

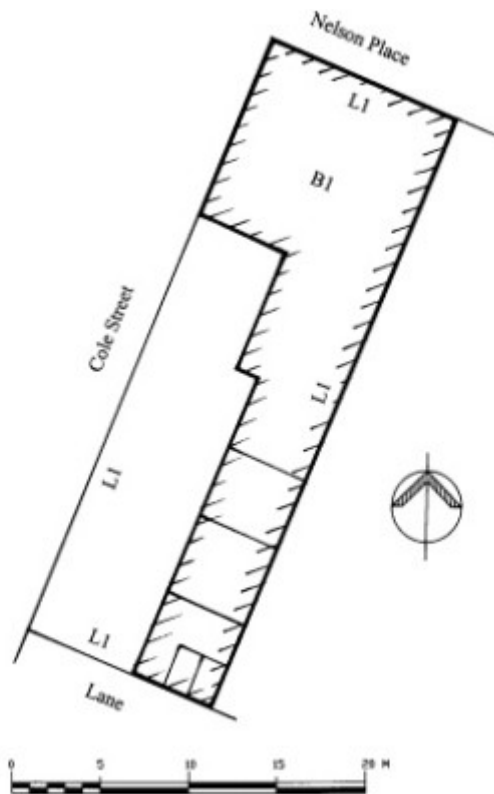
FORMER BANK OF AUSTRALASIA



FORMER BANK OF AUSTRALASIA SOHE 2008



1 former bank of australasia
nelson place williamstown
front view jun1998



former bank of australasia williamstown plan

Location

189 NELSON PLACE WILLIAMSTOWN, HOBSONS BAY CITY

Municipality

HOBSONS BAY CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1769

Heritage Overlay Numbers

HO221

VHR Registration

January 7, 1999

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 31, 1999

What is significant?

The former Bank of Australasia was built in 1876 by Pearce and Murray to the design of the architectural firm Reed and Barnes. Designed in the Italian Renaissance revival style, it is built on two street frontages, with a side wing set back from the side street. The building's footings are of stone with rendered brickwork above. Both main elevations have smooth rustication at ground floor level behind elaborate pedimented window cases. There is a balustraded and piered parapet to the two street frontages and deeply bracketed cornice mould. The round headed windows are arranged symmetrically on the main facades. The public entrance to the main banking chamber is near the corner on the Nelson Place facade with a pair of wrought iron gates which can be closed across the door's entry. The side service wing is much simpler in style. The building included living quarters on the second storey.

How is it significant?

The former Bank of Australasia is of architectural significance to the State of Victoria.

Why is it significant?

The former Bank of Australasia is architecturally significant as an important example of the work of the renowned architectural firm Reed and Barnes. The building is an original and elegant composition in the Italian Renaissance Revival style with its rich decoration and detail. Noteworthy features include the ornate upper storey with its balustraded and piered parapet, the window treatment, the wrought iron panels at the base of each window and the deeply bracketed cornice moulding. The significance of the building is enhanced by the retention of much of the original fabric, although some elements such as counters have been removed. Significant features include the banking chamber with its high ceilings, the manager's office and the bank vault.

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:

EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under Part 4 of the Heritage Act 1995)

Policy

It is the purpose of the permit exemptions to allow some approved works to the building without the need to obtain permits, while preserving the significant elements of the building which are not permit exempt.

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.
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 gazebo/covered seating/eating area (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 side street 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 watering systems do not cause short or long term moisture problems to the building.
- * Laying, removal or replacement of paving in the rear gardens and the courtyards.
- * Repair, removal or replacement of existing garden structures.

Interior

- * Repairs to staircase. (non original)
- * 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 or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings in existing bathroom areas.
- * Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring in existing kitchens areas.
- * 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 concealed from view.
- * 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.

