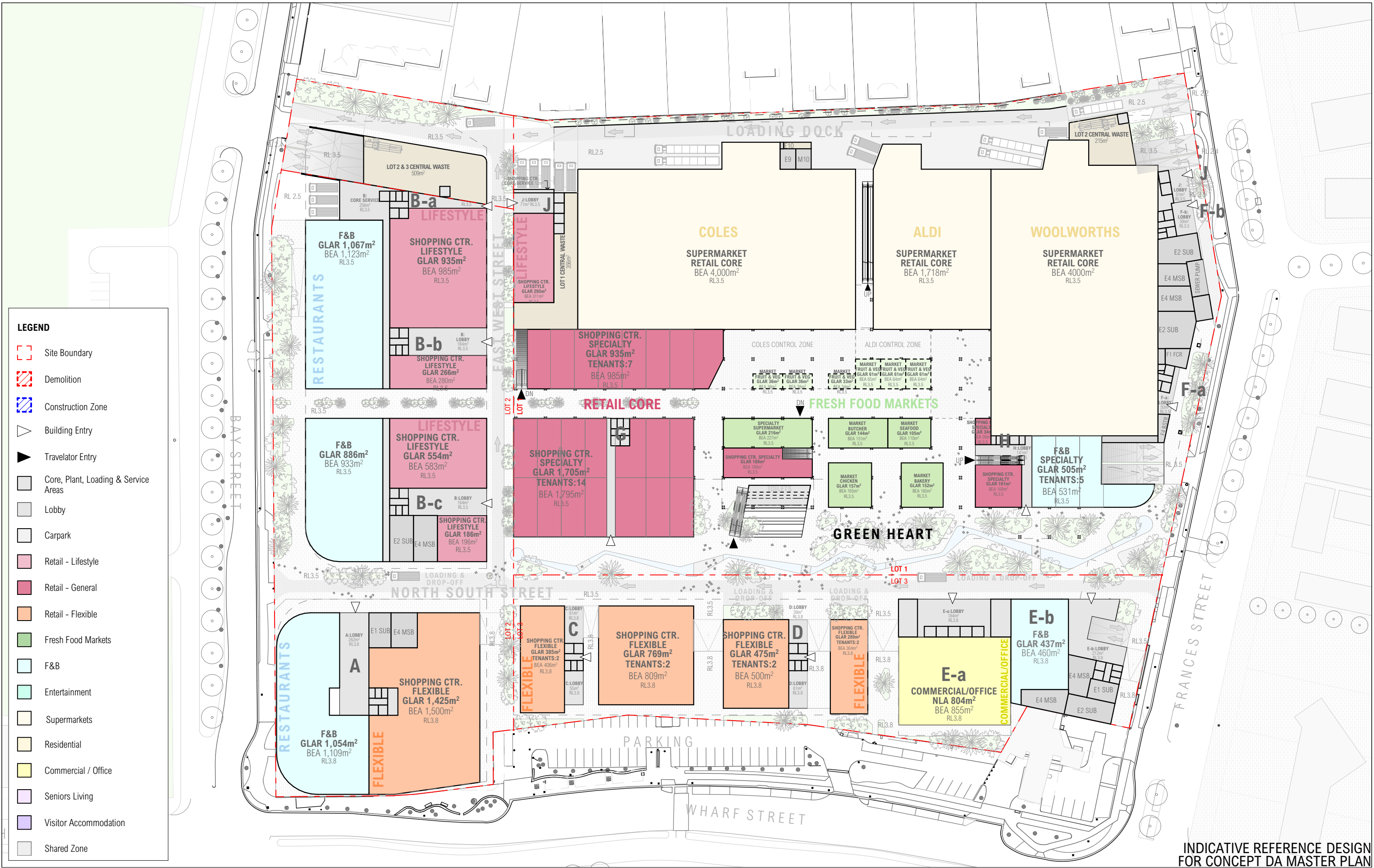
Seniors Living

Visitor Accommodation

Shared Zone

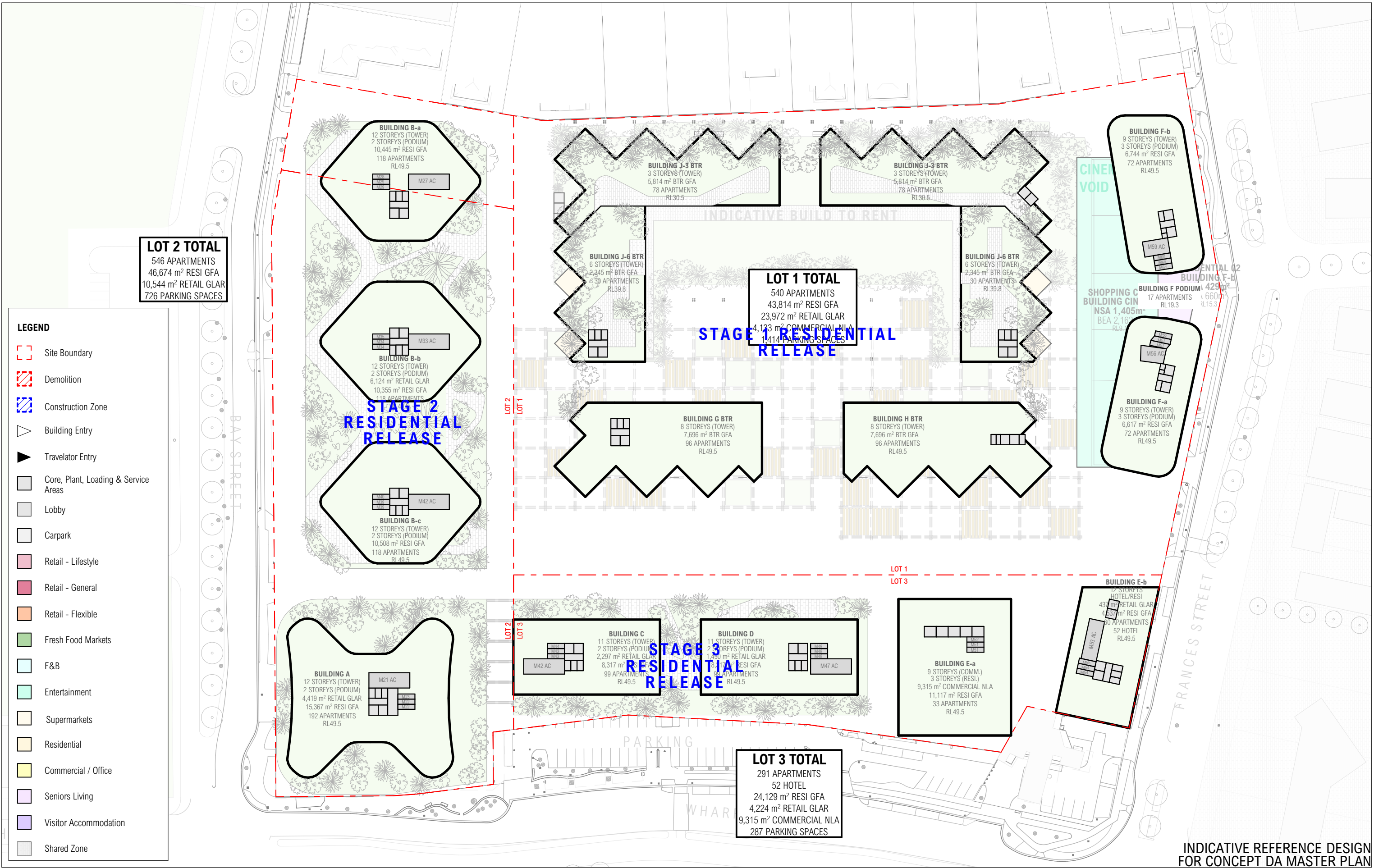


INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



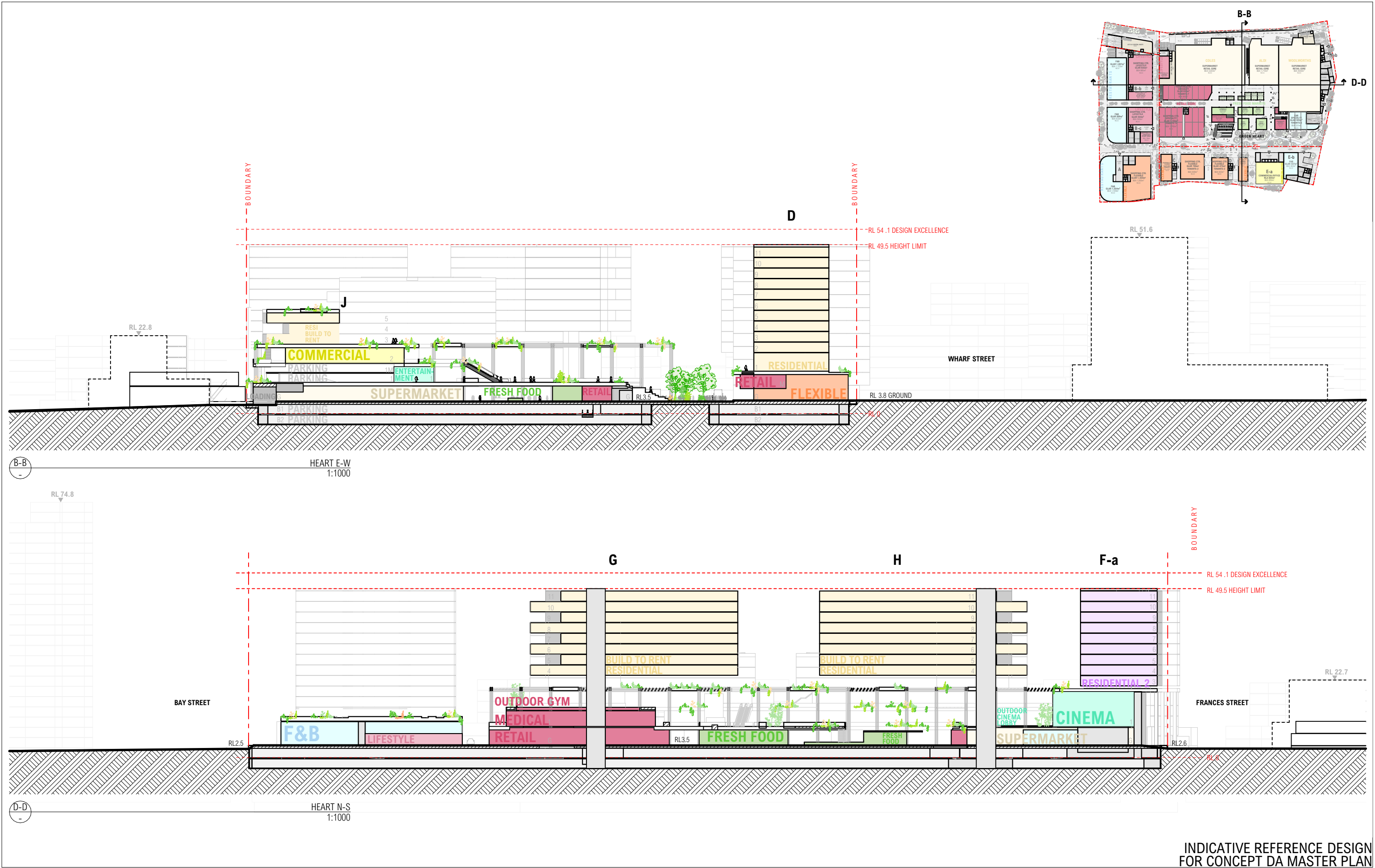
INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		SHEET TITLE	
CHROFI		ELANOR INVESTORS GROUP		01		30/04/2023		CONCEPT DA								TWEED MALL MASTERPLAN		STAGING - GROUND - COMPLETE	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA		Elanor		02		29/02/2024		CONCEPT DA - RPI RESPONSE								TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA			
T +61 2 8096 8500 E info@chrofi.com																PROJECT NUMBER		SHEET NUMBER	
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6588 STEVEN FIGHERA 6609																21040		A-DA-140	
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																1/03/2024		02	
																DRAWN			
																AM,MM,DN			
																JC			
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																NORTH			



