

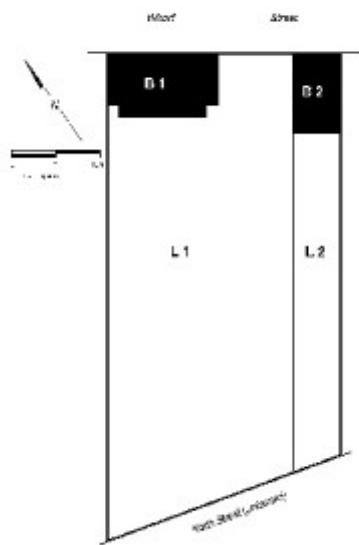
FORMER TURNBULL ORR & CO BOND STORE AND OFFICE



FORMER TURNBULL ORR
& CO BOND STORE
AND OFFICE SOHE 2008



1 bond store & office
port albert front view feb1996



plan

Location

41-43 WHARF STREET PORT ALBERT, WELLINGTON SHIRE

Municipality

WELLINGTON SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1779

Heritage Overlay Numbers

HO34

VHR Registration

February 18, 1999

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 10, 1999

What is significant?

Port Albert developed from 1841 soon after the wreck of the steamer Clonmel led to the discovery of the port. Until the opening of the Gippsland railway Port Albert was the main port for the export of Gippsland's produce, principally livestock, and for the import of manufactured goods and immigrants. The commercial life of the peninsula was dominated from 1844 into the 1860s by the firm of Turnbull, Orr & Co. The firm's brick and timber bond stores and offices were constructed in 1844 and are shown on the Wilkinson survey plan of 1848. The existing derelict brick store building and the rendered and parapeted brick office building are probably the buildings shown facing Wharf Street on the 1848 plan although there is much physical evidence of subsequent alterations. The store building has lost its roof and the current rafters are replacements of an earlier set. The west wall has been rebuilt with the original bricks but without the earlier door and window openings. The office building has undergone extensive change with physical evidence that the timber work is much later than 1844, possibly 1890s when it was damaged by fire. A slate roof, itself probably the second roof, has been replaced with corrugated iron. The building has recently been stabilised by the insertion of steel rods and plates. The two buildings have been on separate titles since 1862.

How is it significant?

The Former Turnbull, Orr & Co Bond Store and Office Port Albert are historically, archaeologically and architecturally important to the State of Victoria.

Why is it significant?

The Former Turnbull, Orr & Co Bond Store and Office Port Albert are historically and architecturally important as probably the earliest surviving buildings in Port Albert. As such they would be among the oldest buildings in Gippsland and therefore immensely important in the history of the region and of Victoria. Their association with the commercial development of the port adds to their significance.

The Former Turnbull, Orr & Co Bond Store and Office Port Albert are archaeologically significant because of the relative lack of deep disturbance of the site since the earliest days of settlement. The whole site from Wharf Street to the alignment of North Street at the rear has the potential to yield important artefactual evidence from

the days when the peninsula was a thriving port serving the whole of Gippsland.

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:

Policy:

The main significance of these buildings lies in their 1840s fabric and their streetscape contribution. The 1840s fabric seems to be confined to the foundations and brickwork. Joinery, flooring and ceilings are probably much later and should be able to be replaced in appropriate materials and detailing. The archaeological potential of the undeveloped land is high and any proposed disturbance should be monitored so that artefactual evidence is recorded. New development should respect the old in form, massing and materials but should not imitate or replicate the existing buildings.

General Conditions:

1. All alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations 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 alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

Minor repairs and maintenance which replace like with like.

Demolition or removal of outbuildings and sheds.

Removal of extraneous items such as, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Demolition and removal of rear skillion addition to office building.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Interior

- # Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- # Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- # Repair of plasterwork provided that all new work matches good adjacent work in style, detail and finish.
- # Installation, removal or replacement of carpets and/or flexible floor coverings.
- # Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- # Installation or refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings provided that there is no damage to existing walls.
- # Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- # Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing walls and provided that the location of the heating unit is concealed from view.
- # Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
- # Installation, removal or replacement of bulk insulation in the roof space.
- # Installation, removal or replacement of smoke detectors.

Construction dates 1844,
Heritage Act Categories Registered place,
Hermes Number 1735
Property Number

History

Associated People:

Extent of Registration

1. All of the buildings marked B1 and B2 on Diagram 600800 held by the Executive Director.
2. All of the land marked L1 and L2 on diagram 600800 held by the Executive Director being all of the land described in Deed of Conveyance Book 512 Memorial 813 and (title details for no.43 to be confirmed by title search) part of allotments 3 and 5 on plan of subdivision 3222, Township of Port Albert, Parish of Alberton East.

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/>