



PHOTOMONTAGE - VIEWING FROM ST ANDREWS STREET



PHOTOMONTAGE - VIEWING FROM KISSING POINT ROAD



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**Project Partners**  
Refer to consultant documentation when directed

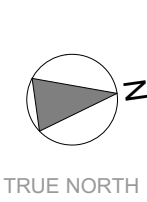
• Planning Consultant	• THINK PLANNERS
• Stormwater Engineer	• JCD CONSULTING
• Geotechnical Engineer	• CARONNO
• BCA & Access	• BIA
• Landscape Designer	• CONCEPT LANDSCAPE
• Traffic Engineer	• POC CONSULTANTS
• Acoustic Consultant	• ACOUSTIC LOGIC
• Arborist	• ARBORUS ARBOR
• Quantity Surveyor	• PBA
• BASIX Certifier	• AENIC

RevID	Issue Date	Approved by	Rev. Note
1	05-Dec-22	TZ	ISSUE FOR DA

**Project Designer**

**TEXCO DESIGN**

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Drawn | Checked | JC | DL TZ |  
Revision Date: 05-Dec-22  
Project NO. 2145  
Project Status DA

Client:  
Site: HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS  
ST DUNDAS

PAPER **A1**  
1:0.83,  
1:1

DRAWING TITLE :  
GENERAL  
PHOTOMONTAGE

PROJECT NAME :  
**79-79A KISSING POINT RD & 7 ST  
ANDREWS ST DUNDAS**

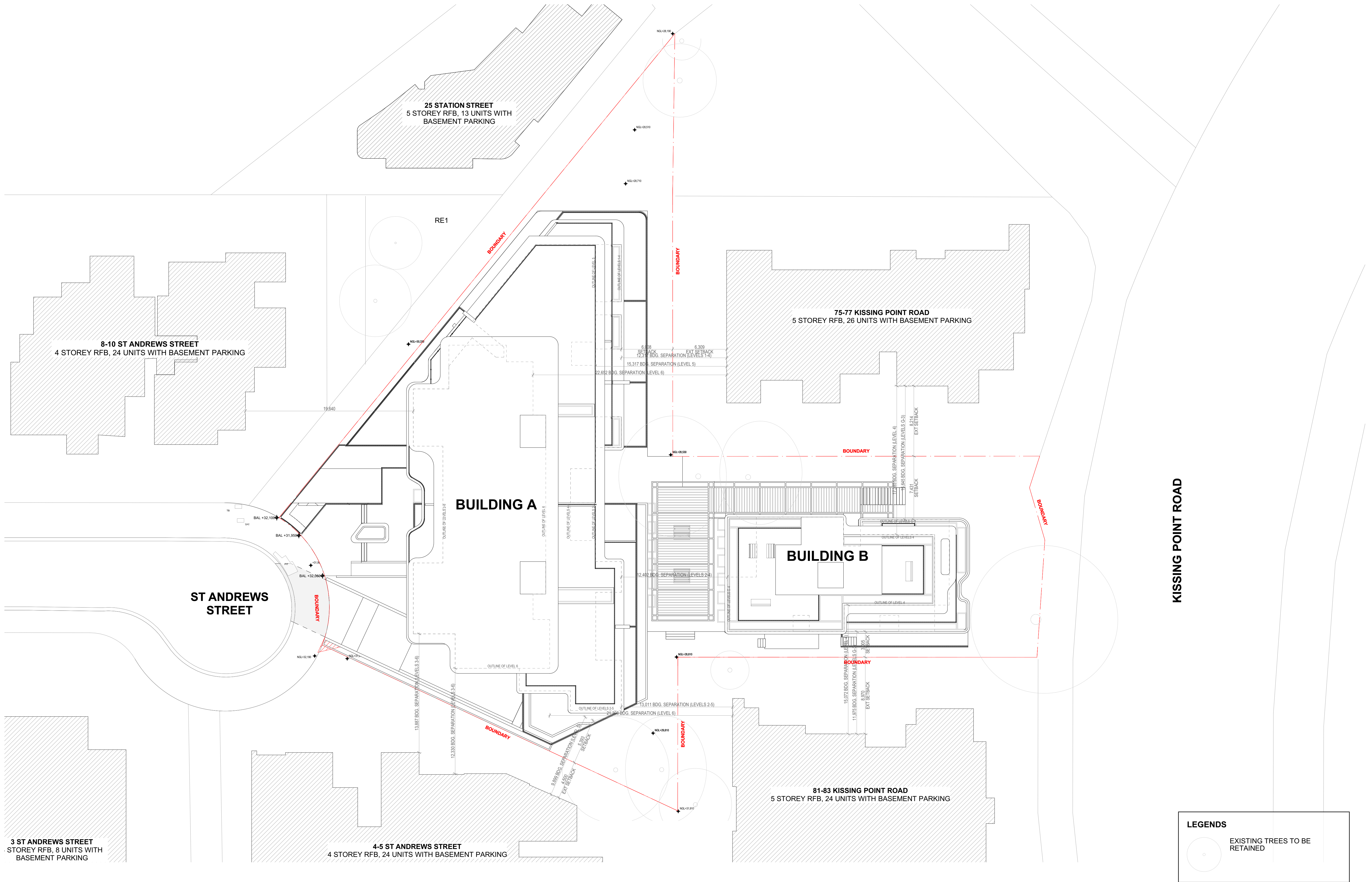
REVISION NO.  
**B**

DRAWING NO.  
**001B**








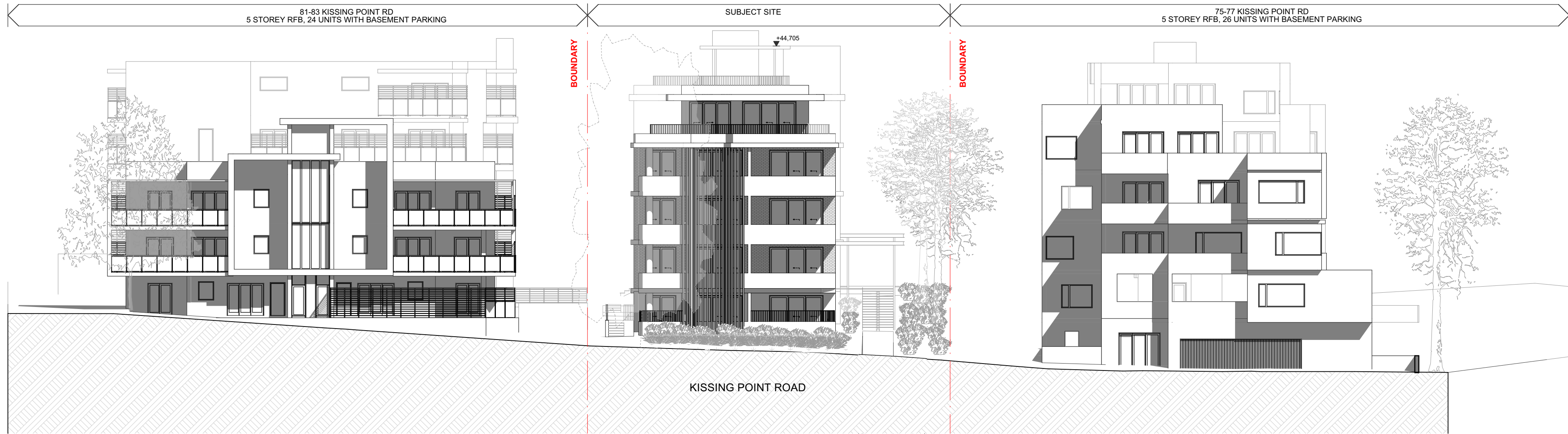


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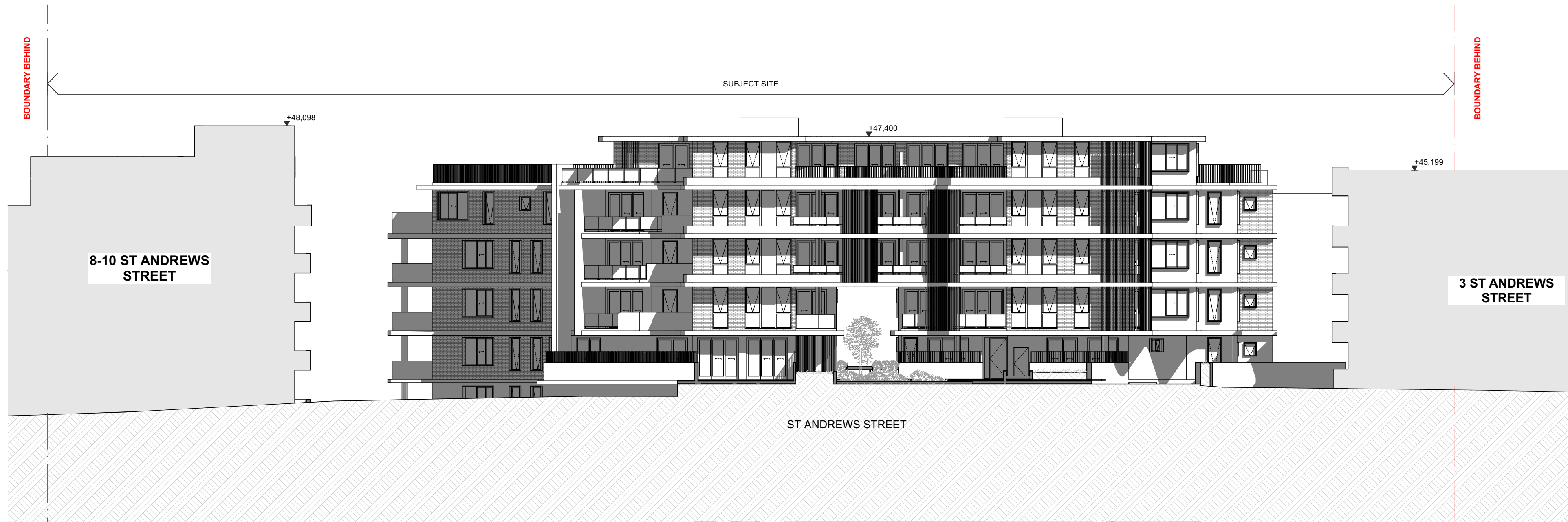


EXISTING TREES TO BE  
RETAINED





ES01  
-  
STREETSCAPE ELEVATION - KISSING POINT ROAD  
1:200



ES02  
-  
STREETSCAPE ELEVATION - ST ANDREWS STREET  
1:200

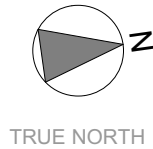


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- JCD CONSULTING  
- CARONNO  
- DBA  
- CONCEPT LANDSCAPE  
- POC CONSULTANTS  
- ACOUSTIC LOGIC  
- ARBOSIA ARBOR  
- PBA  
- AENIC