Construction dates	1876,
Architect/Designer	Reed & Barnes,
Heritage Act Categories	Registered place,
Hermes Number	3146
Property Number	

History

Contextual History:History of Place:

The Bank of Australasia first opened a branch at Williamstown in 1854. Designed by the renowned architectural firm Reed and Barnes, the contract for the construction of this bank building was signed on 24 October 1876 by Pearce and Murray. With the merger of several banks in 1951, including the Bank of Australasia, to form the ANZ Bank (Australia and New Zealand Bank Ltd), this branch subsequently became a branch of the ANZ Bank. Since managers no longer lived on the premises, the original staircase was removed and the stairwell was floored over at 1st floor level. The living quarters upstairs was converted to offices with access from a new external staircase built for the purpose at the juncture of the south wing with the front section. The ANZ Banking Group sold the building in the 1970's. The new owners (the current owners) have basically returned the building to its original form. This included installing a new staircase, though not to original design or configuration and the removal of the external staircase. The building is currently used as a restaurant with a private residence upstairs. The original banking chamber with its high ceilings and massive cedar doors is the current restaurant dining room, with the room to the other side of the staircase lobby/private entrance hall being used as the 'commercial' kitchen.

COMPARISON:

Conservative classicism is the oldest and most defined architectural vocabulary that was practised in Victoria and can be unmistakably identified as 19th century banks.

Bruce Trethowan, A Study of Banks in Victoria 1851-1939, for Historic Buildings Preservation Council, December 1976, lists 116 buildings as being in the Conservative Classicism category. The former Williamstown Bank of Australasia is one of 16 that has been identified as important within the general type of conservative classicism. It is one of 16 that is considered by Trethowan to epitomise conservative classicism architecture in Victoria. The others identified are,

Fitzroy NAT, 171 Smith Street Ed resolved not to add 07 May 1990

Melbourne ANZ, 394 Collins Street HBR 33

Ballarat ANZ, 202 Sturt Street HBR 114

Ballarat NAT, 5 Lydiard Street No action taken

Beechworth SSB, Ford Street No action taken Note Beechworth BNSW HBR 349 1856-7 not included by Trethowan

Bendigo BNSW, 21 View Street HBR 403

Geelong f. COL, 8 Malop Street HBR 190

Kilmore f. NAT, Powlett Street No action taken

Kyneton NAT, 111 Mollison Street ED resolved not to add 27 Sept. 1995

Learmont NAT, 334 High Street Nominated, Pending Sector

Merino NAT, High Street No action taken. Note identical to

Wahgunyah & Coleraine.

Stawell f. ORIE, No address readily available ED resolves not to add 09 August 1995

Wahgunyah f. VICT, crn. Ford and Barkly Streets Not recorded on database. Note identical to Merino & Coleraine

Warrnambool f. NAT, crn. Timor & Kepler Streets Other resolution. Await sector analysis &

Yackandandah f. AUST. No address readily available No action taken

The former Bank of Australasia, 189 Nelson Place, Williamstown is one of three by the architectural firm Reed and Barnes to epitomise conservative classicism architecture, the other two are also former Bank of Australasia banks, one in Melbourne, the other at Yackandandah.

It has also been identified by Trethowan as being important when considered within the work of a particular architect, in this case Reed and Barnes. Other banks identified in the study as being important works of Reed and Barnes include 8 others in the Conservative Classicism style;

Ballarat SSB, crn. Sturt & Camp Streets ED resolves not to add 19 May 1993

Bendigo SSB, Hargreaves Street ED resolves not to add 25 Feb. 1997

Chiltern f. Aust., Conness Street HBR 277

Echuca B NSW, 545-547 High Street No action taken

Melbourne ANZ (f. Aust.), 394 Collins Street HBR 33

Melbourne f. BNSW Melbourne University ED resolves not to add 04 August 1992 (facade only)

Rochester BNSW, 47 Moore Street ED resolves not to add 12 July 1995

&

Yackandandah ANZ (f. Aust.). No address readily available No action taken

Note: Melbourne ANZ (f. Aust.) and Yackandandah (f. Aust.) banks are on both lists.

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1769 in the category described as a Heritage Place:

Former Bank of Australasia, 189 Nelson Place, Williamstown, City of Hobsons Bay.

EXTENT:

1. All of the building known as Former Bank of Australasia marked B1 on Diagram Number 604042 held by the Executive Director.
2. All of the land marked L-1 on Diagram Number 604042 held by the Executive Director *Victoria* being all of the land described in Memorial Book 821, No. 956 and Memorial Book 829, No. 18.

Dated: 3 December 1998.

RAY TONKIN

Executive Director

[*Victoria Government Gazette* G 41 7 January 1999 pp.36-37]

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/>