

00 COVER PAGE



4 VICTORIA ST KOGARAH
RESIDENTIAL
DEVELOPMENT

DEVELOPER LEVEL 33

PROPOSAL

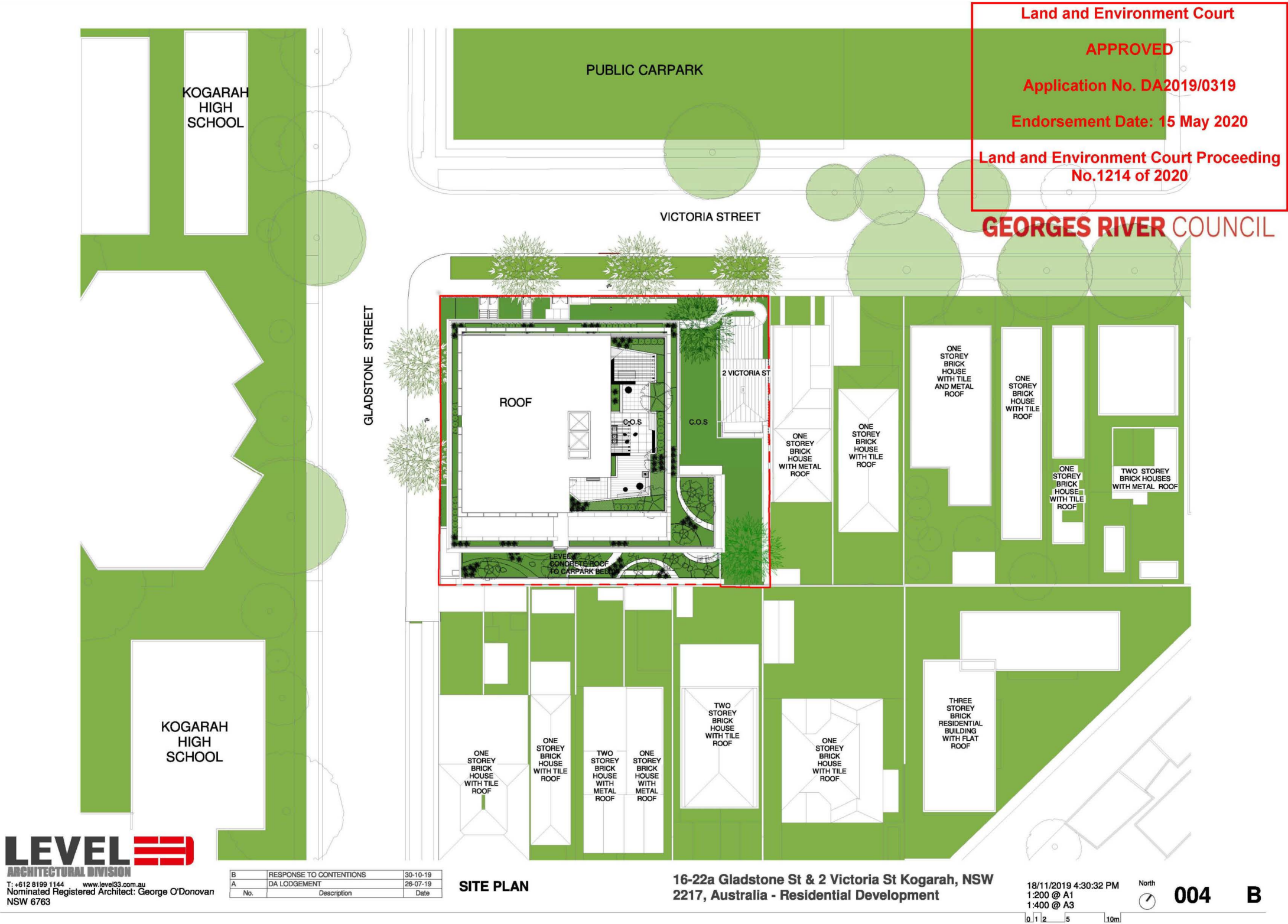
Construction of a new 12 storey residential flat development containing 100 apartments over 3 basements levels, including retention and adaptive re-use of a heritage listed cottage as a cafe, and lot consolidation