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A	09-Mar-22	TZ	ISSUE FOR PRE-DA
B	09-Dec-22	TZ	ISSUE FOR DA

**Project Designer**  
E: office@texcodesign.com.au



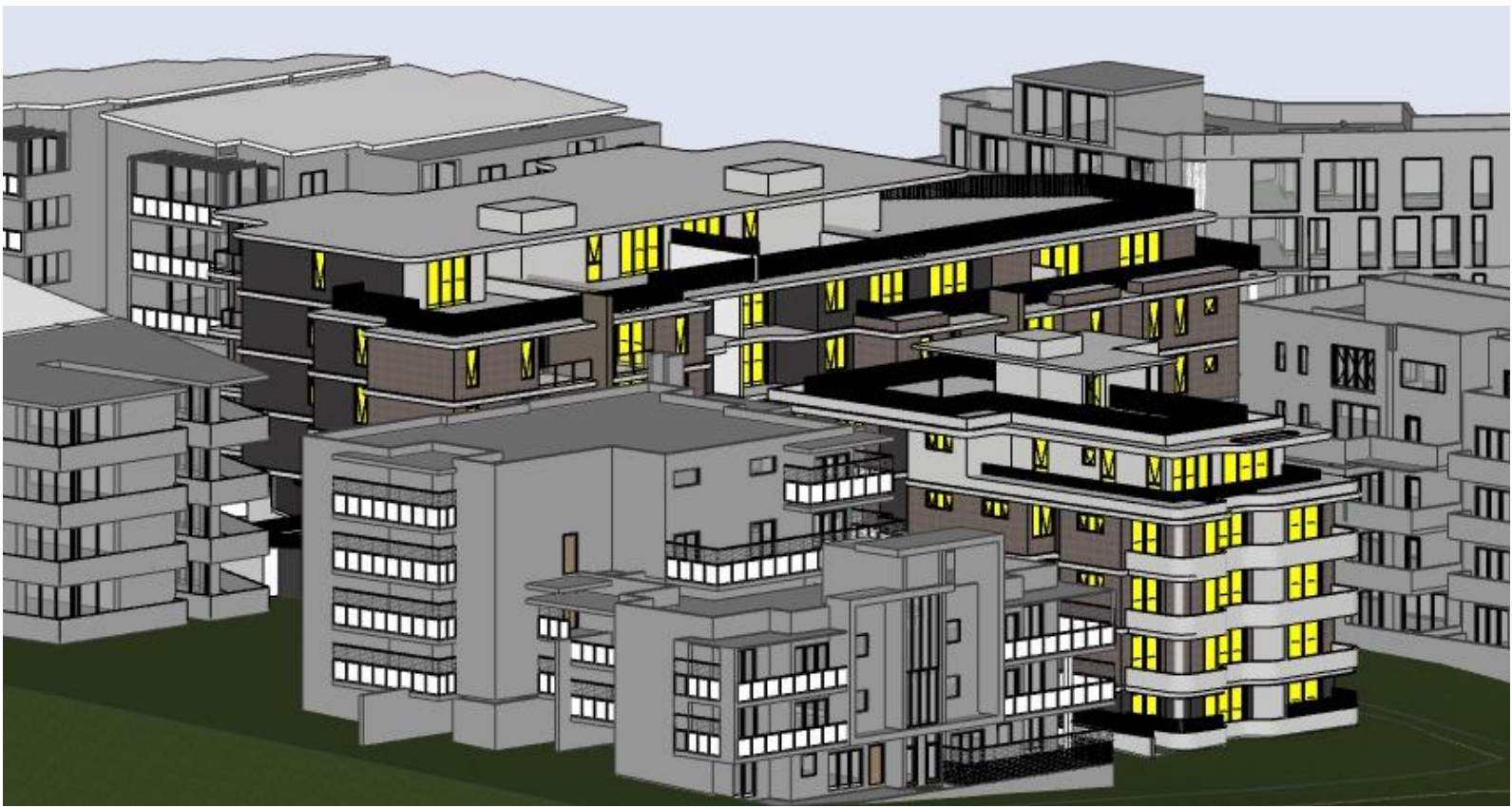
Drawn | Checked | JC | DL TZ |  
Revision Date: 09-Dec-22  
Project NO. 2145  
Project Status DA  
Client Site: HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS  
ST DUNDAS

PAPER  
**A1**  
1:200, 1:1

DRAWING TITLE :  
GENERAL  
STREETSCAPE ANALYSIS  
PROJECT NAME :  
**79-79A KISSING POINT RD & 7 ST  
ANDREWS ST DUNDAS**

REVISION NO.  
**B**  
DRAWING NO.  
**010**





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10:00AM  
1:833.33



11:00AM  
1:909.09



12:00PM  
1:909.09



1:00PM  
1:909.09



2:00PM  
1:909.09



3:00PM  
1:714.29



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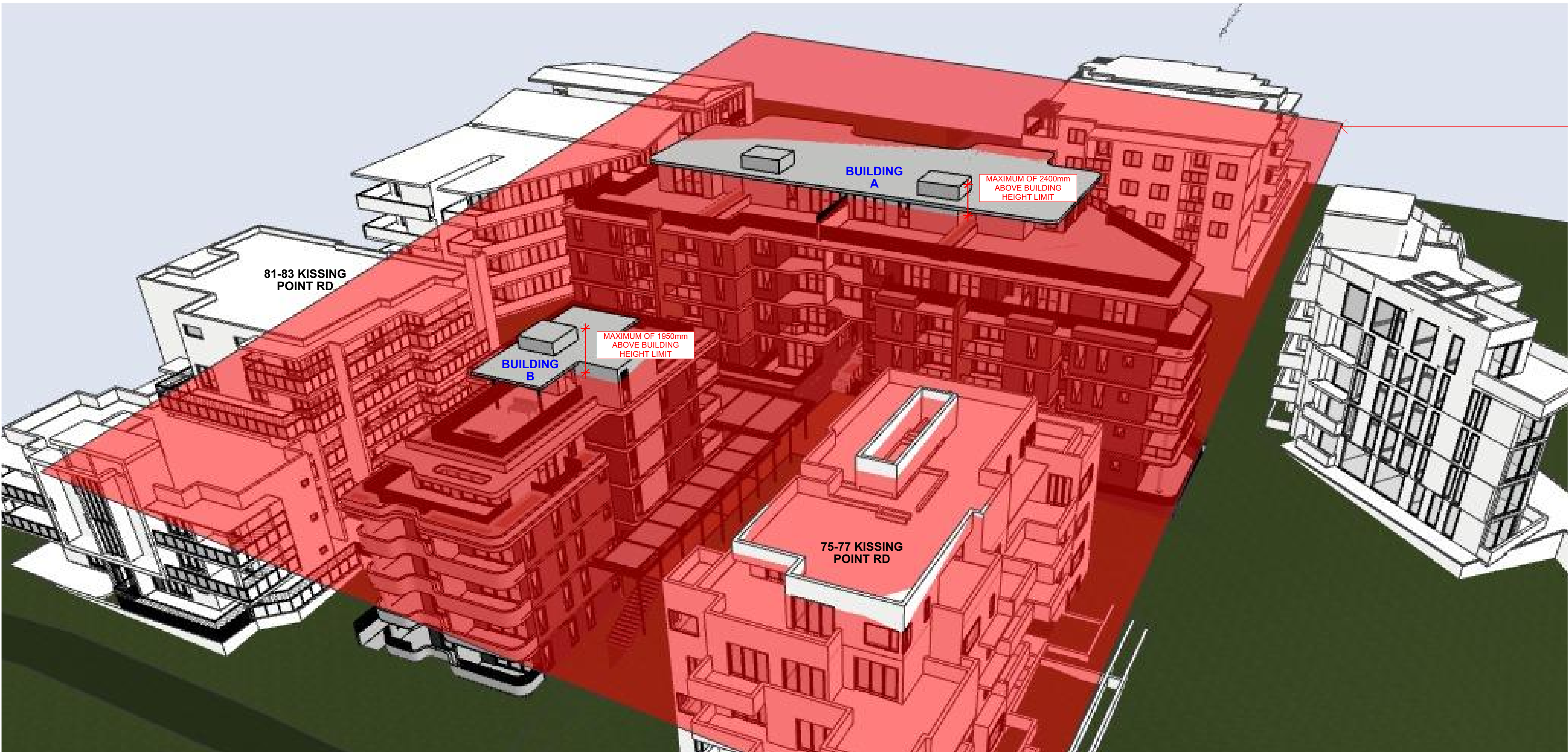
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Revision Date: 05-Dec-22  
Project NO. 2145  
Project Status DA  
Client: HUNG SHANG  
Site: 79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

PAPER  
A1  
1:1

DRAWING TITLE :  
GENERAL  
SUN EYE DIAGRAM - 21ST JUNE  
PROJECT NAME :  
79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

REVISION NO.  
B  
DRAWING NO.  
014





HEIGHT PLANE DIAGRAM



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  - Geotechnical Engineer: GARDNO
  - SEA & Access: BIA
  - Landscape Designer: CONCEPT LANDSCAPE
  - Traffic Engineer: POC CONSULTANTS
  - Acoustic Consultant: ACOUSTIC LOGIC
  - Arborist: ARBORIS ARBOR
  - Quantity Surveyor: PBA
  - BAIX Center: AENIC

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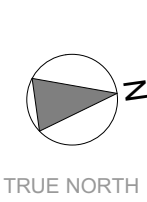
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Revision Date: 05-Dec-22  
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Project Status: DA

Client: HUNG SHANG  
Site: 79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

<b>PAPER</b>  <b>A1</b> 1:1	<b>DRAWING TITLE :</b>  GENERAL HEIGHT PLANE DIAGRAM	<b>REVISION NO.</b>  <b>B</b>
	<b>PROJECT NAME :</b> <b>79-79A KISSING POINT RD &amp; 7 ST ANDREWS ST DUNDAS</b>	<b>DRAWING NO.</b>  <b>017</b>



ST ANDREWS STREET

KISSING POINT ROAD

81-83 KISSING POINT ROAD  
5 STOREY RFB, 24 UNITS WITH BASEMENT PARKING

**PARKING REQUIREMENTS & PROVISIONS (PDCP RATES)**

**CAR PARKING RATES**

1 BED: 6 x 1 =	6 SPACES
2 BED: 34 x 1.25 =	43 SPACES
3 BED: 13 x 1.5 =	20 SPACES
VISITOR: TOTAL x 0.25 =	14 SPACES
<b>TOTAL REQUIRED =</b>	<b>69 RESI + 14 VISITOR</b>
<b>=</b>	<b>83 SPACES (PROVIDED)</b>

