

FORMER BANK OF NSW AND RESIDENCE



2008. SOHE Piper Street Elevation



2023. Primary facade of Bank of NSW to Piper Street.



2023. Piper street entrance



2023. 1905 'lean to' addition occupies the footprint of original conservatory.



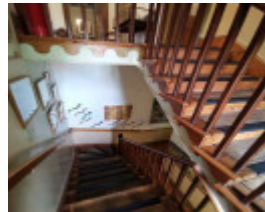
H00308 1 former bank of nsw piper street kyneton front view



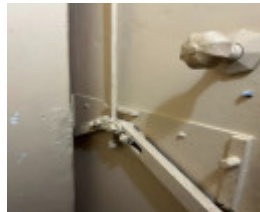
2023. Washhouse, kitchen and southern elevation of bank building.



2023. Stables building to southern end of site.



2023. Original timber staircase.



2023. Bank vault locking mechanism to ground floor.



2023. Subfloor bank vault locking mechanism in dining room of the first floor, connects to the bank vault below.

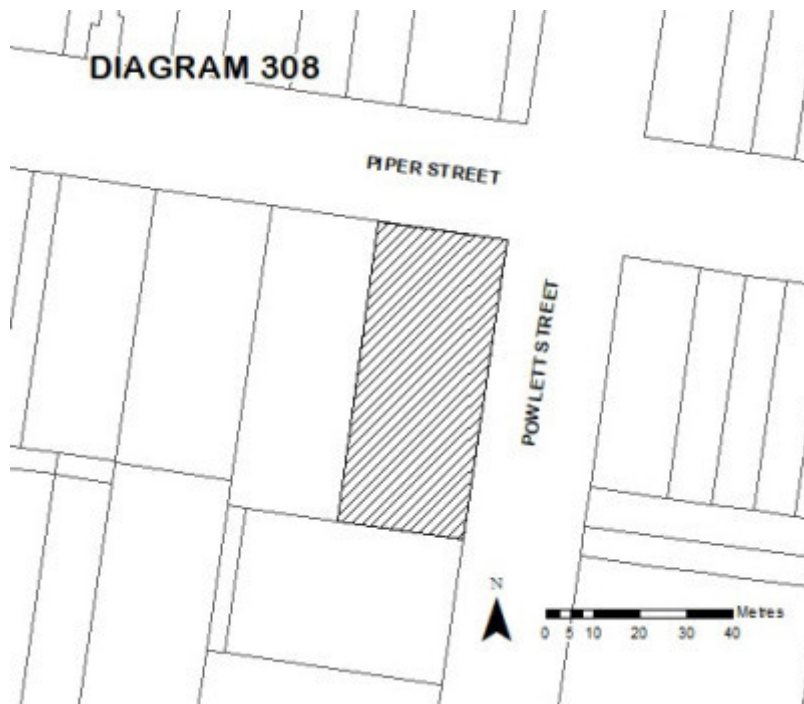


Diagram 308 V2

Location

67 PIPER STREET KYNETON, MACEDON RANGES SHIRE

Municipality

MACEDON RANGES SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0308

Heritage Overlay Numbers

HO202

VHR Registration

October 9, 1974

Amendment to Registration

April 18, 2024

Heritage Listing

Statement of Significance

Last updated on - April 19, 2024

What is significant?

The Former Bank of NSW and Residence was built in 1856 to a design by Andrea Stombuco and was designed to incorporate both banking premises and accommodation for the bank manager and their family. The two-storey Georgian building is of coursed bluestone construction with quoining to the Piper Street facade and a slate roof. The Piper Street elevation also features a single storey Regency style portico. Significant outbuildings include the kitchen, wash house and stables. The first floor of the building is the bank manager's residence.

How is it significant?

The Former Bank of NSW and Residence is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects

Why is it significant?

The Former Bank of NSW and Residence is historically significant at the state level because it was the first permanent inland bank building established by the Bank of NSW in Victoria. It is historically significant for associations with the first bank manager, Alexander Archer, who also owned Hanging Rock, a nearby public recreational reserve. The former bank and associated outbuildings demonstrate the former business centre of Kyneton, an important nineteenth century highway town, which was arranged around Piper Street.
(Criterion A)

The Former Bank of NSW and Residence is architecturally significant as an example of a mid-nineteenth century bank complex. The building interiors generally retain the original 1855 spatial layout along with fine timber staircase and joinery with only some minor alterations, making it a notable and fine example of the class. The former bank of NSW and Residence is also architecturally significant as a fine early Australian example of the work of the Italian born monumental mason, sculptor and building contractor, Andrea Stombuco. Stombuco was to become an important builder and architect noted for his church, commercial and residential buildings in Victoria, Queensland and other States. The Former Bank of NSW and Residence is architecturally significant for its colonial Georgian design with a centrally located, single storied Regency porch, constructed from bluestone and with a slate roof.
(Criterion D)

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:

Specific Exemptions

The works and activities below are not considered to cause harm to the cultural heritage significance of the Former Bank of NSW and Residence subject to the following guidelines and conditions:

Guidelines

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the *Crown Land (Reserves) Act 1978*, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect,

heritage consultant or local Council heritage advisor.

