

From: James Stephany
To: [REDACTED]
Subject: RE: Review of [REDACTED] 14 & 16 Victoria Street, Kogarah
Date: Tuesday, 20 June 2017 4:23:13 PM
Attachments: [REDACTED].docx

Rita,

I have reviewed the State Heritage Inventory for Kogarah and Hurstville Councils, searching for comparable places to [REDACTED] 14-16 Victoria Street, Kogarah. The results are as follows:

- [REDACTED]
[REDACTED]
- 14-16 Victoria Street is a pair of late 19th Century two-storey conjoined terraces which display Victorian Italianate stylistic influence in its external detailing. Integrity has been somewhat diminished by unsympathetic alterations – particularly No16.

Within the combined Georges River Council list of Schedule 5 Heritage items there are **four** comparable examples:

- 24 Taunton Road, Hurstville
- 6-8 Victor Street, Kogarah
- 2-8 Premier Street, Kogarah
- 22-28 Montgomery Street, Kogarah

24 Taunton Road is equal to the subject terraces as a good example of a Victorian Italianate building but is a single terrace.

6-8 Victor Street displays superior architectural detailing to 14-16 Victoria Street and has a higher degree of integrity.

2-8 Premier Street is equal to the subject terraces as a quality example of a Victorian Italianate conjoined terrace and has a similar level of integrity.

22-28 Montgomery Street has a lower level of integrity to the subject terraces and does not have first floor balconies.

[REDACTED]

Regarding 14-16 Victoria Street, there is one heritage item which displays superior architectural detailing and is of equal if not a higher level of integrity – that being 6-8 Victor Street, Kogarah; and one heritage item which is equal to the subject terraces with respect to quality architectural design and degree of integrity – that being 2-8 Premier Street, Kogarah. Therefore while 14-16 Victoria Street can still be considered to be relatively rare within the Georges River Council area, there are at least two other comparable examples which are listed in Schedule 5 of Kogarah LEP. Based on the above, 14-16 Victoria Street could potentially be removed from Schedule 5 if it can be demonstrated that future planning policies would probably diminish the setting of the place.

Regards,
Jim

James Stephany
Georges River Council Heritage Advisor

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]