

469-483 BALMAIN ROAD, LILYFIELD

BUILDING ENVELOPES AND CONCEPT



LOCATION PLAN

NO.	DRAWING TITLE	REV
A-CDA01	COVER PAGE	04
A-CDA11	GROUND FLOOR PLAN	04
A-CDA12	ROOF PLAN	04
A-CDA51	ELEVATION 1+2	04
A-CDA52	ELEVATION 3+4	04
A-CDA61	SHADOW DIAGRAMS - 21ST JUNE	04
A-CDA62	AXONOMETRIC VIEWS	04

CHANGE ID	CHANGE NAME	DESCRIPTION
F	Updated Notation	Notes on drawing updated or added.

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
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.

CLIENT

ROCHE
GROUP

REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	CONCEPT DEVELOPMENT APPLICATION			
02	25/11/2023	BUILDING ENVELOPES AND CONCEPT			
03	14/03/2024	BUILDING ENVELOPES AND CONCEPT - RFI 03			
04	3/05/2024	BUILDING ENVELOPES AND CONCEPT - RFI 04			

PROJECT

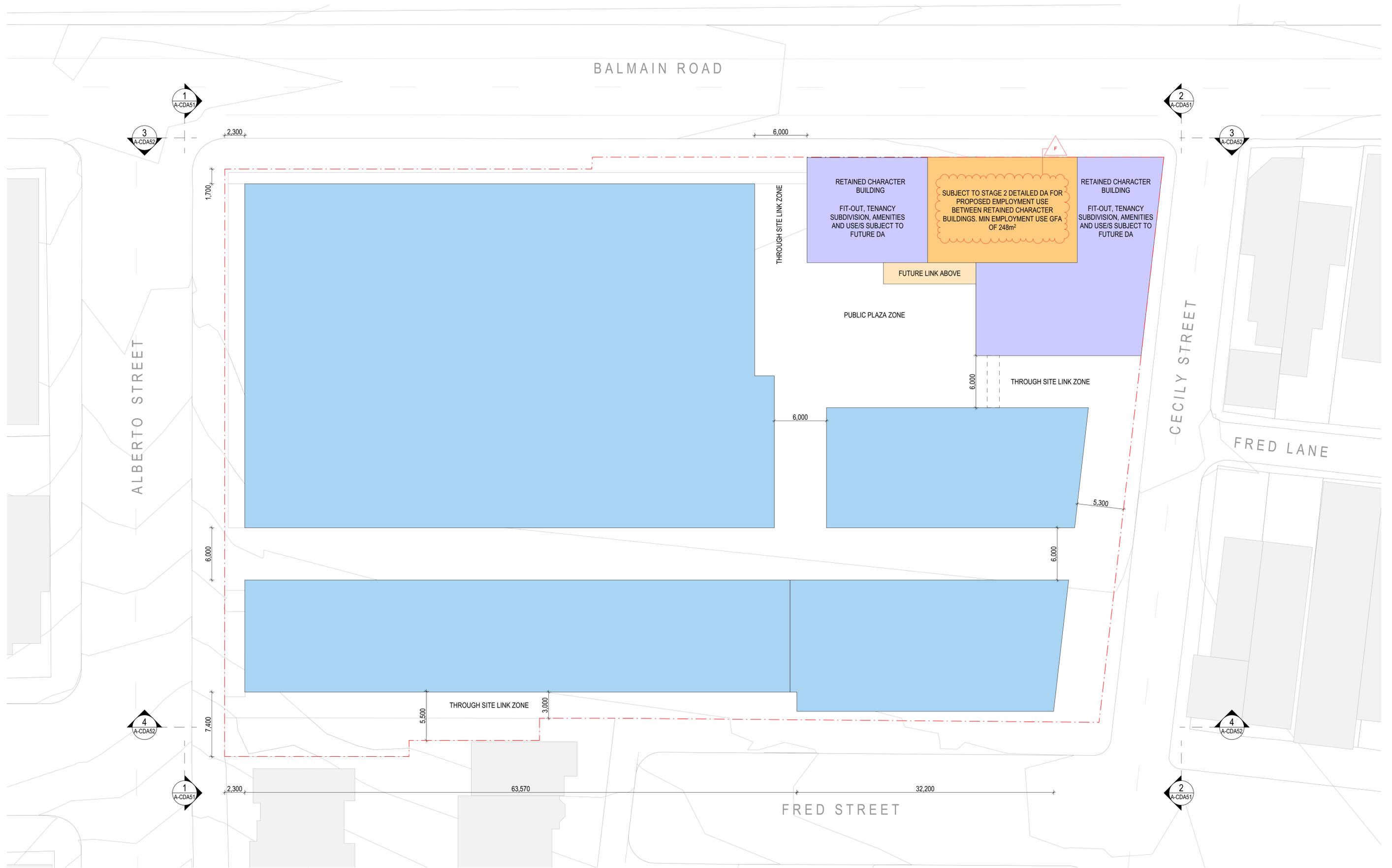
469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
21049	3/05/2024	TG	TR	NTS NTS	A3 A1	