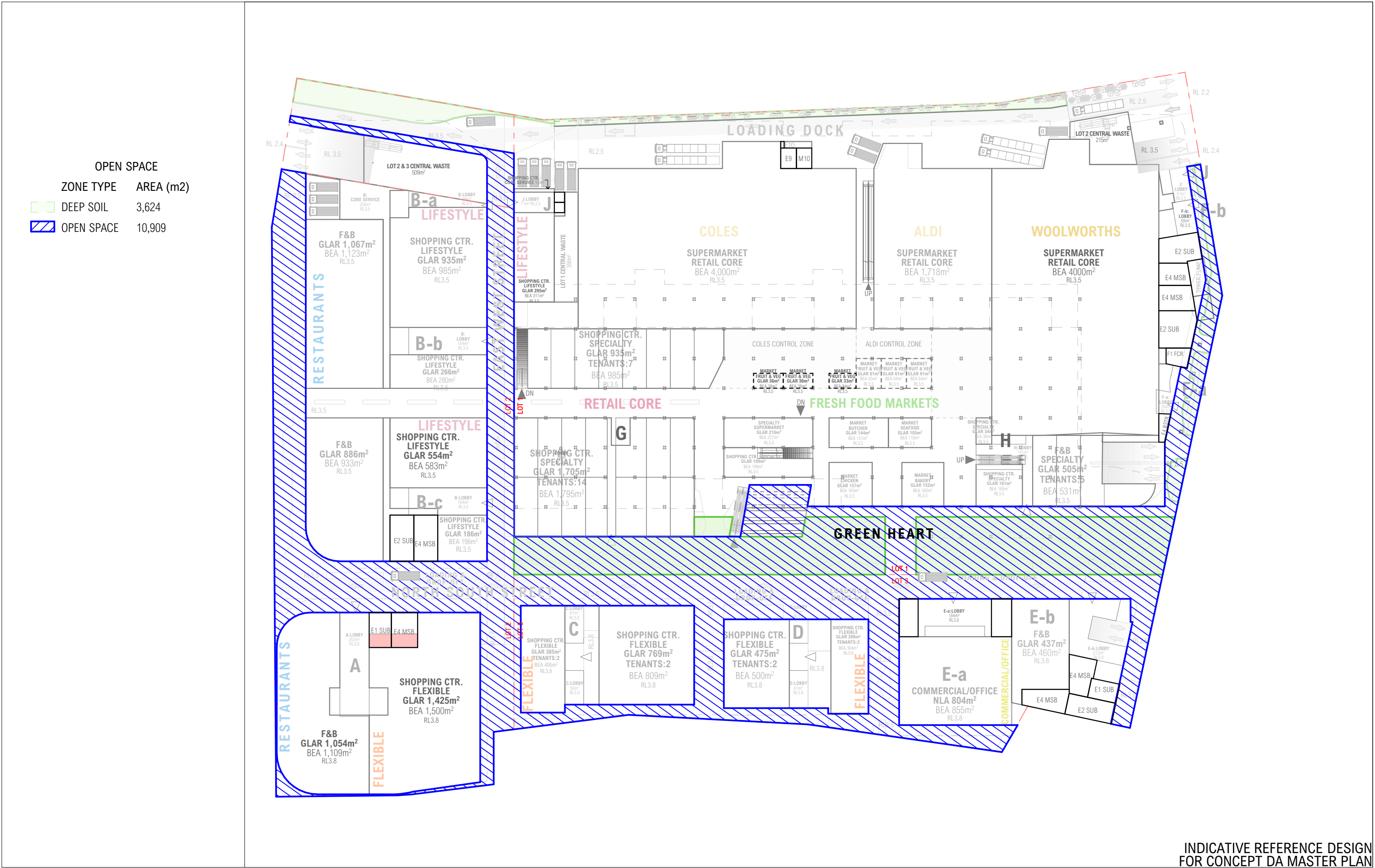
INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		SHEET TITLE	
CHROFI		ELANOR INVESTORS GROUP		01		5/04/2023		CONCEPT DA								TWEED MALL MASTERPLAN		STAGING - ROOF - RESI TOWER	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA		Elanor		02		29/02/2024		CONCEPT DA - RFI RESPONSE								TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA		RELEASE	
T +61 2 8096 8500 E info@chrofi.com																PROJECT NUMBER		SHEET NUMBER	
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6588 STEVEN FIGHERA 6609																21040		A-DA-141	
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																1/03/2024		02	
																DRAWN			
																CHECKED			
																AM,MM,DN			
																JC			
																SHEET SCALE			
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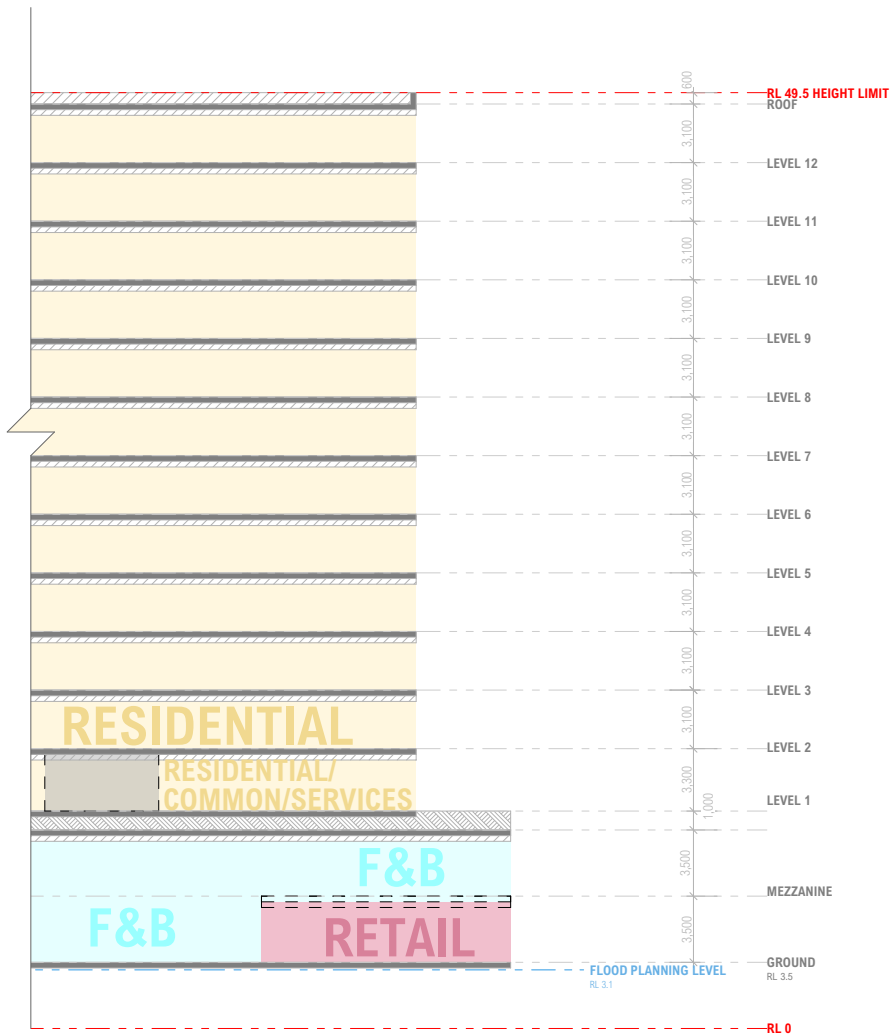


INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

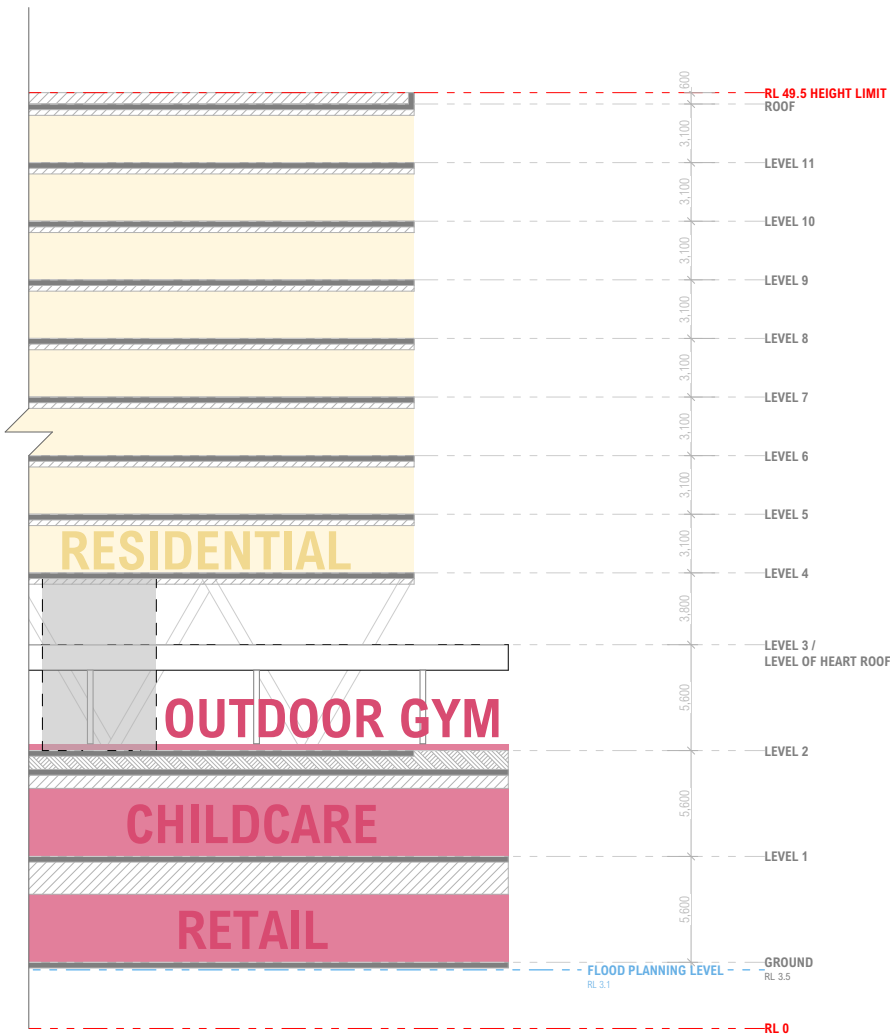
ARCHITECT		CLIENT		REV			DATE			ISSUE			PROJECT			SHEET TITLE		
CHROFI		ELANOR INVESTORS GROUP		C			18/10/2022			05 ISSUE			TWEED MALL MASTERPLAN			SECTION - SITE		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA		Elanor		D			25/10/2022			FOR COORDINATION			TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA			SHEET NUMBER		
T +61 2 8096 8500 E info@chrofi.com				E			1/11/2022			FOR COORDINATION			PROJECT NUMBER			REVISION		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22				F			30/11/2022			CONCEPT DA			1/03/2024			A-DA-301		
365 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 6909				G			5/04/2023			CONCEPT DA - RFI RESPONSE			DRAWN			H		
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													SHEET SCALE					
													1:1000					
													SHEET SIZE					
													A3					



