

# FORMER BANK OF NEW SOUTH WALES



Former Bank of NSW 3



Former Bank of NSW



Former Bank of NSW 2



Streetscape



Former Bank of NSW 4



Former Bank of NSW 5



Night Safe



FORMER BANK OF NEW SOUTH WALES SOHE 2008



1 bank of nsw ballarat front view



bank of nsw ballarat detail south external door



bank of nsw ballarat external view



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**Location**

13 LYDIARD STREET NORTH BALLARAT CENTRAL, BALLARAT CITY

**Municipality**

BALLARAT CITY

**Level of significance**

Registered

**Victorian Heritage Register (VHR) Number**

H0112

**Heritage Overlay Numbers**

HO68

**VHR Registration**

October 9, 1974

**Amendment to Registration**

October 8, 2020

**Heritage Listing**

Victorian Heritage Register

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## Statement of Significance

Last updated on - May 5, 1999

Register of the National Estate - Citation Bank of New South Wales, 13-15 Lydiard Street, Ballarat, was designed by architect Leonard Terry and built in 1862. The two storied structure is stuccoed with a bluestone plinth. The ground floor facade features smooth rustication to arch springing level with a smooth surface above, decorated with voussoirs and quoins. The smooth surfaced upper storey is decorated with segmental window hoods, string courses and quoins and a balustraded parapet. Bank of New South Wales, 13-15 Lydiard Street, Ballarat, forms part of a most distinctive and probably unique streetscape of banks, all by the same architect Leonard Terry and all in the conservative classical style. The New South Wales bank is architecturally representative of its period and typical of Terry's works of the time. The architectural treatment of the lower storey and upper windows is of particular interest in contrast with 202 Sturt Street. The design of the details where No. 9 abuts this building is of interest. Bank of New South Wales, 13-15 Lydiard Street, Ballarat, is intact externally except for the addition of signs. The interior is not intact. Of state significance.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

#### General Conditions

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

All works should ideally be informed by a Conservation Management Plan prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

### **Specific Permit Exemptions**

#### **General**

Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance. Repair to or removal of items such as antennae, aerials, air conditioners and associated pipe work, ducting and wiring.

Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.

Painting of previously painted external and internal surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. Note: This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling, hand-painting, murals or signage, or to wallpapered surfaces, or to unpainted, oiled or varnished surfaces.

Cleaning including the removal of surface deposits or graffiti by the use of low-pressure water (less than 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic not wire brushes.

#### **Permit exemptions for interiors**

Works to maintain existing bathrooms, kitchens and laundries.

Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.

Repair and maintenance of existing lifts including mechanisms and associated elements.

Maintenance, and repair of light fixtures, tracks and the like.

Installation, removal or replacement of carpets and/or flexible floor coverings, window furnishings, and devices for mounting artworks.

Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.

Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.

Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.

Installation, removal or replacement of bulk insulation in the roof space.

#### **Outdoor areas**

Repair and maintenance of existing hard landscaping, including paving where fabric, design, scale, form and method of fixing is repaired or replaced like for like.

Maintenance, repair and replacement of existing services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale.

Installation of physical barriers or traps to enable management of possums and vermin.

Construction dates	1866,
Architect/Designer	Terry, Leonard,
Heritage Act Categories	Registered place,
Other Names	BANK OF NSW,
Hermes Number	71
Property Number	

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## Extent of Registration

Heritage Act 2017 NOTICE OF REGISTRATION As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register: Number: H0112 Category: Registered Place Place: Former Bank of New South Wales Location: 13 Lydiard Street North, Ballarat Central Municipality: Ballarat City All of the place shown hatched on Diagram 112 encompassing all of Lot 1 on Title Plan 886226 8 OCTOBER 2020 STEVEN AVERY Executive Director

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*