0.0	COVER PAGE
0.1	SITE
0.2	PREVIOUS DA APPROVAL-GF PLAN
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0.5.1	NEW SITE
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0.16	CURRENT DA-DETAIL NORTH ELEVATION
0.17	CURRENT DA-HEIGHT

0.1 SITE



0.2 PREVIOUS DA APPROVAL-GF PLAN





0.4 APPROVED CGI



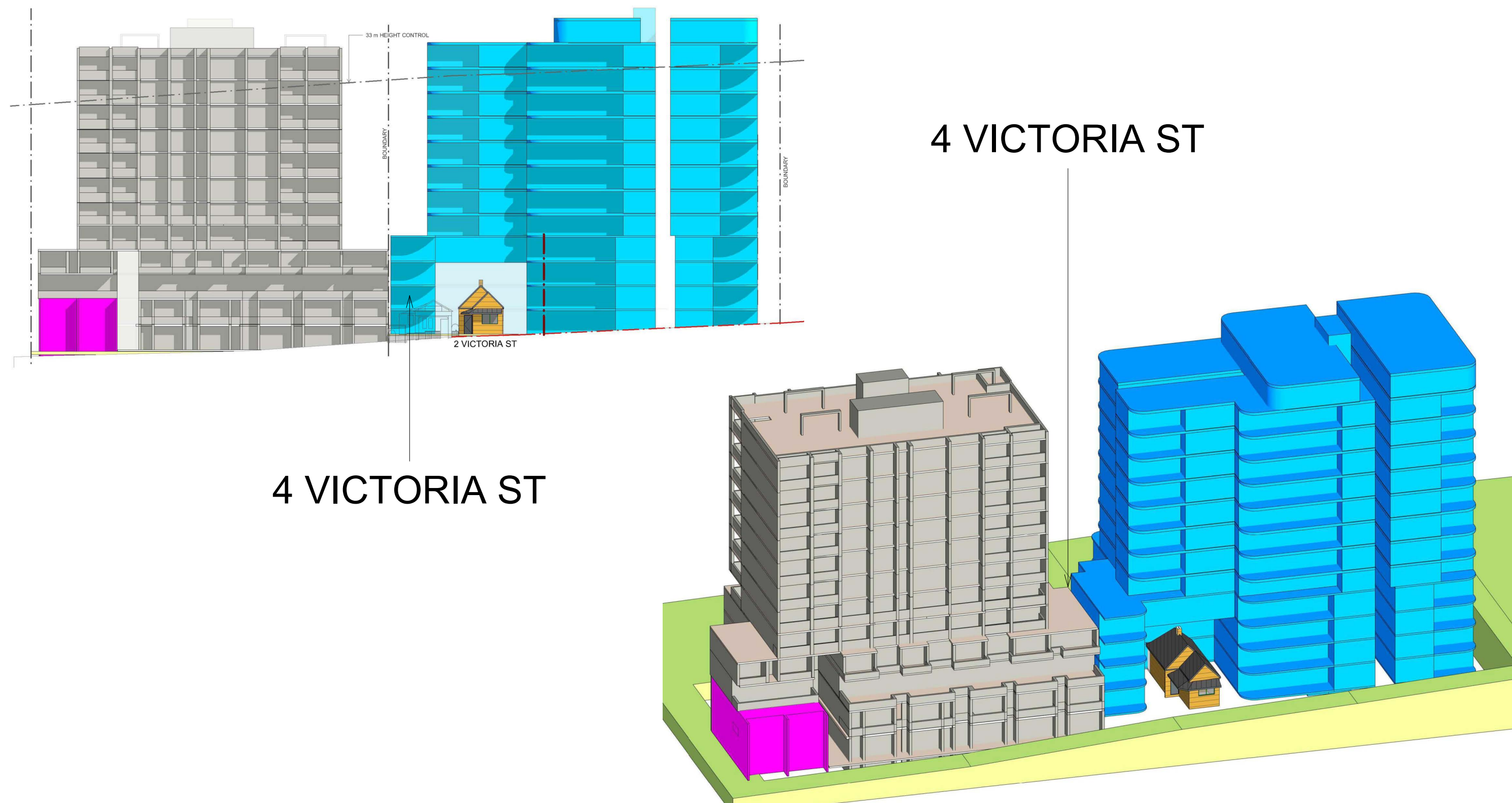
05 LANDMARK APPROVAL D2020/0128



05.1 NEW SITE

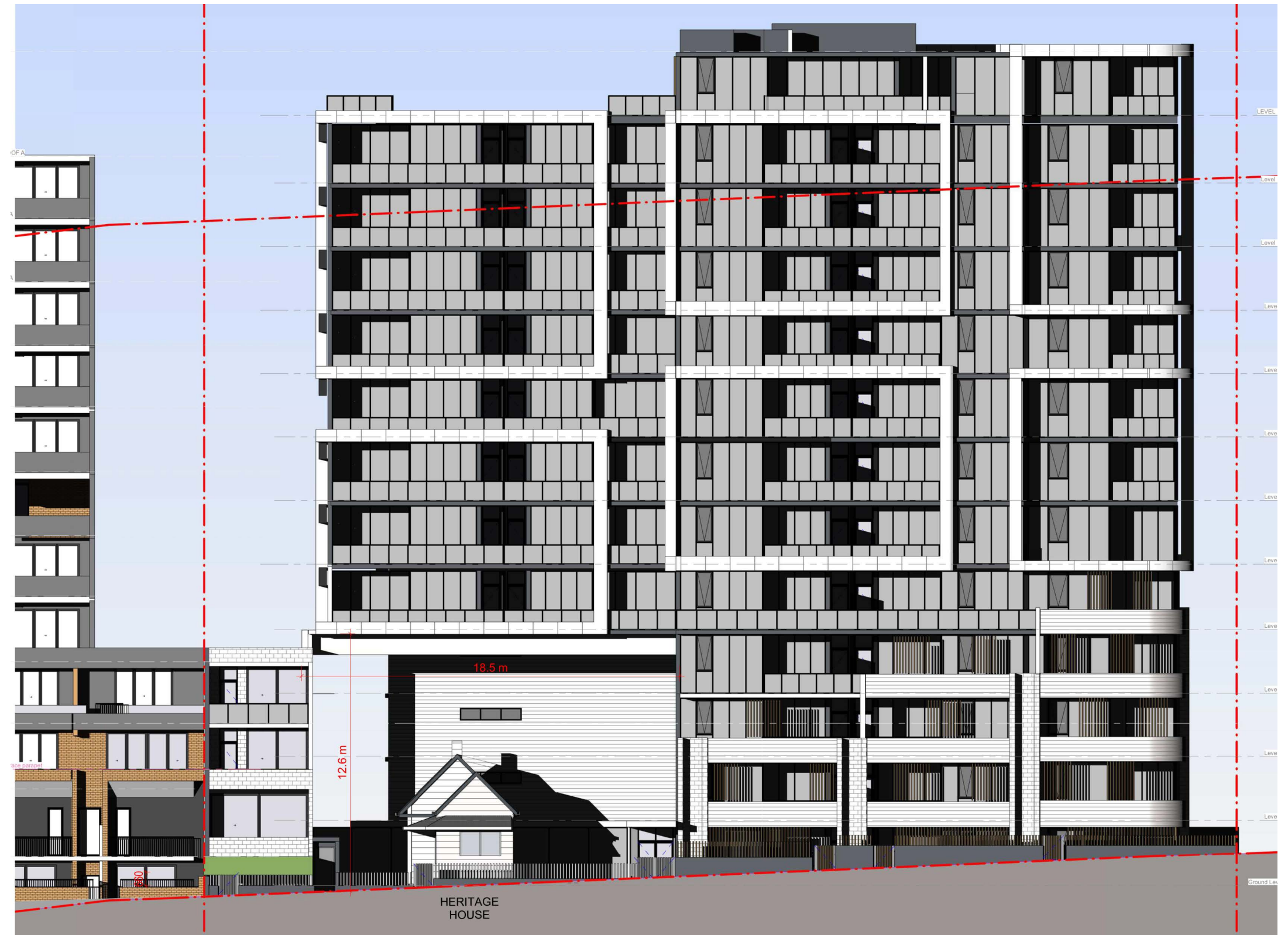


0.6 PRE DA 1-POST AQUISITION OF 4 VICTORIA ST





0.8 POST PRE DA 1-DEVELOPED NORTH ELEVATION



0.9 CURRENT DA-DESIGN INTENT

HERITAGE ITEM