**BICYCLE RATES**

TOTAL x 0.5 = 27 SPACES (PROVIDED)

UNIT LEGEND:	
<div></div>	ONE BED
<div></div>	TWO BED
<div></div>	THREE BED
<div></div>	LIFT/ STAIRS



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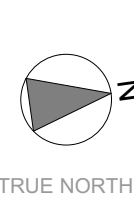
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**Project Designer**

**TEXCO DESIGN**

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Drawn | Checked  
Revision Date: 05-Dec-22  
Project NO. 2145  
Project Status DA

Client Site: HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS  
ST DUNDAS

PAPER  
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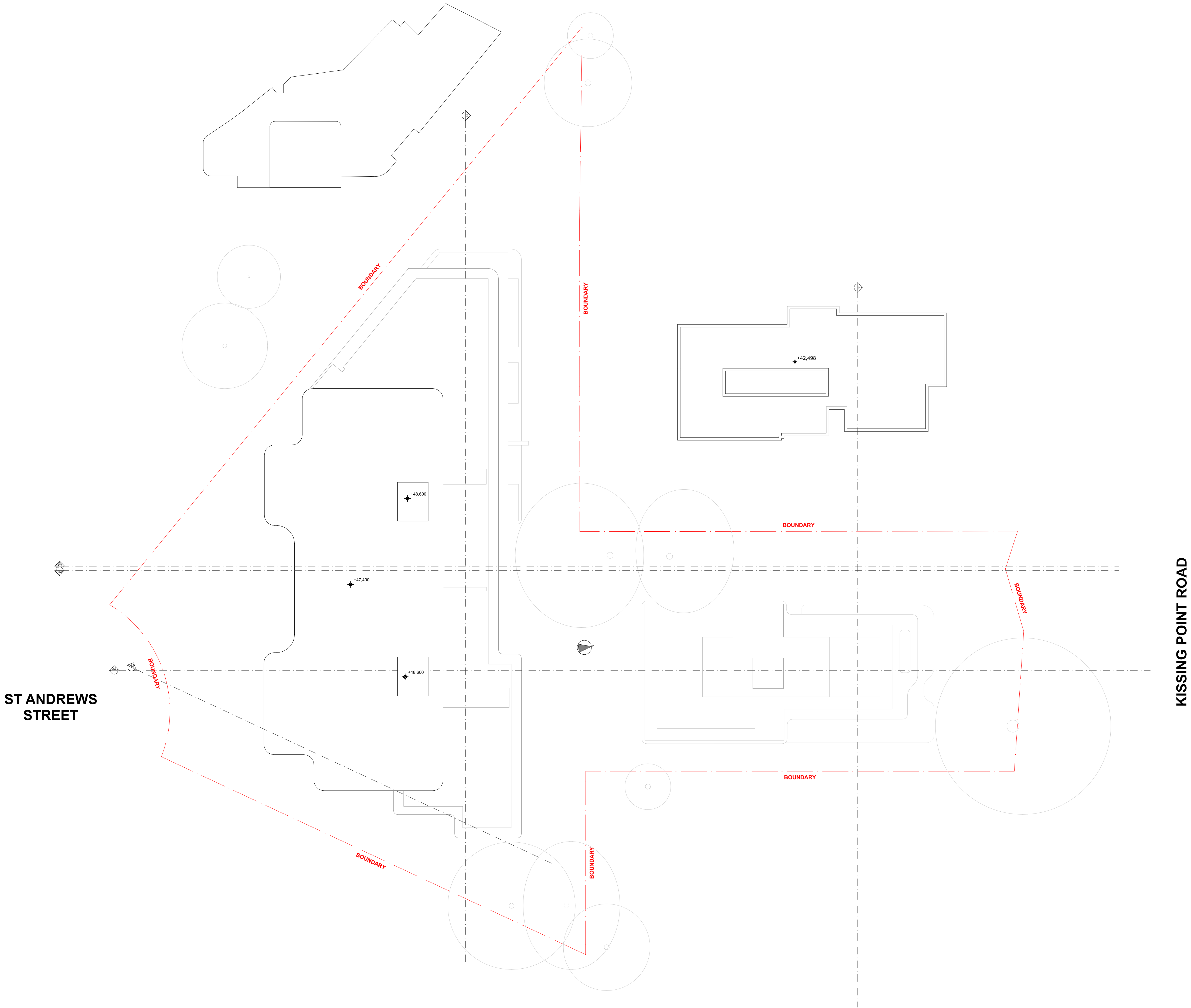
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PLANS  
**BASEMENT 01 PLAN**

PROJECT NAME :  
**79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS**

REVISION NO.  
**B**

DRAWING NO.  
**101**





UNIT LEGEND:	
<div></div>	ONE BED
<div></div>	TWO BED
<div></div>	THREE BED
<div></div>	LIFT/ STAIRS



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• Acoustic Consultant	• ACOUSTIC LOGIC
• Arborist	• ARBORA ARBOR
• Quantity Surveyor	• PBA
• BASIX Certifier	• AENIC

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Revision Date: 05-Dec-22  
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Project Status DA

Client:  
Site: HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS  
ST DUNDAS