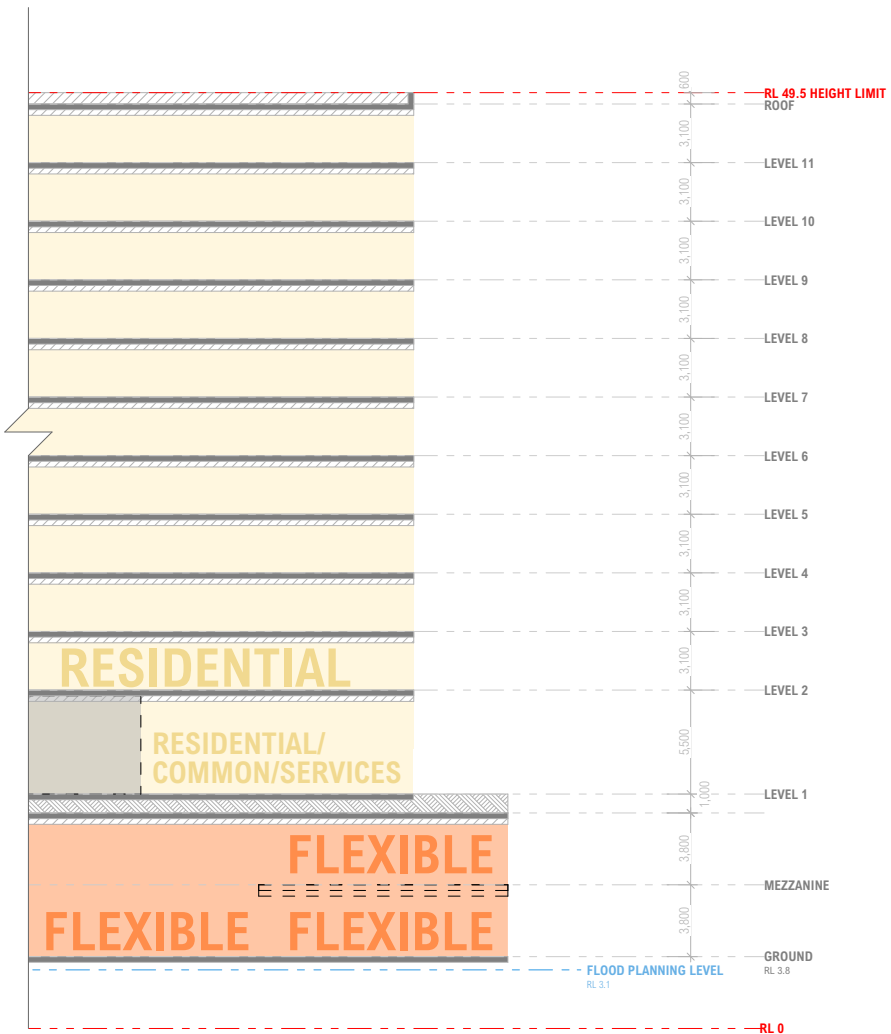
INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