PROPOSED VICTORIA STREET TAPERED
ALIGNMENT TO MAXIMISE THE COTTAGES
STREET PRECENCE AND ITS BUILDING FORM

PERMITTED VICTORIA STREET ALIGNMENT OF
PROPOSED BUILDING

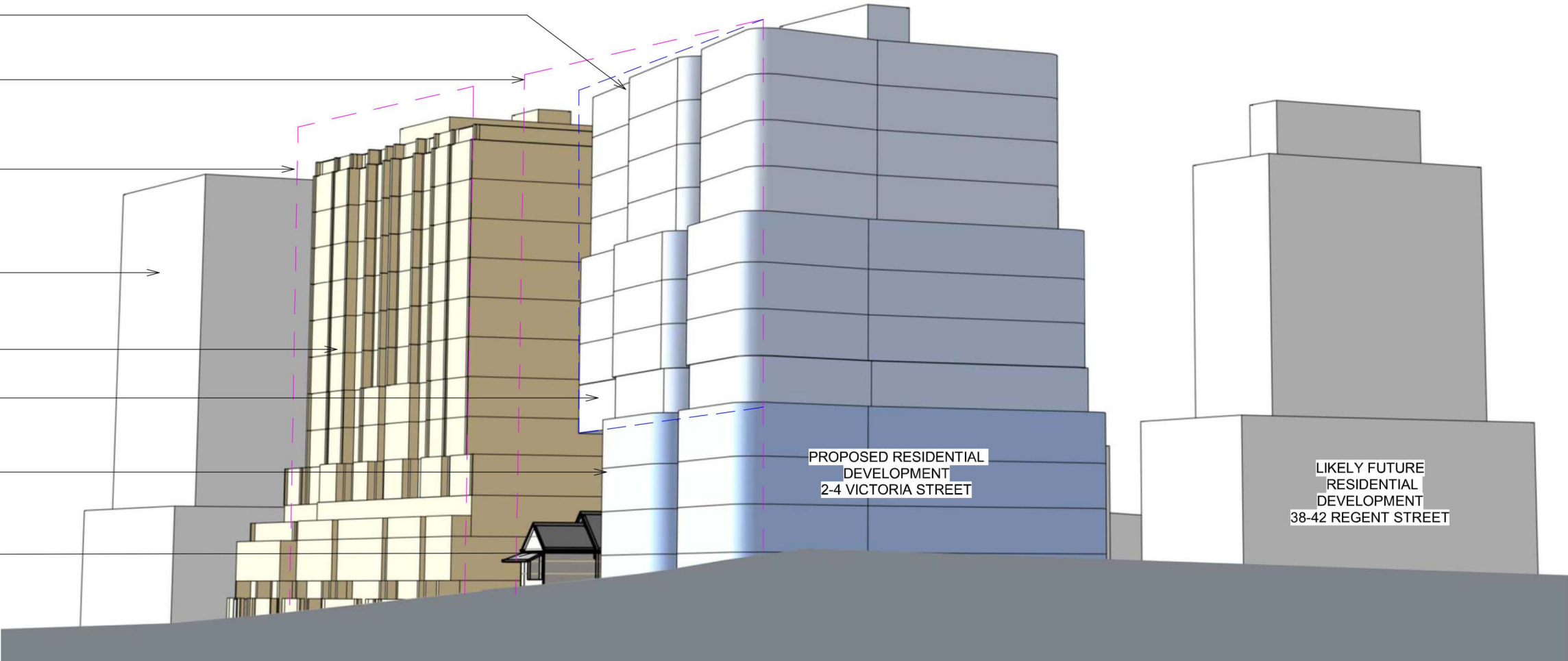
APPROVED RESIDENTIAL
DEVELOPMENT
6-16 VICTORIA STREET
VICTORIA STREET ALIGNMENT

LIKELY FUTURE