PAPER  
**A1**  
1:200, 1:1

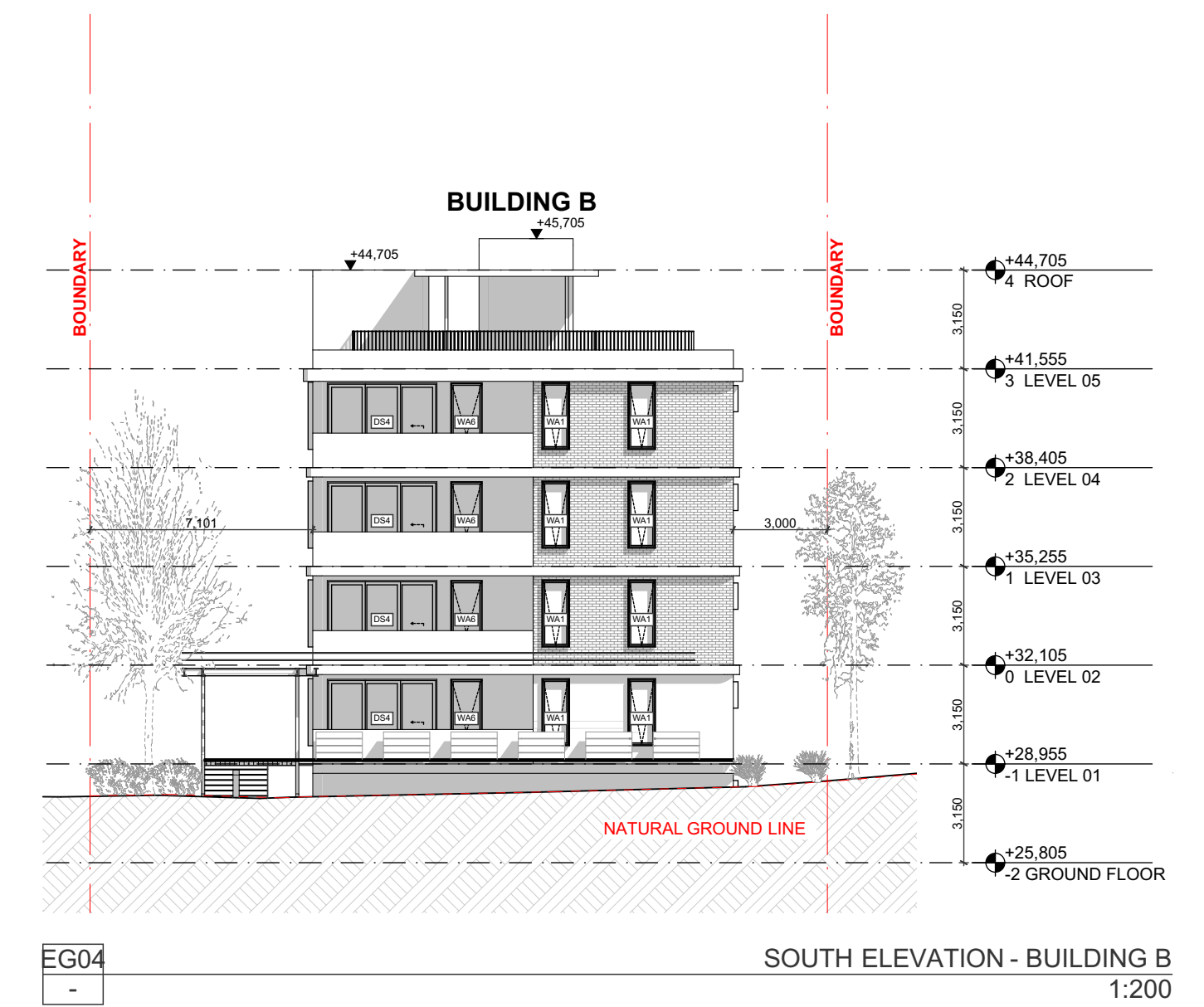
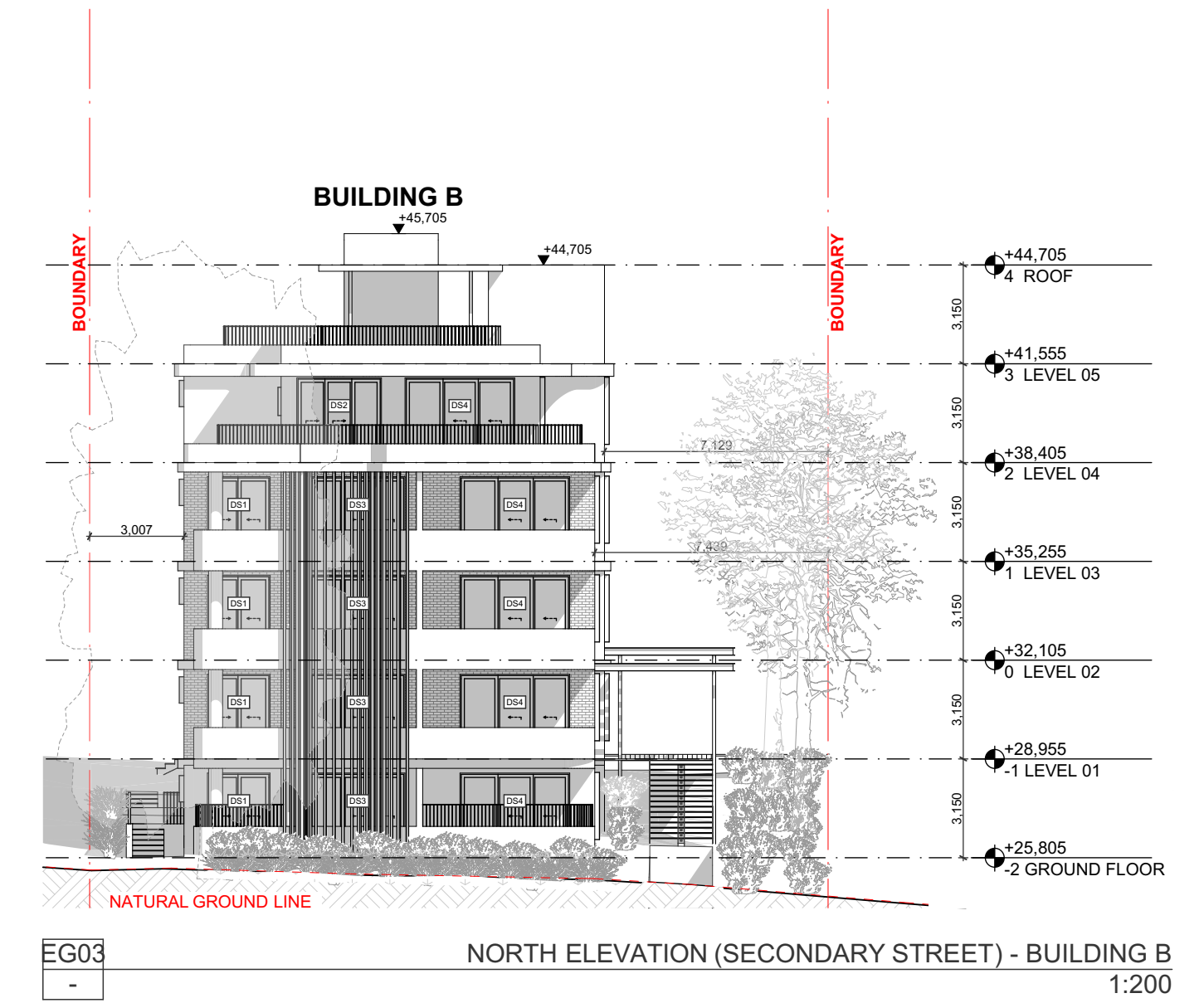
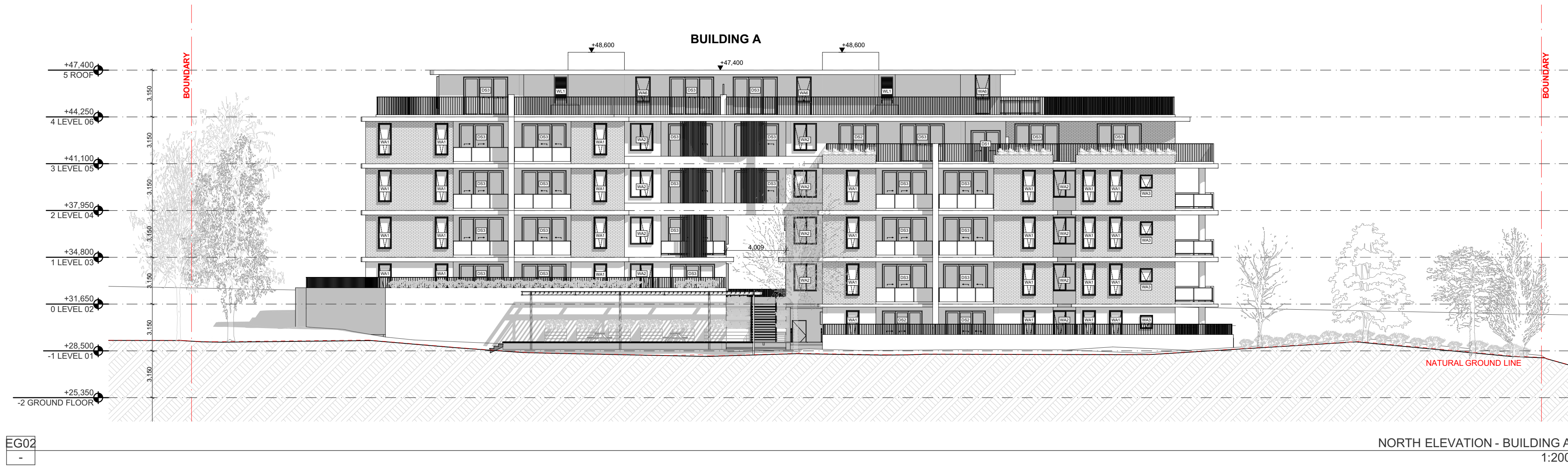
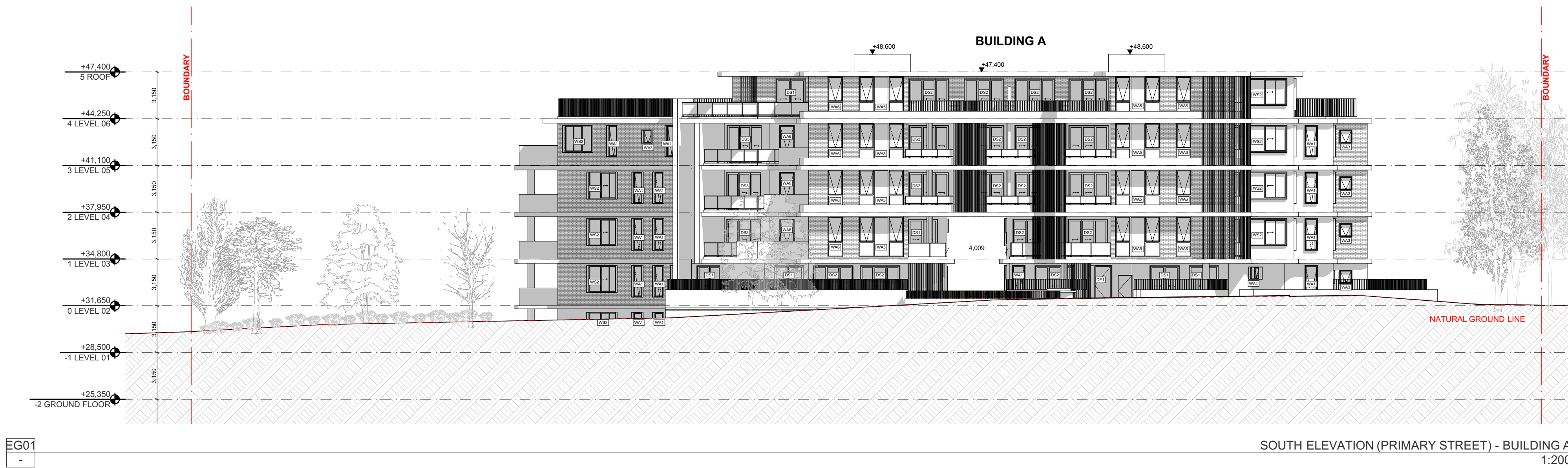
DRAWING TITLE :  
PLANS  
ROOF PLAN

PROJECT NAME :  
**79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS**

REVISION NO.  
**B**

DRAWING NO.  
**109**





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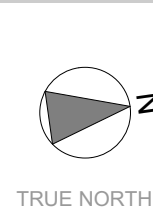
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**Project Partners**  
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- Planning Consultant: THINK PLANNERS
- Structural Engineer: JCD CONSULTING
- Geotechnical Engineer: GARDINO
- BSA & Access: BSA
- Landscape Designer: CONCEPT LANDSCAPE
- Traffic Engineer: POC CONSULTANTS
- Acoustic Consultant: ACOUSTIC LOGIC
- Quantity Surveyor: AINDISA ARBOR
- BAUX Certified: PBA
- AENIC

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A	05-Mar-22	TZ	ISSUE FOR PRE-DA
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**Project Designer**  
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Revision Date: 05-Dec-22  
Project NO: 2145  
Project Status: DA

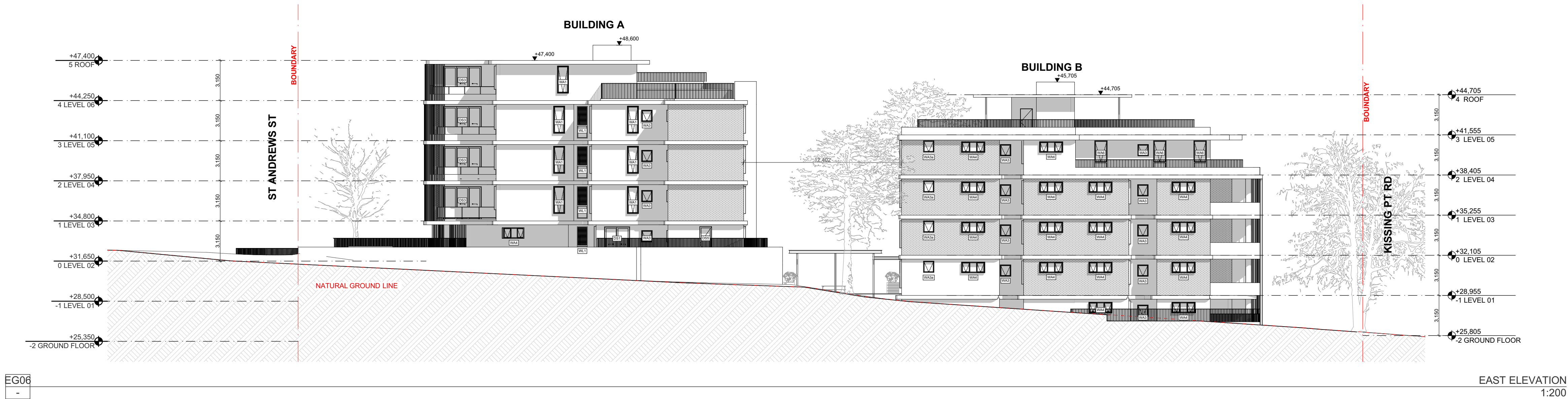
Client Site: HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS  
ST DUNDAS