DRAWING TITLE

COVER PAGE

DRAWING NUMBER	REVISION
A-A-CDA01	04



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 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.

CLIENT

ROCHE GROUP

REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	CONCEPT DEVELOPMENT APPLICATION			
02	25/11/2023	BUILDING ENVELOPES AND CONCEPT			
03	14/03/2024	BUILDING ENVELOPES AND CONCEPT - RFI 03			
04	3/05/2024	BUILDING ENVELOPES AND CONCEPT - RFI 04			

PROJECT

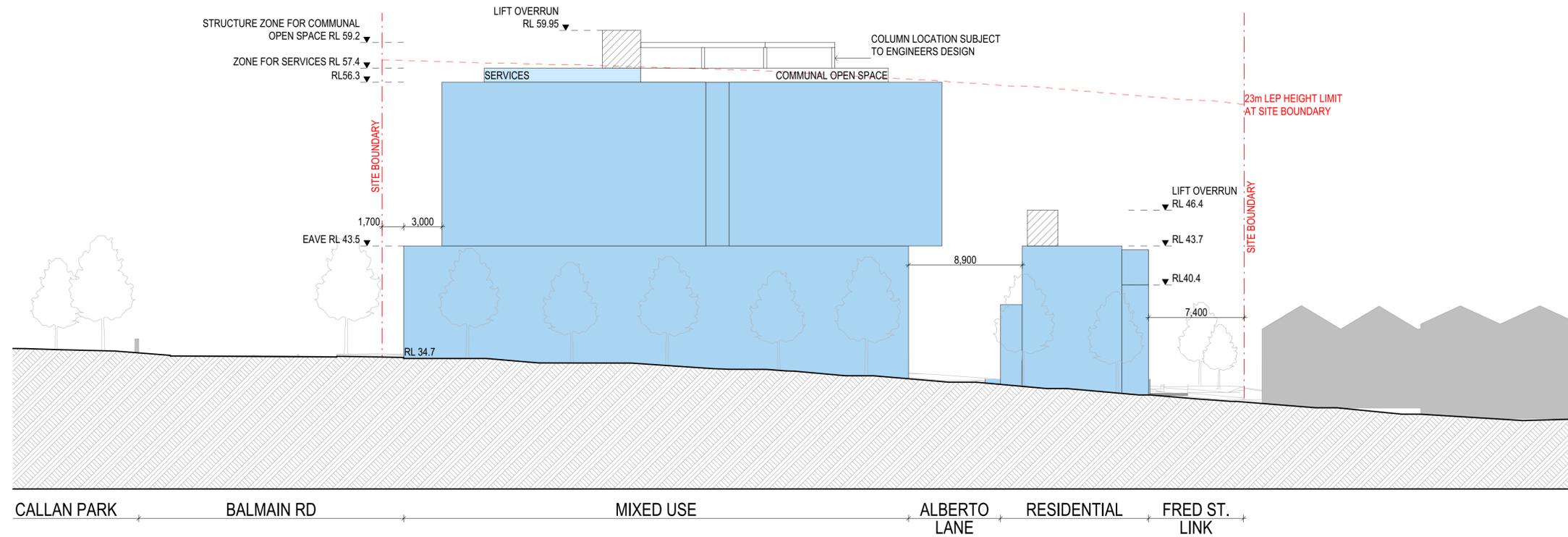
469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
21049	3/05/2024	TG	TR	1:400 1:200	A3 A1	