BAY STREET RL 3.5: 12 APT STOREYS

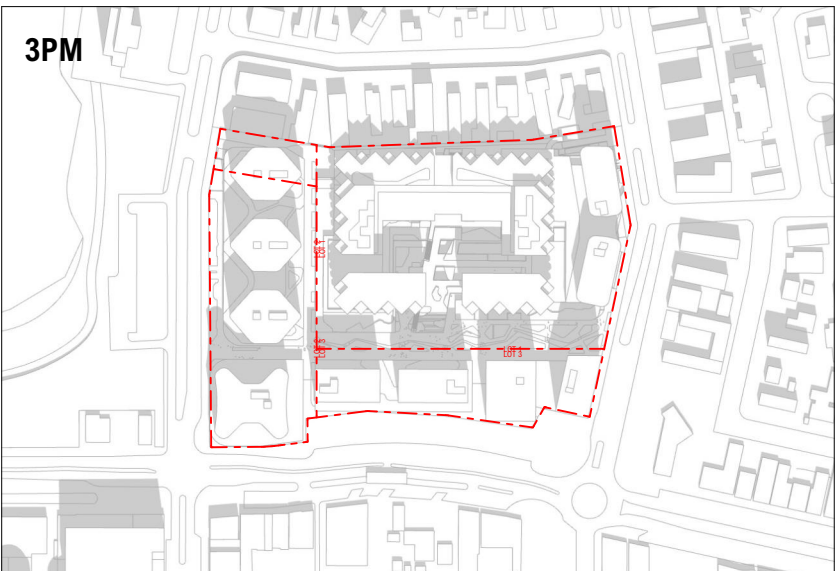
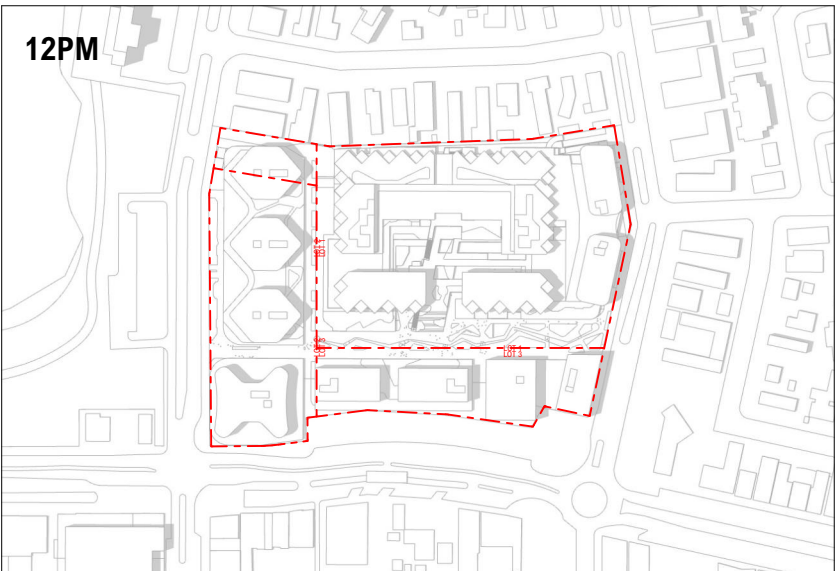
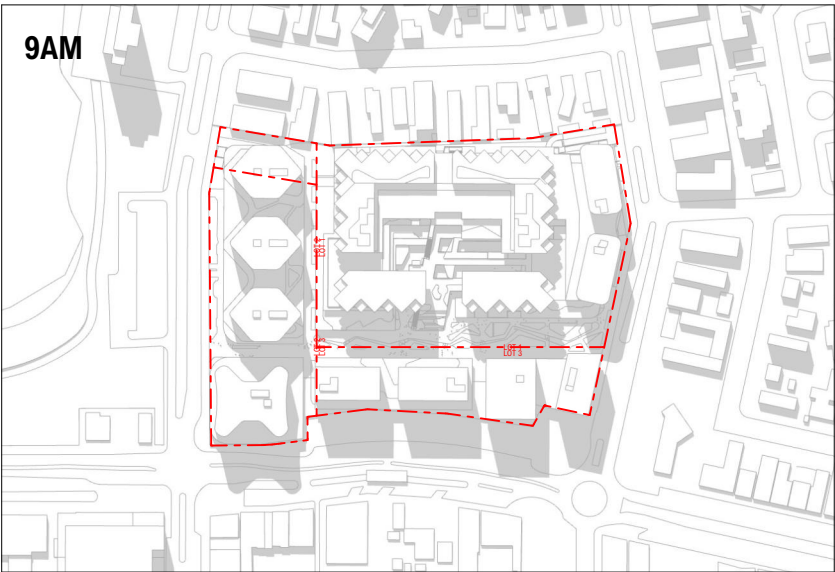