RESIDENTIAL DEVELOPMENT
18-24A VICTORIA STREET

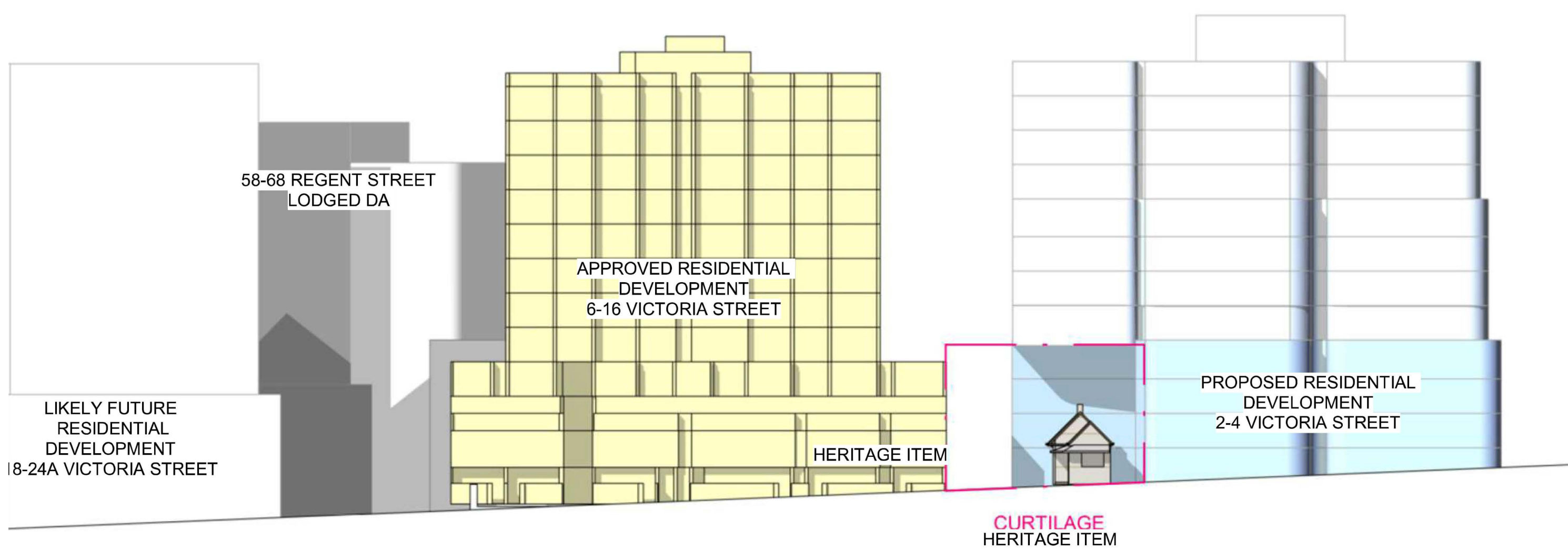
APPROVED RESIDENTIAL
DEVELOPMENT
6-16 VICTORIA STREET

PROPOSED VICTORIA STREET
ALIGNMENT TAPERED TO MAXIMISE
VIEWS OF THE COTTAGE FROM THE
STREET INTERSECTION AND MAXIMISE
THE COTTAGE LANDSCAPED CURTILAGE