7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by a Conservation Management Plan prepared for the place or object. 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.

Conditions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the *Aboriginal Heritage Act 2006*) must be contacted immediately to ascertain requirements under the *Aboriginal Heritage Act 2006*.
4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the *Aboriginal Heritage Act 2006*, all details about the location and nature of the human remains must be provided to the Secretary (as defined in the *Aboriginal Heritage Act 2006*).

Exempt works and activities

1. Demolition of the 1971 external timber stairs to the eastern elevation of the stables in a manner that ensures no harm to the bluestone wall of the stables.
2. Demolition of and all internal works to the Goose House structure.
3. The installation of freestanding exhibits and displays where these do not require alterations to building fabric.

Theme

5. Building Victoria's industries and workforce

Construction dates 1855,

Architect/Designer Douglas, William,

Heritage Act
Categories Registered place,

Other Names KYNETON MUSEUM, FORMER BANK OF NSW, FORMER BANK OF NSW
KYNETON,

Hermes Number 639

Property Number

History

The Bank of NSW opened for business in 1817 in Macquarie Place, Sydney on an earlier recommendation from Governor Macquarie.

The discovery of gold in the 1850s generated interest from the colonial banks, facilitating a rapid expansion of banking activity with these banks establishing agencies on the goldfields, and soon after establishing permanent branches in nearby towns. The Former Bank of NSW and residence in Kyneton is an example of this, when in 1854 the bank's Assistant Secretary and Inspector, John Hunter Baillie, visited Victoria intending to leverage the success of the gold boom. Baillie returned to Sydney and recommended the first Victorian branch of the Bank of NSW be established in Kyneton.

The first bank manager was Alexander Archer, who took up the position in 1854 and by July of that year, was operating the Kyneton branch on the ground floor of Halliday's Folly, a now demolished two-storey brick building west of the present site on the corner of Piper and Wedge streets. In 1855 Archer arranged for the purchase of a permanent site for the bank, being the present site on the corner of Piper and Powlett streets. During 1855 the construction of the substantial bluestone bank building was carried out, completed by March 1856, costing £5,431.11.1. The building was completed to a design by Italian-born architect Andrea Stombuco, who was a sculptor, monumental mason and later architect known for both his ecclesiastical and commercial work around Kyneton and Goulburn. The design was supervised by William Douglas and construction carried out by Bruce and LePage. A notable feature of this design that has since been demolished was the glazed conservatory to the western elevation of the primary bank building, requested by Archer himself so he could display his exotic plantings.

In 1876, the architect William Pritchard was engaged by the Bank of NSW to alter the appearance of the building. The alterations included the removal of the Georgian parapet and cornice along the Piper Street elevation and the construction of a hipped slate roof with eaves supported by decorative timber brackets. The squat chimneys were also raised and given decorative cornices. A gabled two storey bluestone stables and coach house building was also constructed at this time.

The 1880s marked the realisation that a branch on Mollison Street was necessary if the Bank of NSW was to remain competitive, after the opening of the railway station removed the commercial centre of town to Mollison Street during the 1860s and 1870s. In 1904, the Piper Street location ceased operation as a branch but was still in practical use as an agency and residence for the manager of the Mollison Street branch. By 1910, it was utilised solely as a bank manager's residence and in 1923 the Bank of NSW sold the site and buildings. While in private ownership the bank building was used as a private residence and later as a boarding house.

In 1968, the Kyneton Shire Council sought the option to purchase the former bank property. In response to a public appeal in June of the same year the necessary funds were sourced through public donations and the assistance of the State Government. The Kyneton Folk Museum was officially opened in 1970.

Around this same time, several locally significant buildings from around Kyneton were removed from their original sites and reconstructed at the present museum site. These buildings include, the Goose House, Theaden Cottage, the Pig Market structure, and the Armstrong and People's building. The 2020 Conservation Management Plan produced by Michael Taylor Architecture & Heritage has assessed these buildings as significant at the local level. As these buildings do not possess State level heritage significance, where possible they have been excluded from the recommended extent of registration.

References

Michael Taylor Architecture & Heritage. *Conservation Management Plan Kyneton Folk Museum*. Prepared for Macedon Ranges Shire Council, 2020.

Assessment Against Criteria

Criterion

The Former Bank of NSW and Residence is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

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: H0308

Category: Registered Place

Place: Former Bank of NSW and Residence

Location: 67 Piper Street, Kyneton

Municipality: Macedon Ranges Shire

All of the place shown hatched on Diagram 308 being that part of Crown Allotment 10 Section 29 Township of Kyneton within 20 metres of the Powlett Street lot boundary.

Dated 18 April 2024

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/>