**DRAWING TITLE :**  
ELEVATION  
ELEVATIONS

**PROJECT NAME :**  
79-79A KISSING POINT RD & 7 ST  
ANDREWS ST DUNDAS

**REVISION NO. B**  
**DRAWING NO. 201**





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- BARNO
- DAI
- CONCEPT LANDSCAPE
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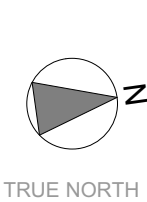
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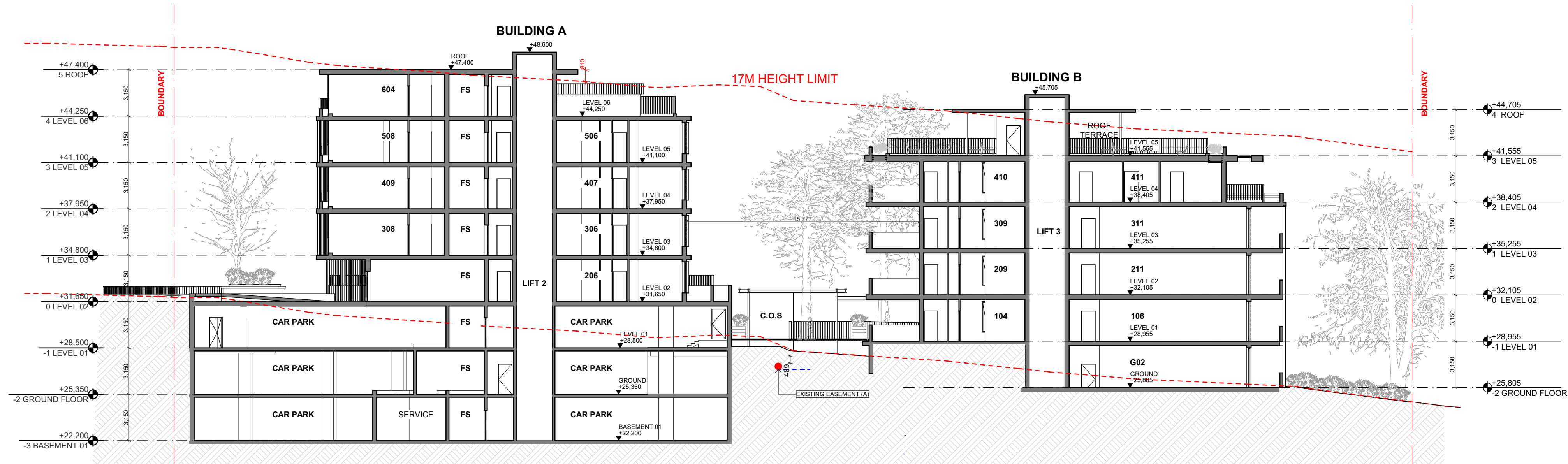


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Client Site: HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

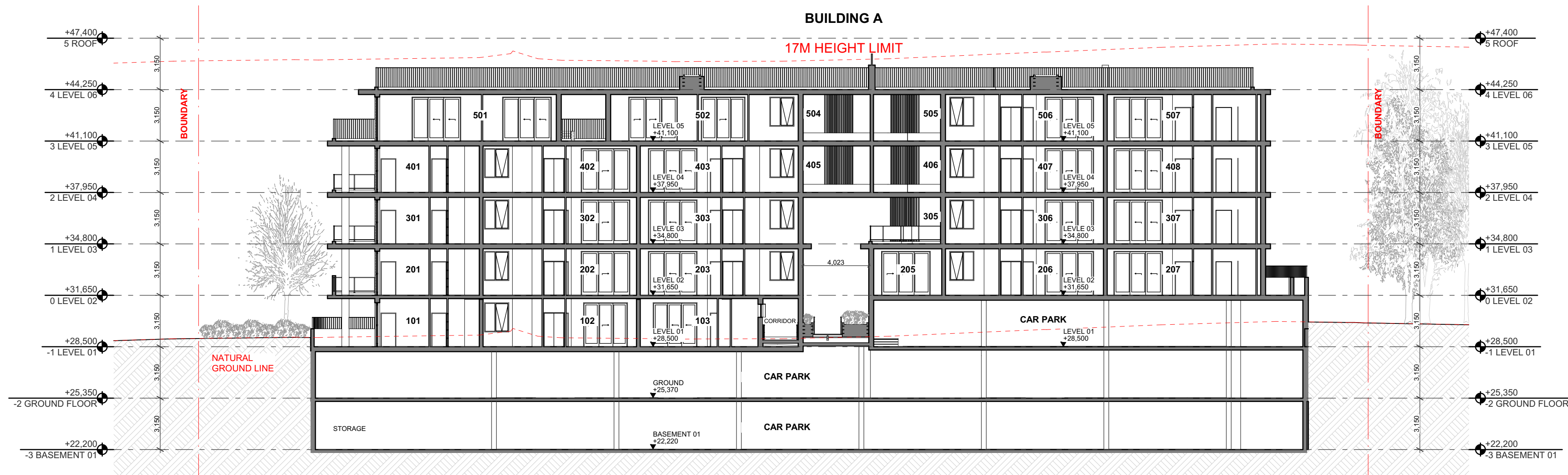
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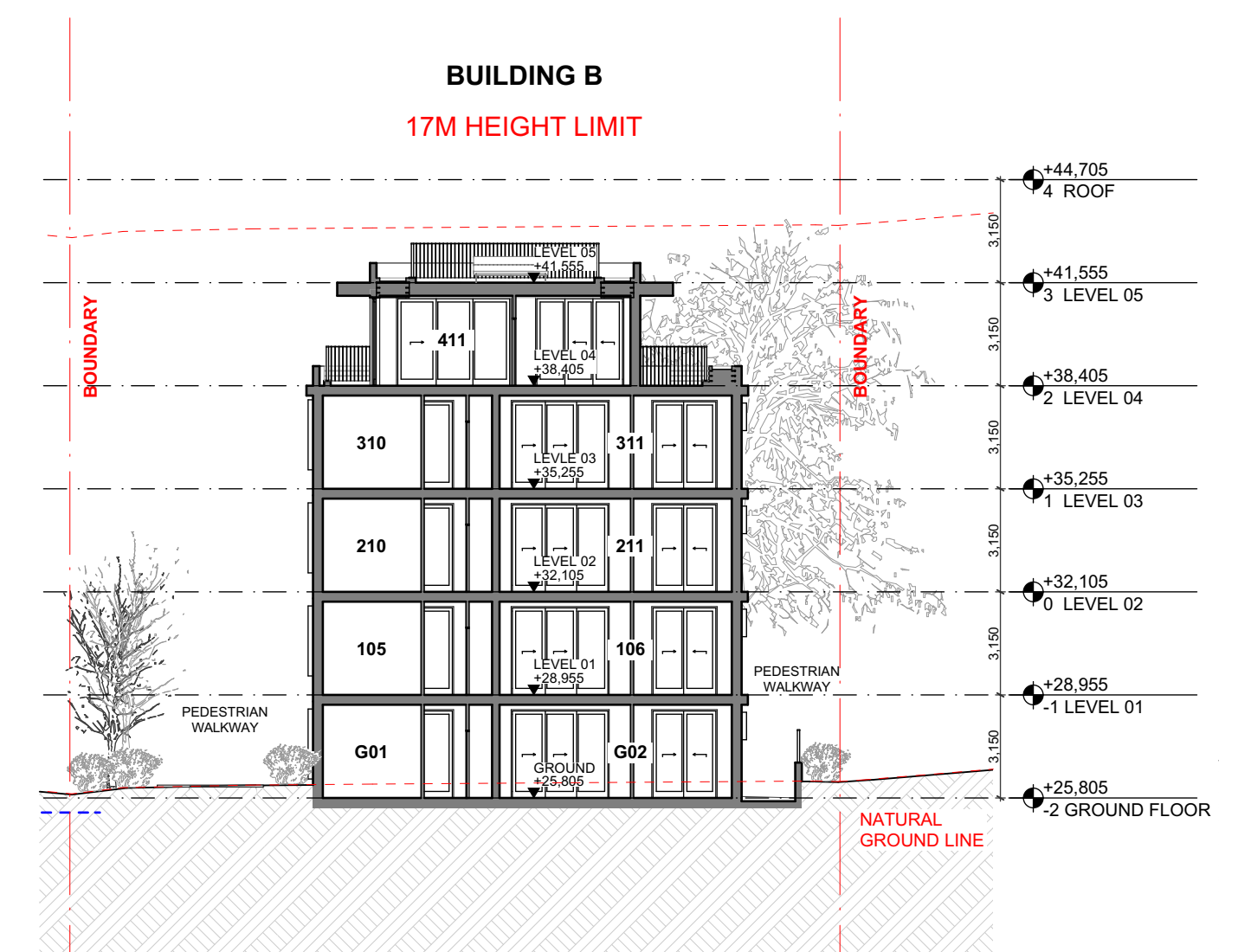
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SECTION A  
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SB  
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SECTION B  
1:200