RETAIL CORE RL 3.5: 8 APT STOREYS

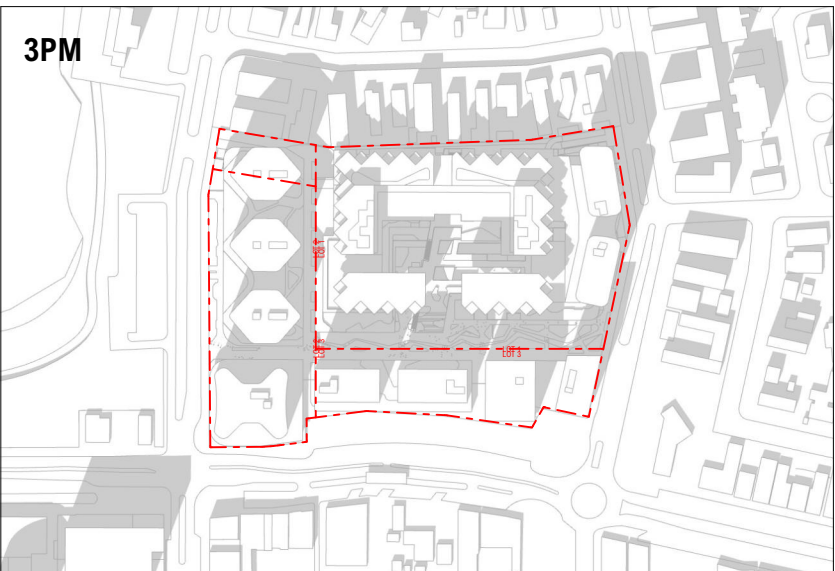
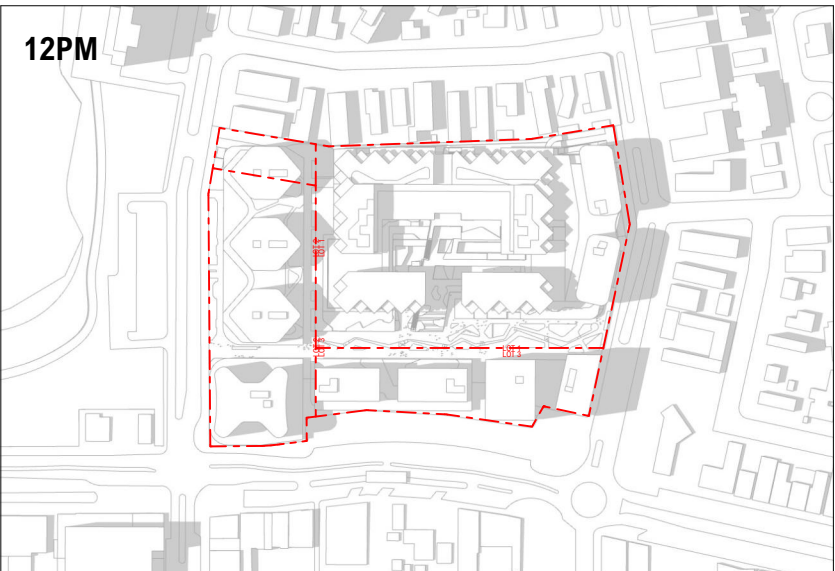
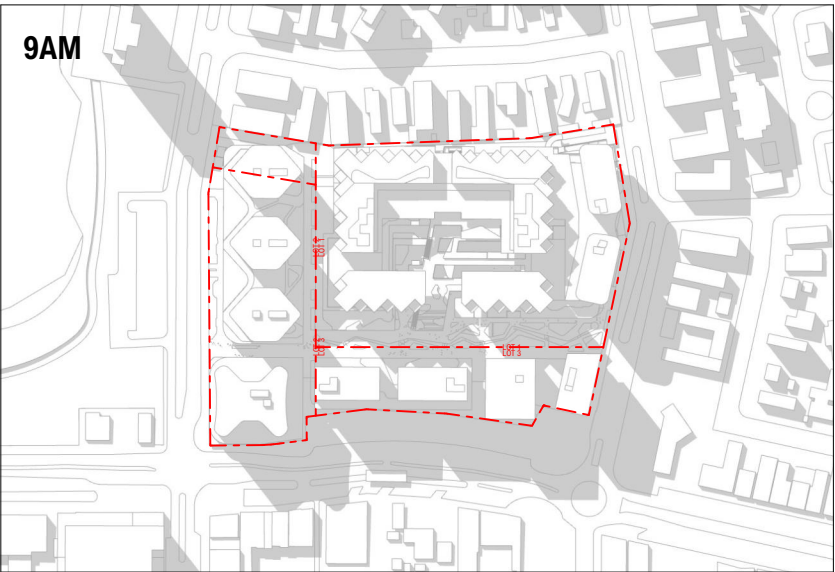


WHARF STREET RL 3.8: 11 APT STOREYS

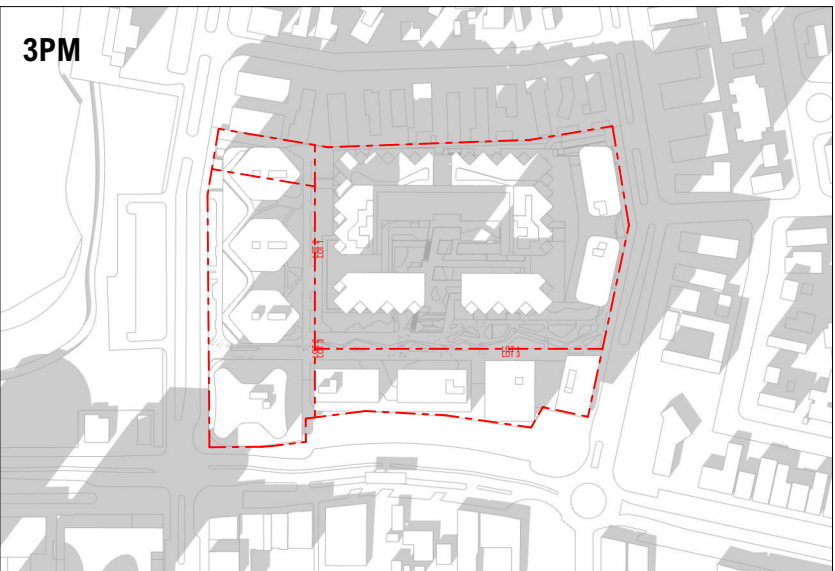
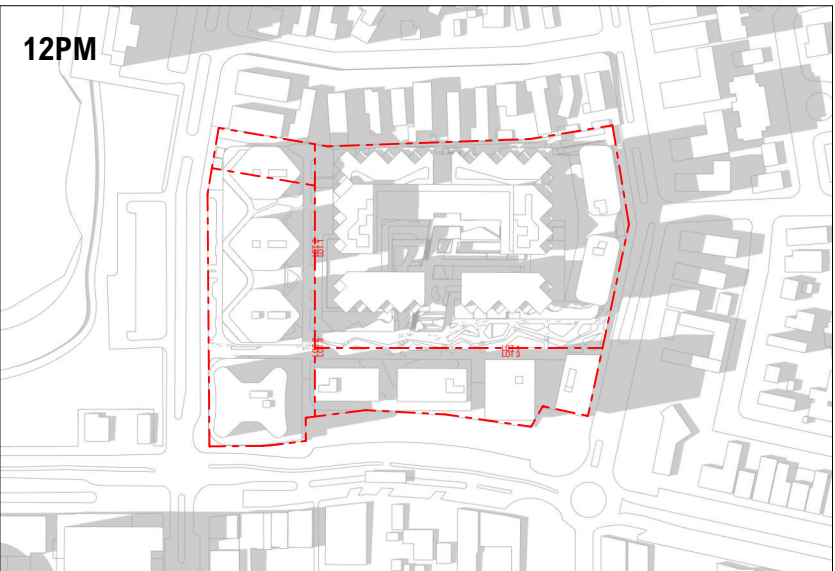
INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



