

FORMER BANK OF AUSTRALASIA



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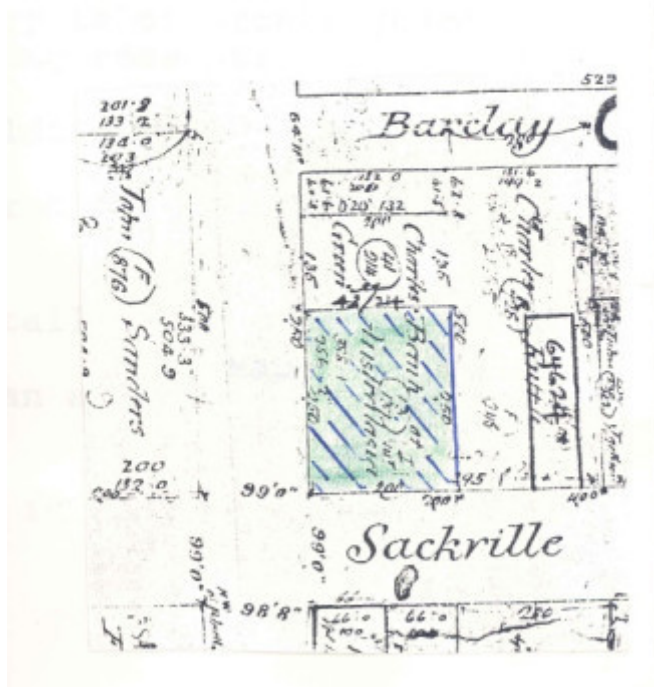


former bank of australasia sackville street port fairy front elevation nov1999



former bank of australasia sackville street port fairy front view nov1999

EXTENT OF DESIGNATION (SUMMARY)



h00749 former bank of australasia sackville street port fairy plan



H0749 ho749 former bank of Australasia extent in Mapinfo

Location

24 SACKVILLE STREET PORT FAIRY, MOYNE SHIRE

Municipality

MOYNE SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0749

Heritage Overlay Numbers

HO30

VHR Registration

November 15, 1989

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 28, 1999

The Former Bank of Australasia is a two storey bank and residence constructed of half coursed, rock faced basalt with bracketed eaves, slate roof, emphasised quoin work and pronounced Georgian motif fenestration in what amounts to a fusion of Georgian and Italianate architecture. The architect was Nathaniel Billing. The contractors McKenzie and McGowan erected the structure in 1857.

The former Bank of Australasia, Port Fairy is of architectural and historical importance for the following reasons:

- as one of the finest stone bank buildings in Victoria.
- as an important early work of the architect Nathaniel Billing.
- for its impressive architectural detail and masonry work.
- as a notable early fusion of Georgian and Italianate styles of architecture.
- as an important commercial building in the early port settlement of Port Fairy.

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: 1. 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. General Conditions: 2. 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. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to

obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Regular Site Maintenance : The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995: a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

Fire Suppression Duties : The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995, a) Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed.

Weed and Vermin Control : The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995, a) Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values.

Landscape Maintenance : The following landscape maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) landscape maintenance works provided the activities do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) watering, mowing, top-dressing and fertilising necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features; c) pruning to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material, not exceeding 20% of the crown of the tree within a period of two years; d) tree surgery by a qualified horticulturalist or tree surgeon necessary for the health of those plants.

Public Safety and Security : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Signage and Site Interpretation : The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site

interpretation. Mineral Exploration : The following Mineral Exploration activities are permit exempt under section 66 of the Heritage Act 1995, a) mineral Exploration activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) preliminary non-intrusive exploration, including geological mapping, geophysical surveys, and geochemical sampling and access to shafts and adits; c) advanced forms of exploration (drilling), including the location of drill pads and access tracks where this has been the subject of on-site negotiation and agreement with representatives of Heritage Victoria, DSE and Parks Victoria, and where all significant historic site features have been identified and protected as part of an approved work plan. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

P5851 - EXTERIOR

* Minor repairs and maintenance which replace like with like but which retains as much as possible

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Minor repairs and maintenance which replace like with like but which retains as much as possible original or early fabric. (Larger repairs require a permit. Tfin doubt contact Heritage Victoria.)

. Demolition or removal of garage and outside toilet (but not replacement or additions to)

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

good.

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

Repair or replacement of paling fences and gates.

. Erection of small, plain (not "period") outbuildings including sheds, aviaries, kennels, poultry sheds and the like provided that they are not visible from the front garden and provided that no new outbuilding is larger than 10 square

metres in floor area or 2.4 metres in height.

. Regular garden maintenance.

. Installation, removal or replacement of garden watering systems, provided the installation of the water irrigation systems

does not cause short or long term moisture problems to the building. (damp problems and/or heaving ground.)

. Laying, removal or replacement of paving in the rear gardens and the courtyards.

. Repair, removal or replacement of existing garden structures.

P 5851 INTERIOR dated 22 November 2001

. 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.. 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, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other

wall mounted artworks.

. Refurbishment of bathrooms, toilets and 01' en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings. '

. Installation, removal or replacement of kitchen benches and fixtures (stoves, 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 skirtings and architraves and provided that the location of the heating unit is sensitively located to respect the interior of the room.

. Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches) pull cords) push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

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

. Installation) removal or replacement of smoke detectors.

P5851 CONDITIONS dated 22 November 2001

1. Exempt classes of works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

2. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with that Policy and Plan.

3. Nothing in this Declaration prevents the Executive Director from amending or rescinding all or any of the permit exempt alterations provided work has not commence on the alteration.

4. Nothing in this declaration exempts the owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS

Construction dates	1857,
Architect/Designer	Billing, Nathaniel,
Heritage Act Categories	Registered place,
Hermes Number	4153
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 749.

Former Bank of Australasia, corner of Sackville and Cox Streets, Port Fairy.

To the extent of all of the buildings and the land hatched entered in the Register Book, Title Memorial Number 634, Book 635.

[*Victoria Government Gazette* No. G45 15 November 1989 p. 2950]

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/>