SC  
-

SECTION C  
1:200

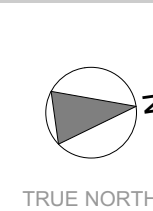


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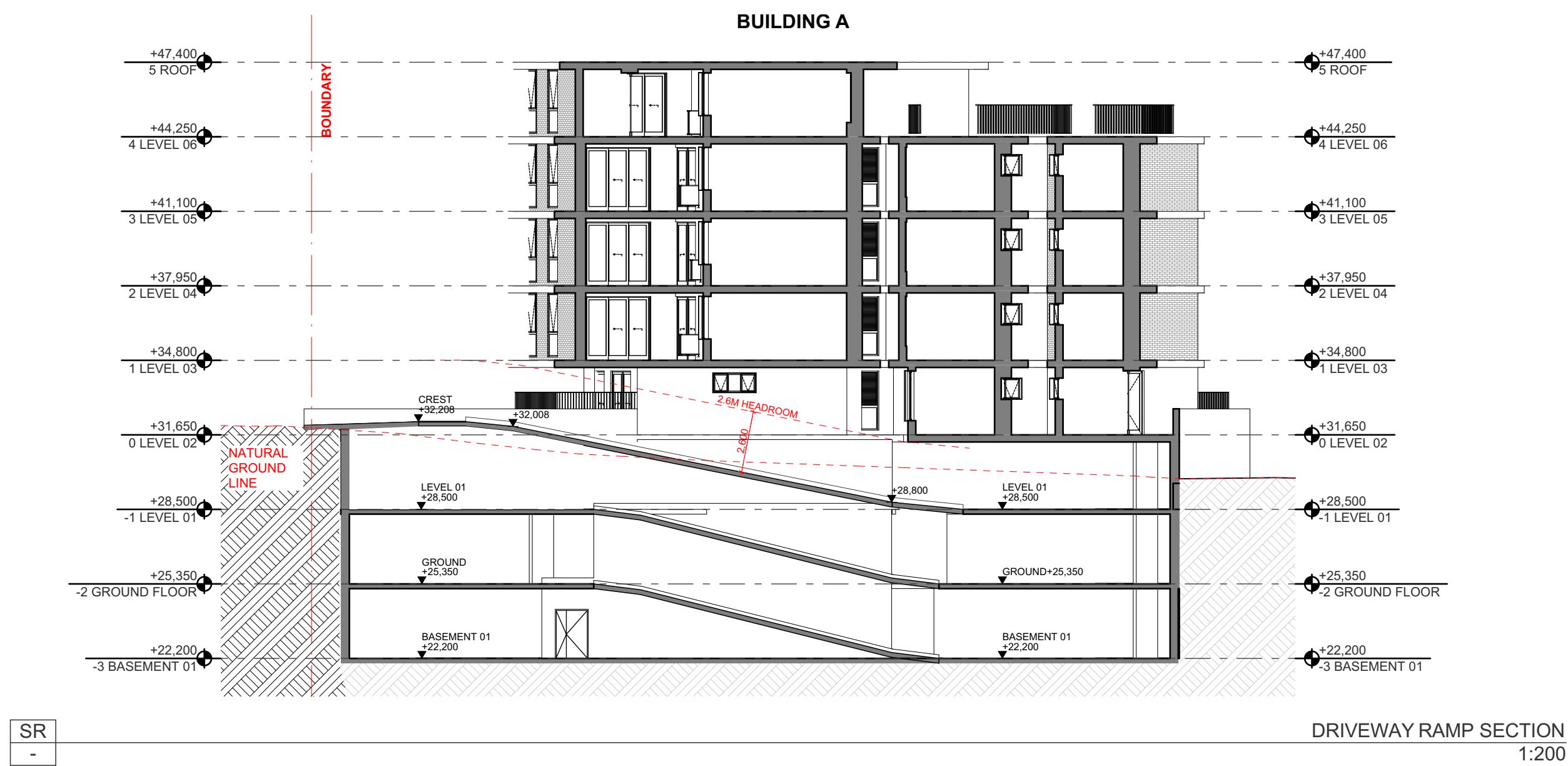
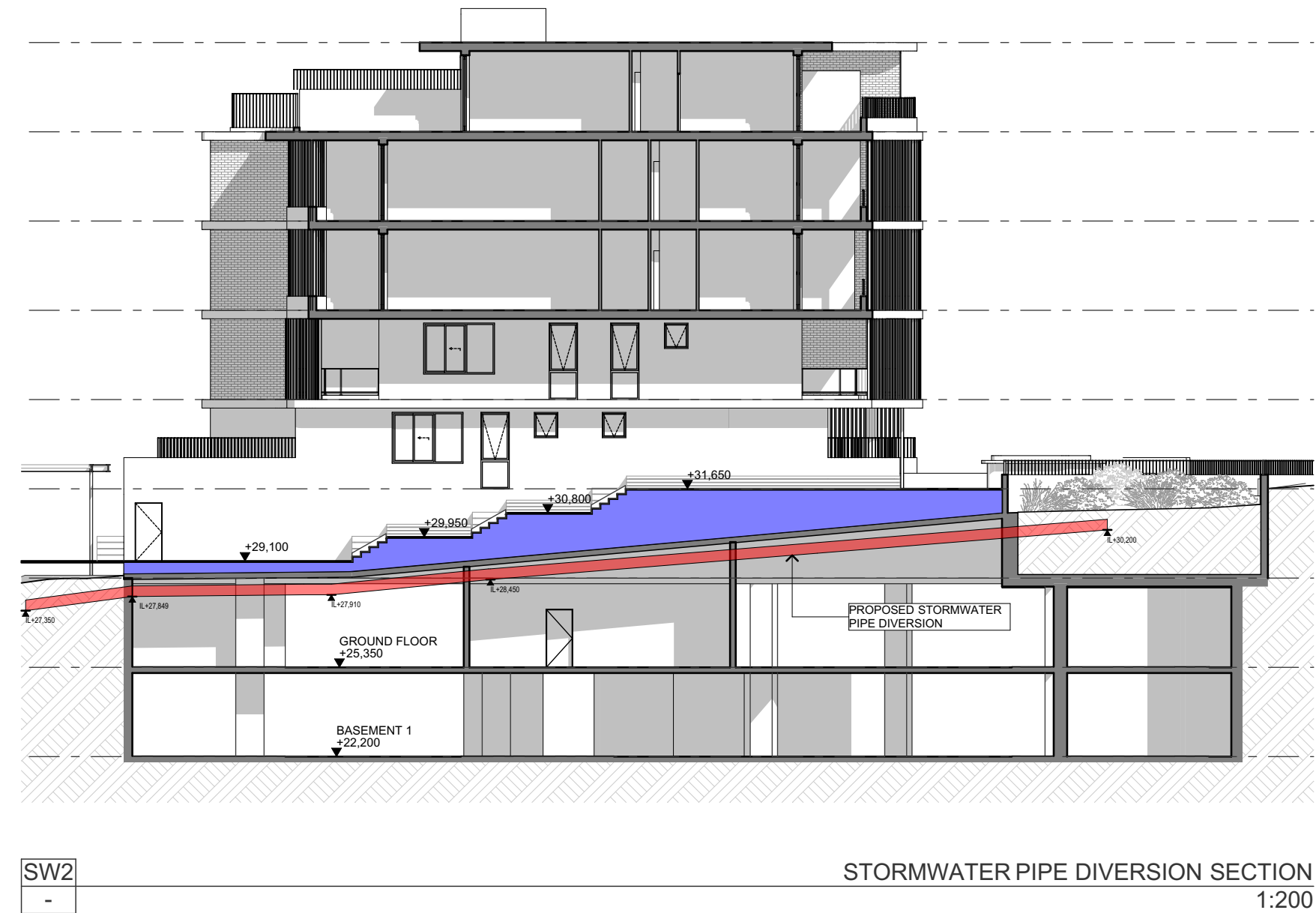
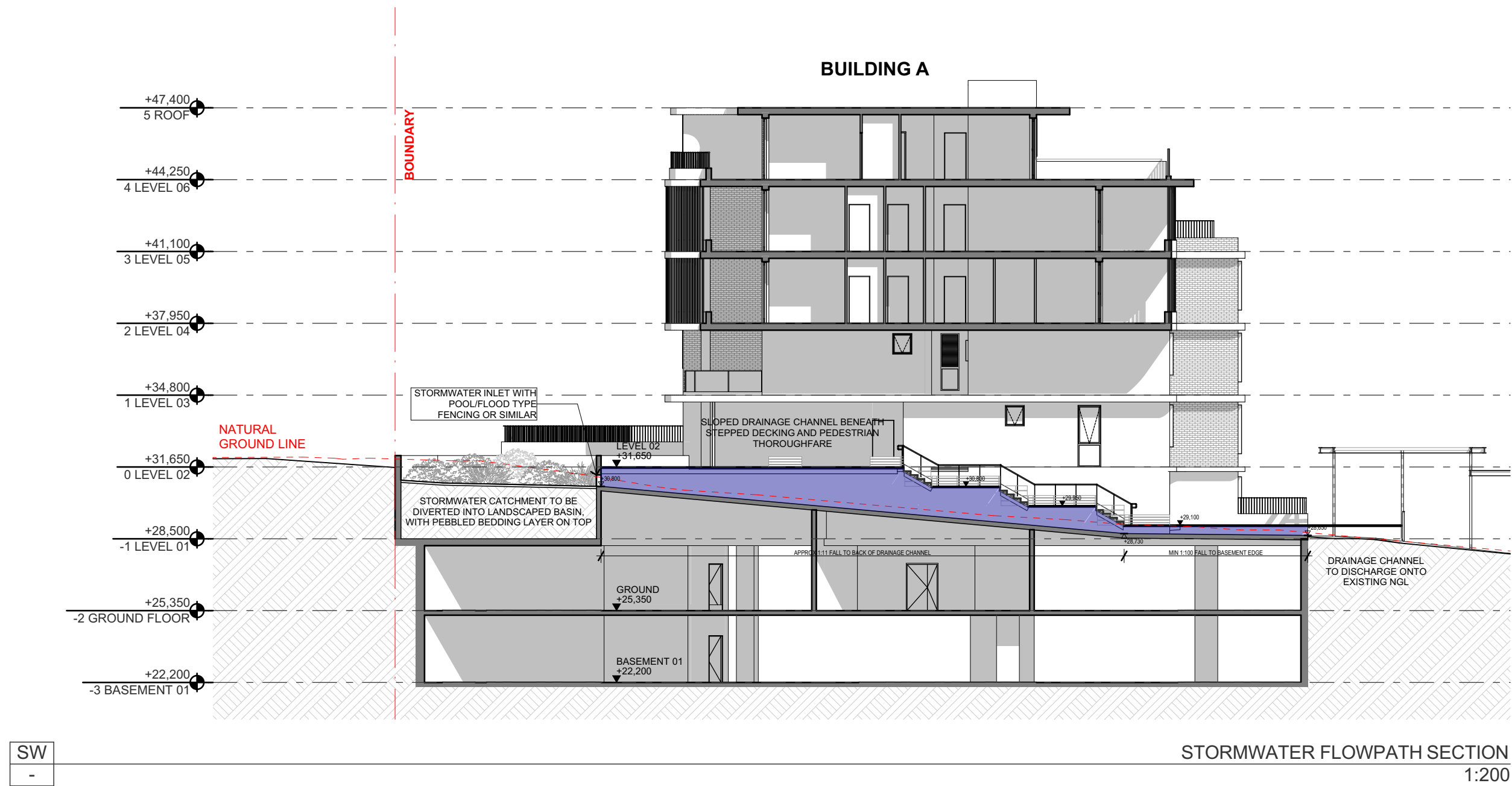
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Revision Date: 05-Dec-22  
Project NO. 2145  
Project Status DA  
Client: HUNG SHANG  
Site: 79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

PAPER  
A1  
1:200, 1:1

DRAWING TITLE :  
SECTION SECTIONS  
PROJECT NAME :  
79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

REVISION NO.  
B  
DRAWING NO.  
301





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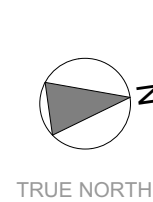
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PAPER  
**A1**  
1:200, 1:1