SUMMER SOLSTICE
22nd December

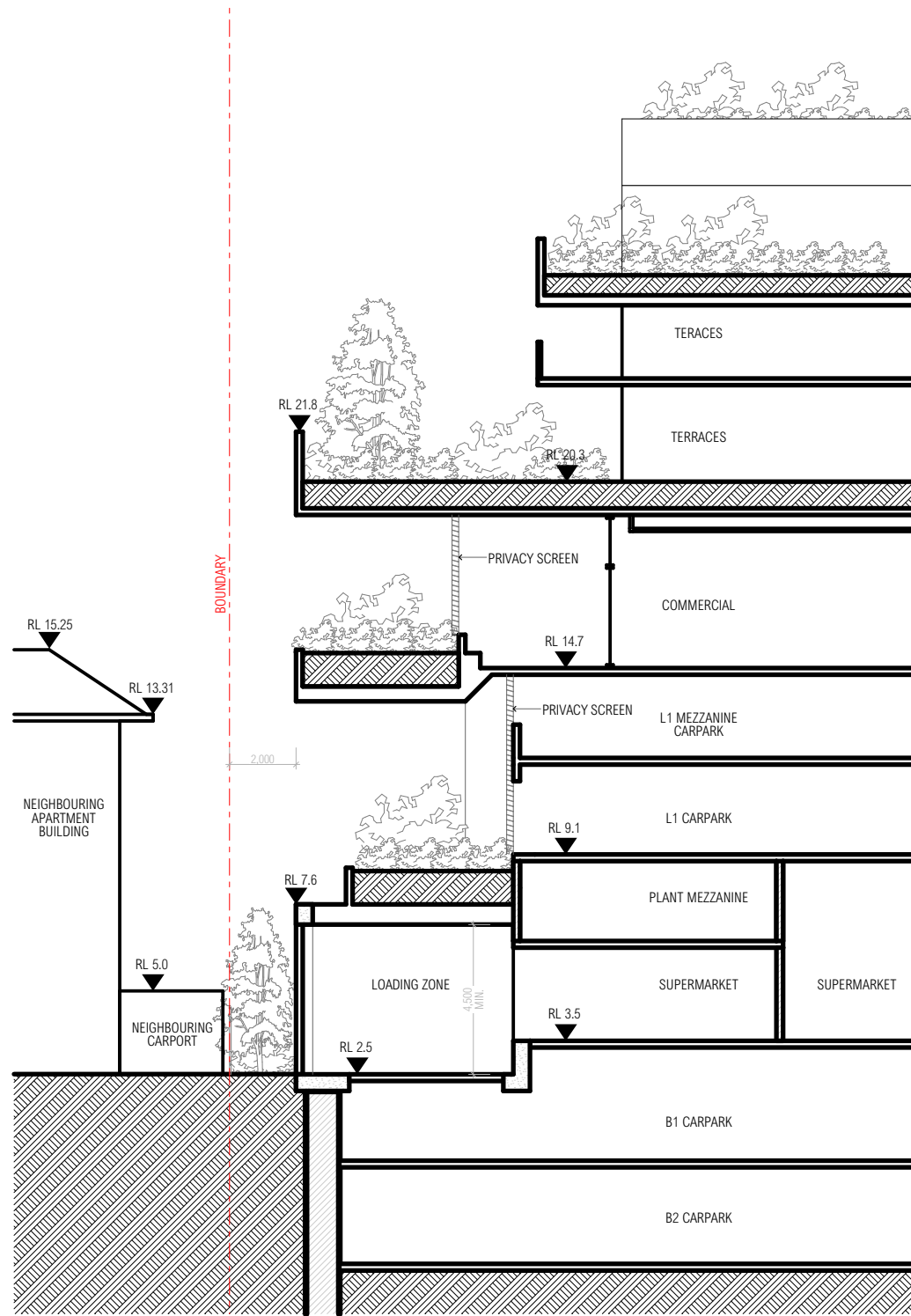


AUTUMN EQUINOX
21st March



WINTER SOLSTICE
22nd June

INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22
385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6588 STEVEN FIGHERA 6609

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CLIENT

ELANOR INVESTORS GROUP

Elanor

REV

01
02

DATE

5/04/2023
29/02/2024

ISSUE

CONCEPT DA
CONCEPT DA - RPI RESPONSE

REV

DATE

ISSUE

PROJECT

TWEED MALL MASTERPLAN

TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA

PROJECT NUMBER

21040

PLOT DATE

1/03/2024

DRAWN

AM,MM,DN

CHECKED

JC

SHEET SCALE

1:200

SHEET SIZE

A3

SHEET TITLE

EASTERN INTERFACE SECTION

SHEET NUMBER

A-DA-406

REVISION

02



INDICATIVE REFERENCE DESIGN
FOR CONCEPT DA MASTER PLAN

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22
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CLIENT

ELANOR INVESTORS GROUP



REV	DATE	ISSUE
C	18/10/2022	QS ISSUE
D	26/10/2022	FOR COORDINATION
E	1/11/2022	FOR COORDINATION
F	23/11/2022	LANDSCAPE COORDINATION
G	30/11/2022	FOR COORDINATION
H	5/04/2023	CONCEPT DA
I	29/02/2024	CONCEPT DA - RFI RESPONSE

REV DATE ISSUE

PROJECT

TWEED MALL MASTERPLAN
TWEED MALL WHARF ST, TWEED HEADS, 2485, NSW AUSTRALIA

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
21040	1/03/2024	AM,MM,DN	JC		A3

SHEET TITLE

3D - AERIALS

SHEET NUMBER

A-DA-901

REVISION

1