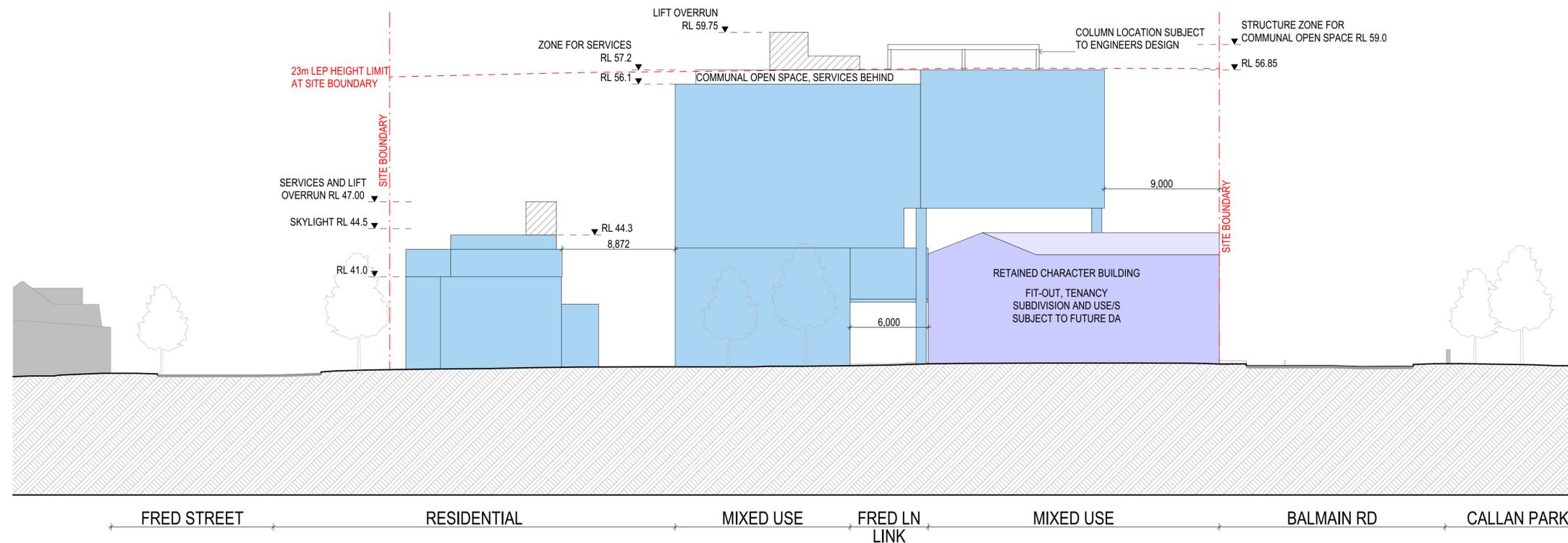
DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NUMBER	REVISION
A-A-CDA11	04