DRAWING TITLE :  
**SECTION SECTIONS**

PROJECT NAME :  
**79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS**

REVISION NO.  
**B**

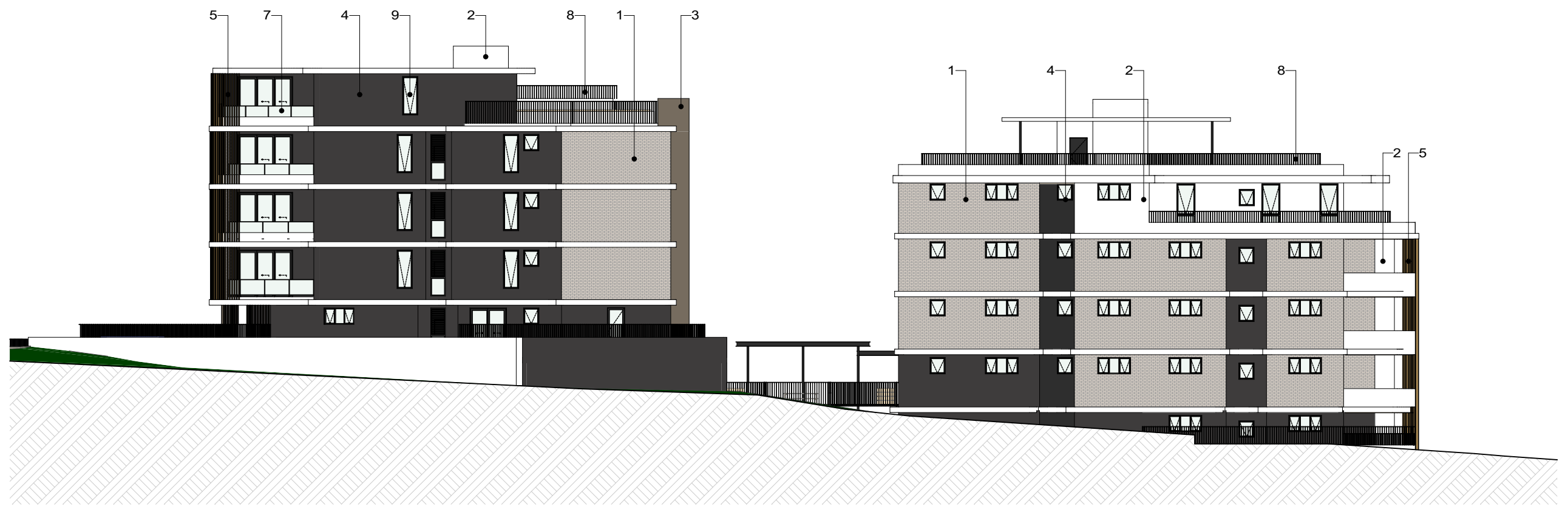
DRAWING NO.  
**302**





MS02  
-

North Elevation - Building A  
1:250



MS06  
-

EAST MATERIAL ELEVATION  
1:250



MS01  
-

South Elevation - Building A  
1:250



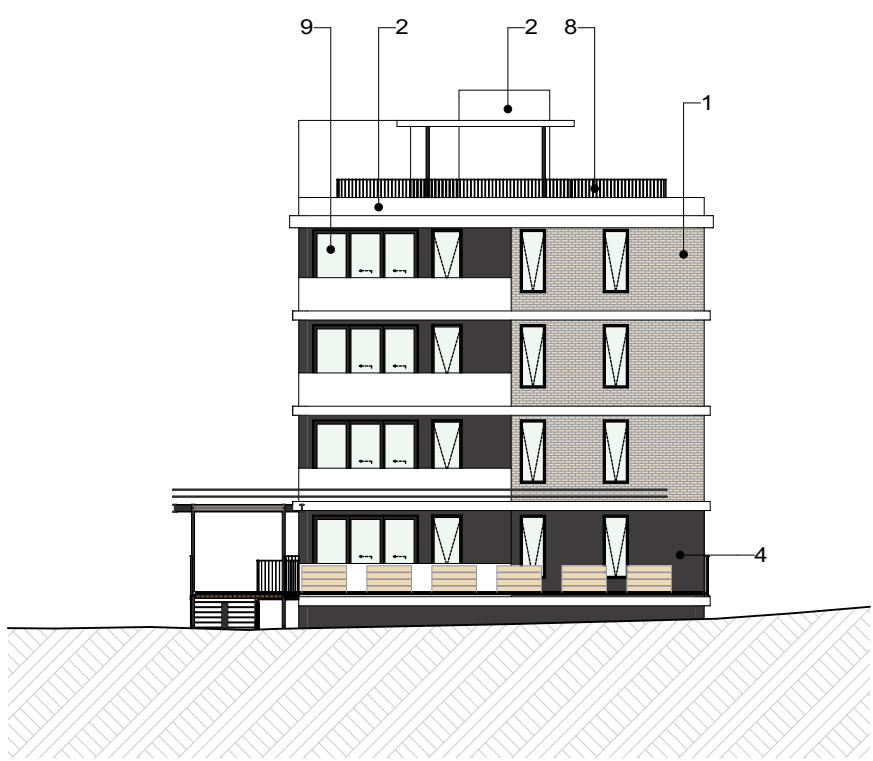
MS05  
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WEST MATERIAL ELEVATION  
1:250



MS03  
-

NORTH MATERIAL ELEVATION - BUILDING B  
1:250



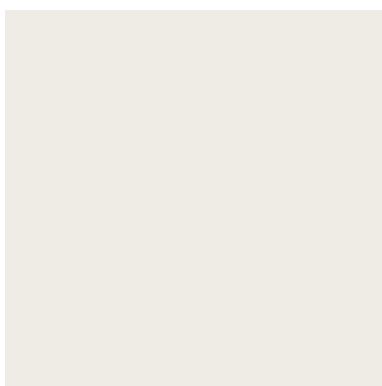
MS04  
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SOUTH MATERIAL ELEVATION - BUILDING B  
1:250

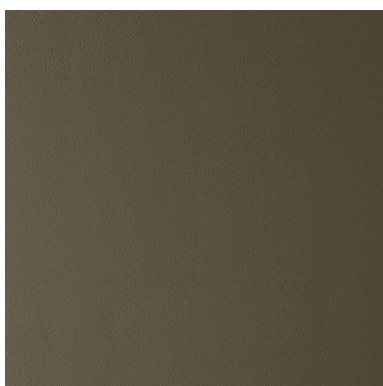
#### MATERIAL PALETTE



1. LIGHT BRICKS: AUSTRAL SAN SELMO GREY CASHMERE OR SIMILAR



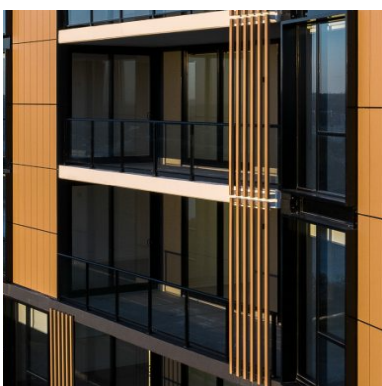
2. RENDER & PAINT: DULUX NATURAL WHITE OR SIMILAR



3. RENDER & PAINT: DULUX BRONZE FIG OR SIMILAR



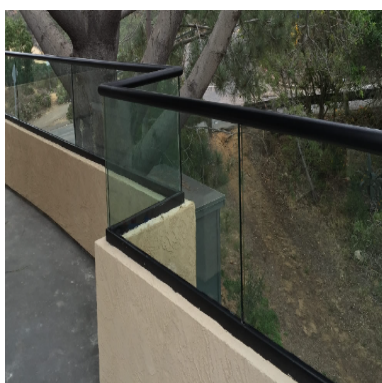
4. RENDER & PAINT: BROWNISH GREY: DULUX PEWTER GREY OR SIMILAR



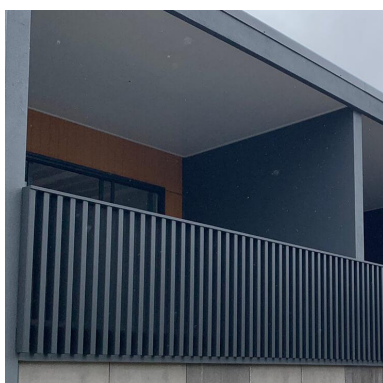
5. NON-COMBUSTIBLE LOUVRES (FIXED FOR PRIVACY SCREENS OR EQUIVALENT) IN LIGHT BROWN COLOUR OR SIMILAR



6. GLASS BALUSTRADE OR EQUIVALENT



7. GLASS BALUSTRADE HALF HEIGHT OR EQUIVALENT



8. ALUMINIUM BALUSTRADE, DARK COLOUR OR SIMILAR



9. ALUMINIUM FRAMED WINDOWS AND DOORS: POWDERCOATED BLACK OR SIMILAR



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#### Project Partners

Refer to consultant documentation when directed

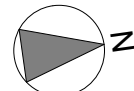
- Planning Consultant
- Stormwater Engineer
- Geotechnical Engineer
- SEA & Access
- Landscape Designer
- Traffic Engineer
- Acoustic Consultant
- Quantity Surveyor
- BAIX Caribbar
- THINK PLANNERS
- JCD CONSULTING
- BARNO
- SEA
- CONCEPT LANDSCAPE
- POC CONSULTANTS
- ACOUSTIC LOGIC
- ADINSEA ARBOR
- PBA
- AENIC

RevID	Issue Date	Approved by	Rev. Note
1	05-Dec-22	TZ	ISSUE FOR DA

#### Project Designer

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P: +61 448 994 989



TRUE NORTH

Drawn | Checked  
Revision Date:  
Project NO.  
Project Status

Client  
Site:

HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS  
ST DUNDAS

#### PAPER

A1  
1:250, 1:1

#### DRAWING TITLE :

SCHEDULES  
MATERIAL SCHEDULE

#### PROJECT NAME :

79-79A KISSING POINT RD & 7 ST  
ANDREWS ST DUNDAS

#### REVISION NO.

B

#### DRAWING NO.

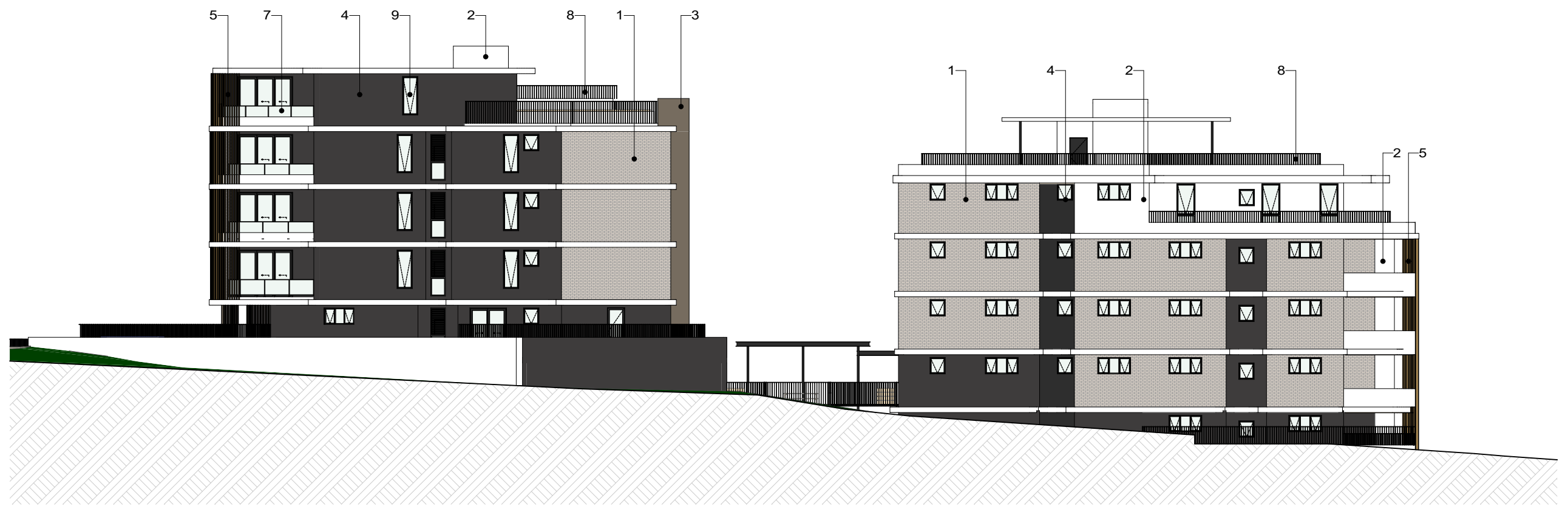
401





MS02  
-

North Elevation - Building A  
1:250



MS06  
-

EAST MATERIAL ELEVATION  
1:250



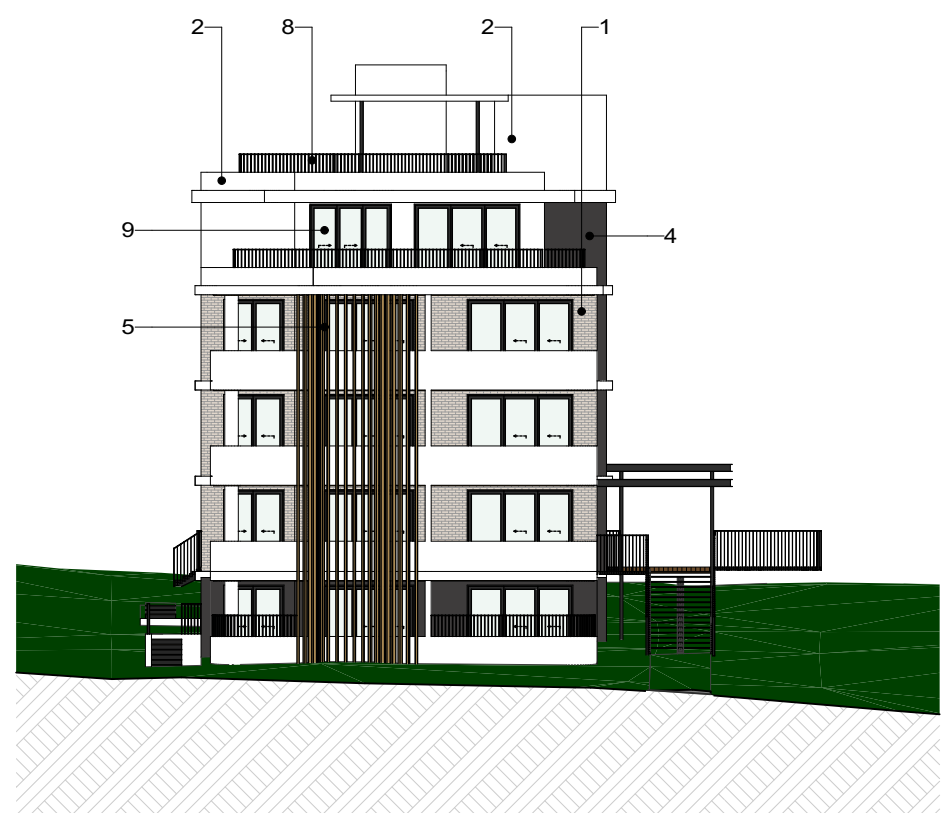
MS01  
-

South Elevation - Building A  
1:250



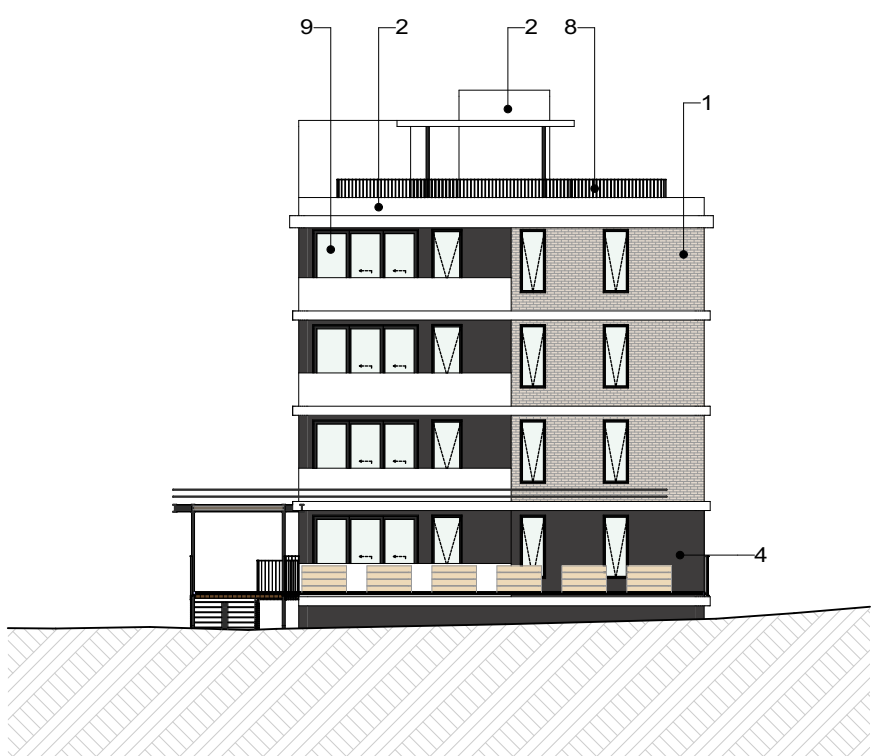
MS05  
-

WEST MATERIAL ELEVATION  
1:250



MS03  
-

NORTH MATERIAL ELEVATION - BUILDING B  
1:250



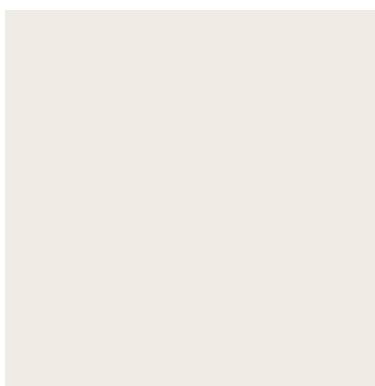
MS04  
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SOUTH MATERIAL ELEVATION - BUILDING B  
1:250

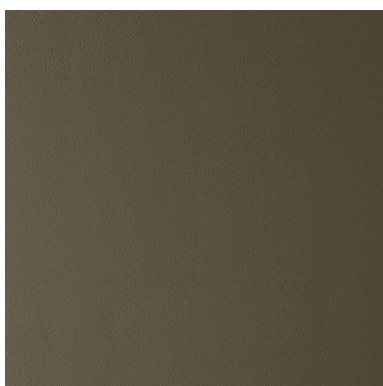
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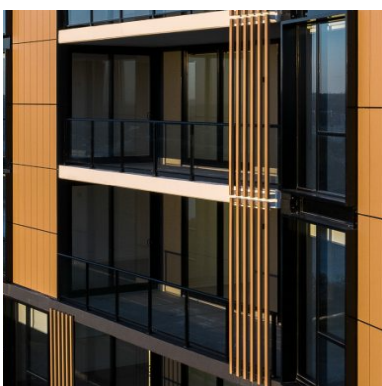
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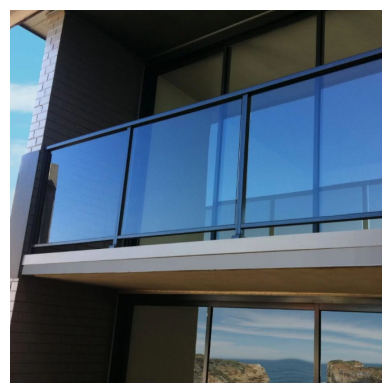
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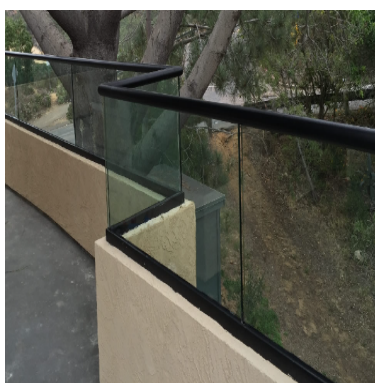
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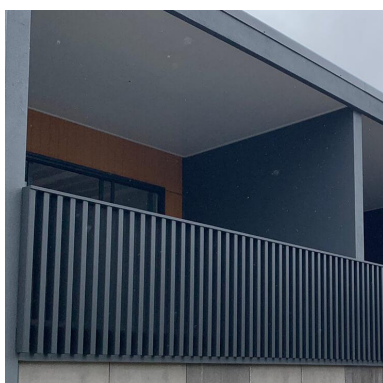
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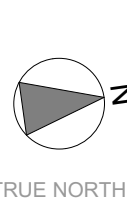
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RevID	Issue Date	Approved by	Rev. Note
1	05-Dec-22	TZ	ISSUE FOR DA

#### Project Designer

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Drawn | Checked  
Revision Date: 05-Dec-22  
Project NO. 2145  
Project Status DA

Client Site:  
HUNG SHANG  
79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

#### PAPER

A1  
1:250, 1:1

#### DRAWING TITLE :

SCHEDULES  
MATERIAL SCHEDULE

PROJECT NAME :  
79-79A KISSING POINT RD & 7 ST ANDREWS ST DUNDAS

#### REVISION NO.

B

#### DRAWING NO.

401