HERITAGE ITEM
2 VICTORIA STREET

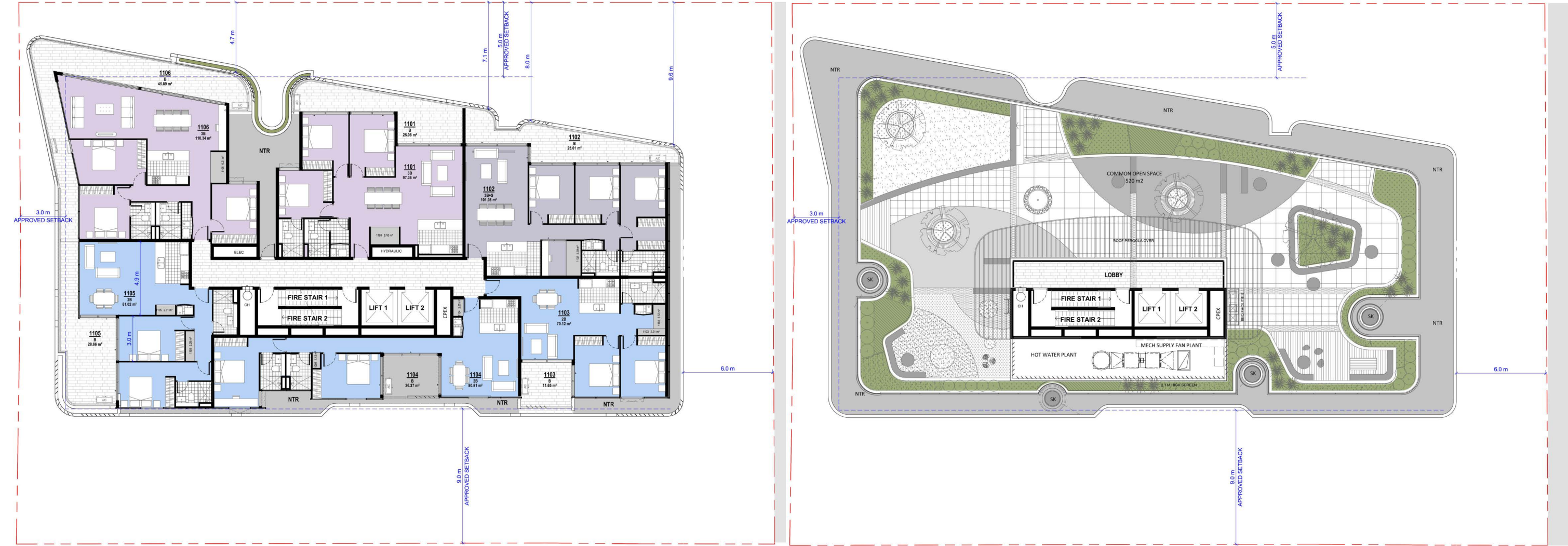


0.10 CURRENT DA-DESIGN INTENT ELEVATION





0.12 CURRENT DA-FLOOR PLANS



0.13 CURRENT DA-NORTH ELEVATION



0.14 CURRENT DA-EAST & WEST ELEVATIONS



0.15 CURRENT DA-SOUTH ELEVATION



0.16 CURRENT DA-DETAIL NORTH ELEVATION



0.17 CURRENT DA-HEIGHT

LANDMARK DEVELOPMENT
APPROVED DEVELOPMENT
1.5 STOREYS OVER THE
HEIGHT CONTROL

33.0 m HEIGHT CONTROL