01 ELEVATION 1



02 ELEVATION 2

NOTE: MAXIMUM BUILDING HEIGHT LIMIT OF 23m SHOWN AT SITE BOUNDARY

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

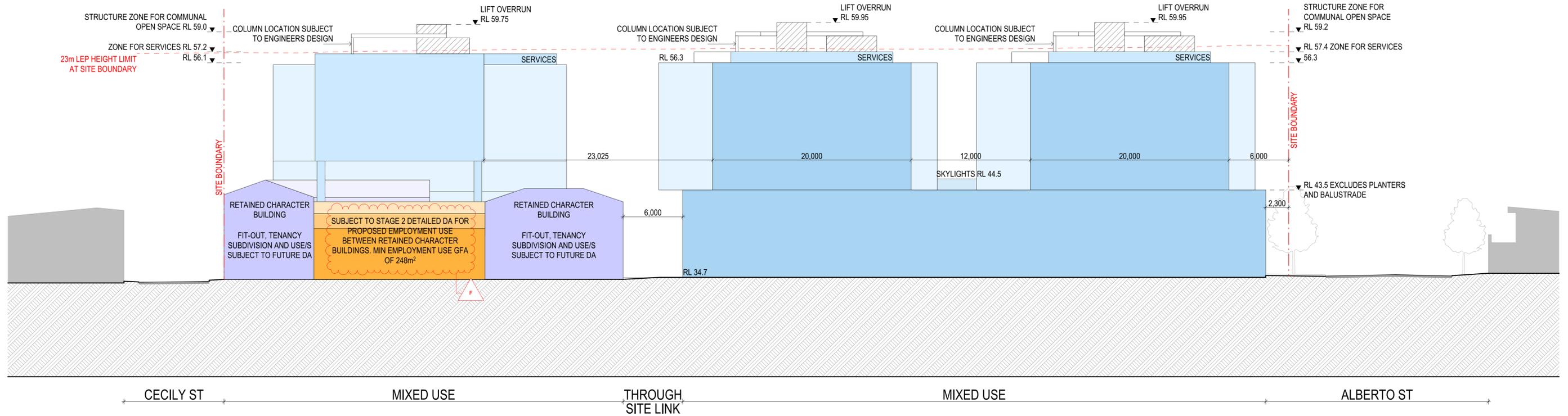
CLIENT
ROCHE GROUP

REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	CONCEPT DEVELOPMENT APPLICATION			
02	25/11/2023	BUILDING ENVELOPES AND CONCEPT			
03	14/03/2024	BUILDING ENVELOPES AND CONCEPT - RFI 03			
04	3/05/2024	BUILDING ENVELOPES AND CONCEPT - RFI 04			

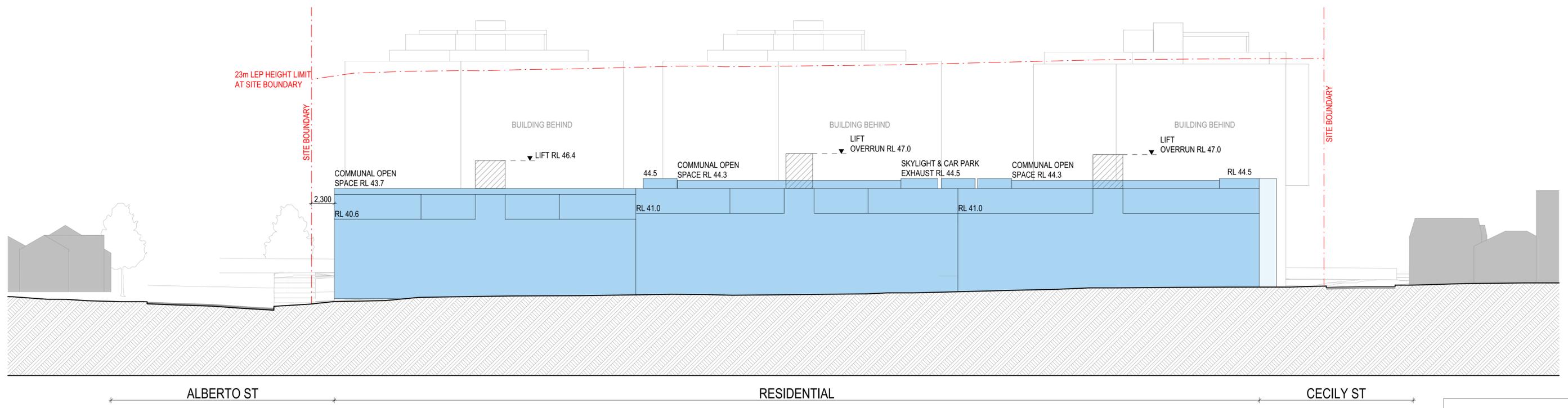
PROJECT
469-483 BALMAIN ROAD LILYFIELD
 469-483 BALMAIN ROAD
 PROJECT NUMBER: 21049 | PLOT DATE: 3/05/2024 | DRAWN: TG | CHECKED: TR

CHECKED: TR
 SHEET SCALE: 1:400 / 1:200
 SHEET SIZE: A3 / A1
 NORTH

DRAWING TITLE
ELEVATION 1+2
 DRAWING NUMBER: A-A-CDA51
 REVISION: 04



01 ELEVATION 3



02 ELEVATION 4

NOTE: MAXIMUM BUILDING HEIGHT LIMIT OF 23m SHOWN AT SITE BOUNDARY

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 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.

CLIENT
ROCHE GROUP

REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	CONCEPT DEVELOPMENT APPLICATION			
02	25/11/2023	BUILDING ENVELOPES AND CONCEPT			
03	14/03/2024	BUILDING ENVELOPES AND CONCEPT - RFI 03			
04	3/05/2024	BUILDING ENVELOPES AND CONCEPT - RFI 04			

PROJECT
469-483 BALMAIN ROAD LILYFIELD
 469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
21049	3/05/2024	TG	TR	1:400 1:200	A3 A1	

DRAWING TITLE
ELEVATION 3+4

DRAWING NUMBER	REVISION
A-A-CDA52	04



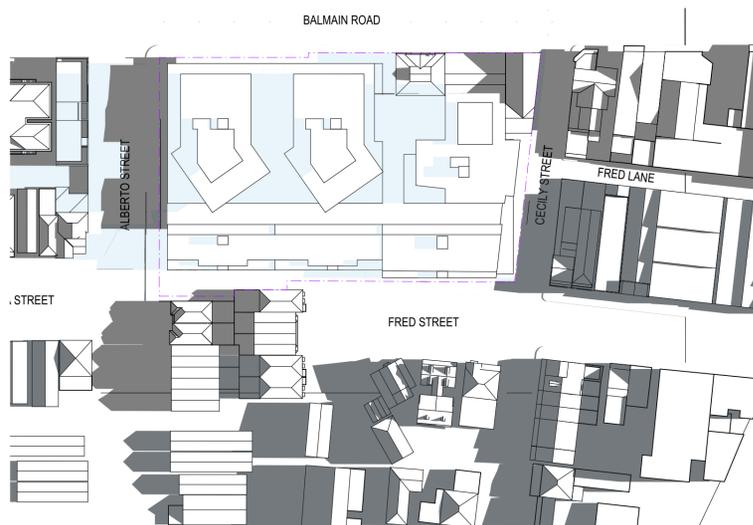
01 EXISTING - 9AM



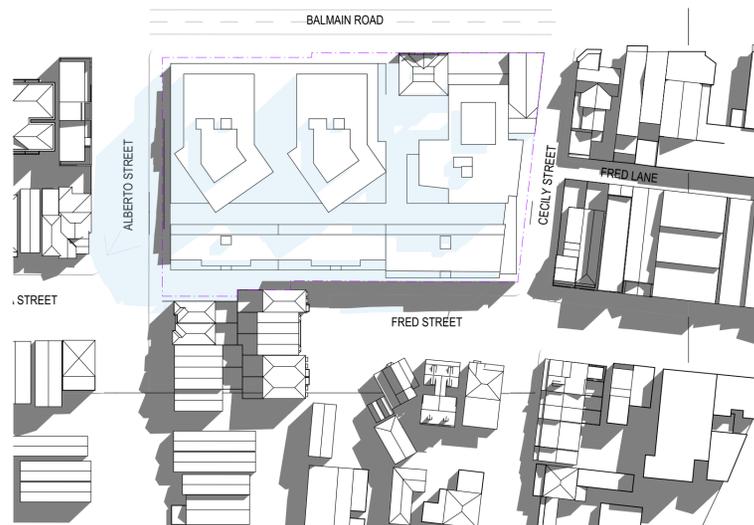
02 EXISTING - 12PM



03 EXISTING - 3PM



04 PROPOSED - 9AM



05 PROPOSED - 12PM

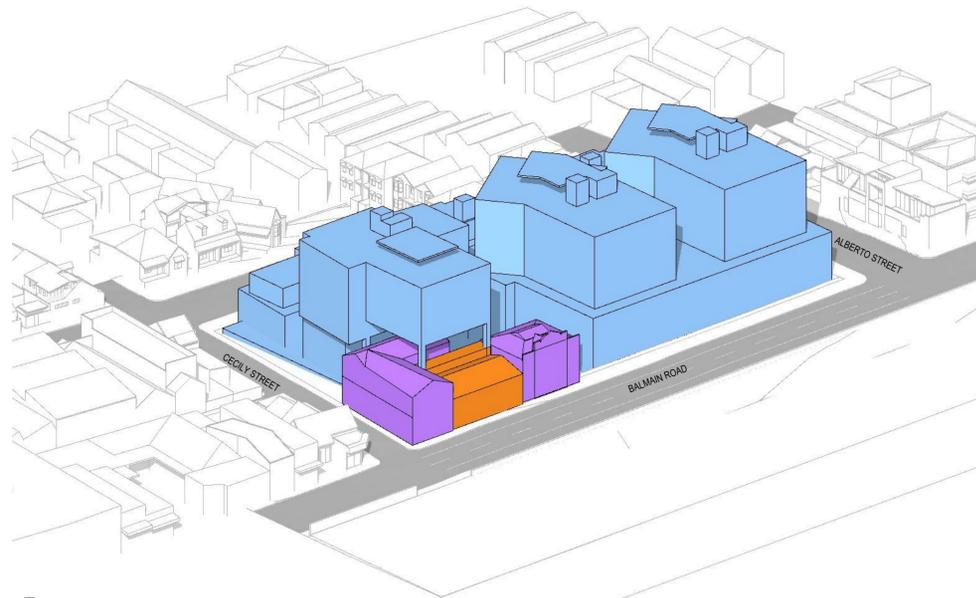


06 PROPOSED - 3PM

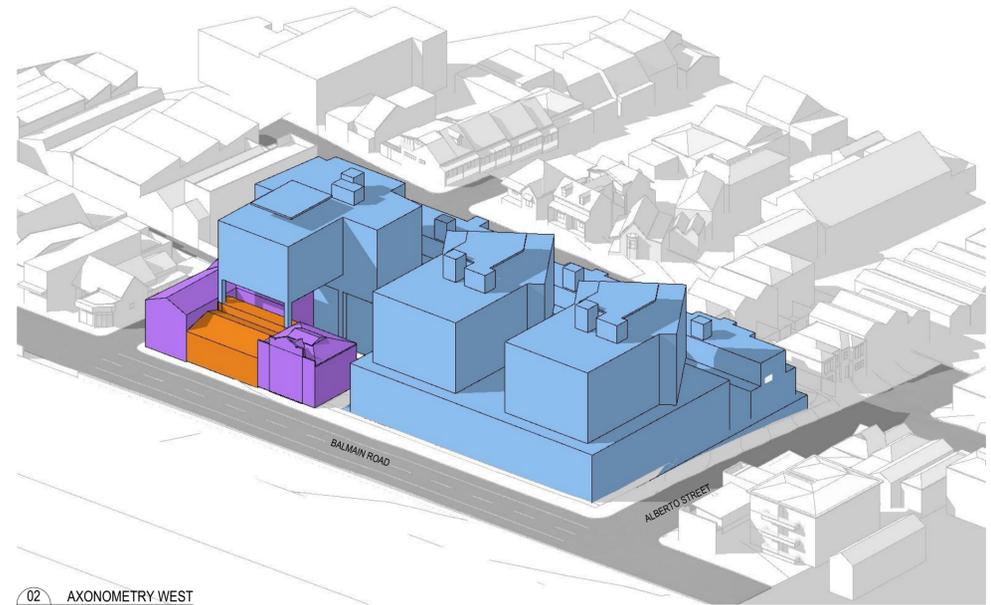
LEGEND:

- EXISTING SHADOW
- ADDITIONAL SHADOW

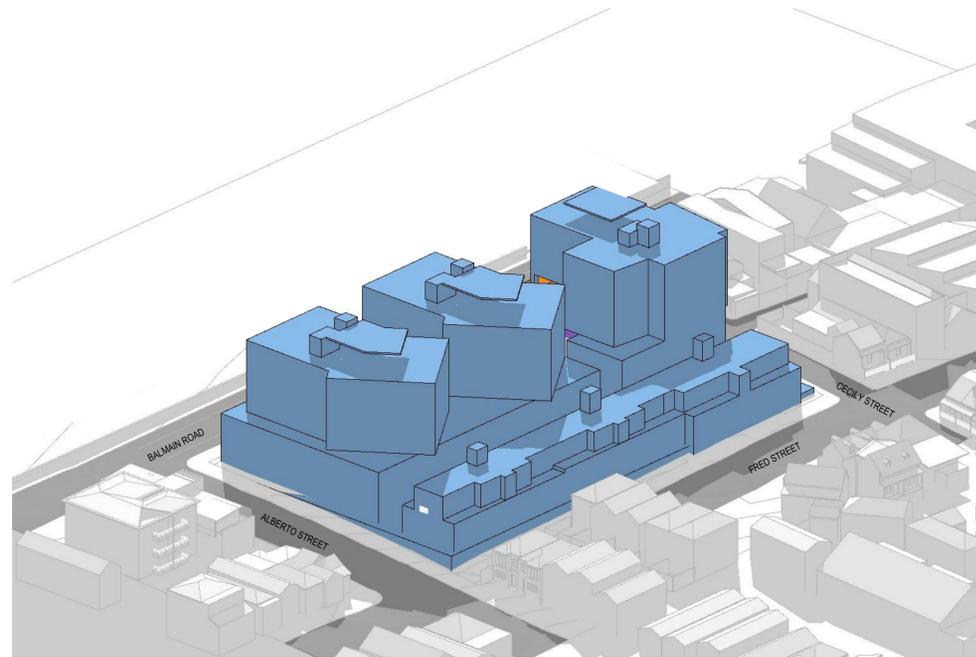
REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	CONCEPT DEVELOPMENT APPLICATION			
02	25/11/2023	BUILDING ENVELOPES AND CONCEPT			
03	14/03/2024	BUILDING ENVELOPES AND CONCEPT - RFI 03			
04	3/05/2024	BUILDING ENVELOPES AND CONCEPT - RFI 04			



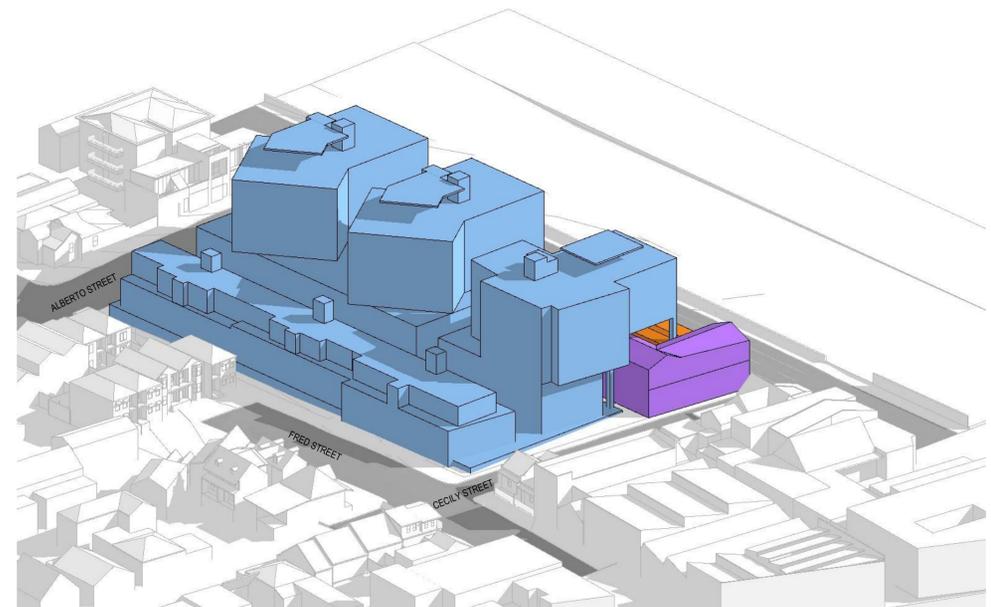
01 AXONOMETRY NORTH



02 AXONOMETRY WEST



03 AXONOMETRY SOUTH



04 AXONOMETRY EAST

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
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.

CLIENT

ROCHE GROUP

REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/05/2023	CONCEPT DEVELOPMENT APPLICATION			
02	25/11/2023	BUILDING ENVELOPES AND CONCEPT			
03	14/03/2024	BUILDING ENVELOPES AND CONCEPT - RFI 03			
04	3/05/2024	BUILDING ENVELOPES AND CONCEPT - RFI 04			

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
21049	3/05/2024	TG	TR	NTS NTS	A3 A1	

DRAWING TITLE

AXONOMETRIC VIEWS

DRAWING NUMBER	REVISION
A-A-CDA62	04