

PORTLAND HOUSE



1 portland house collins street
melb front view



portland house collins street
melb detail entrance

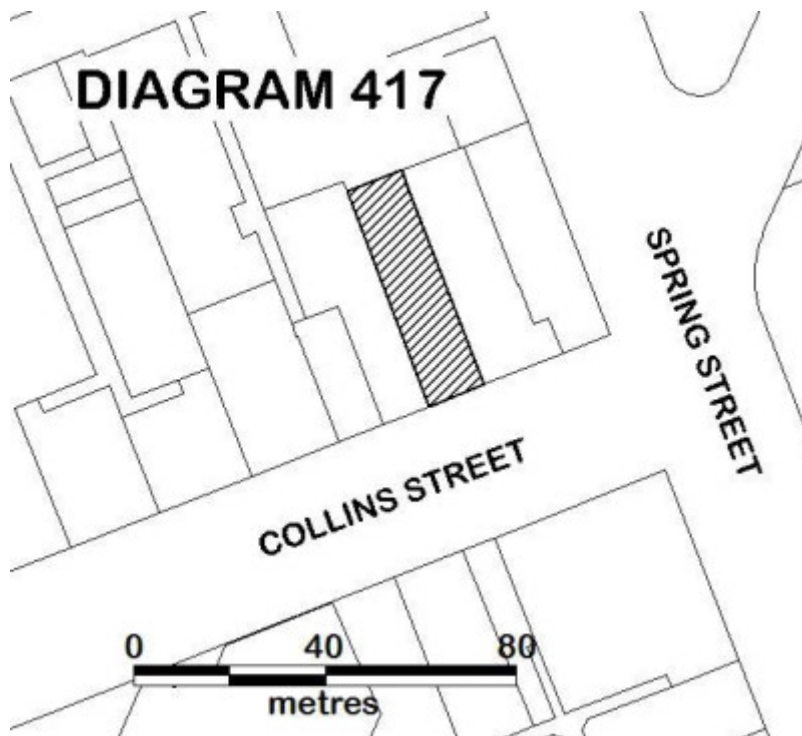
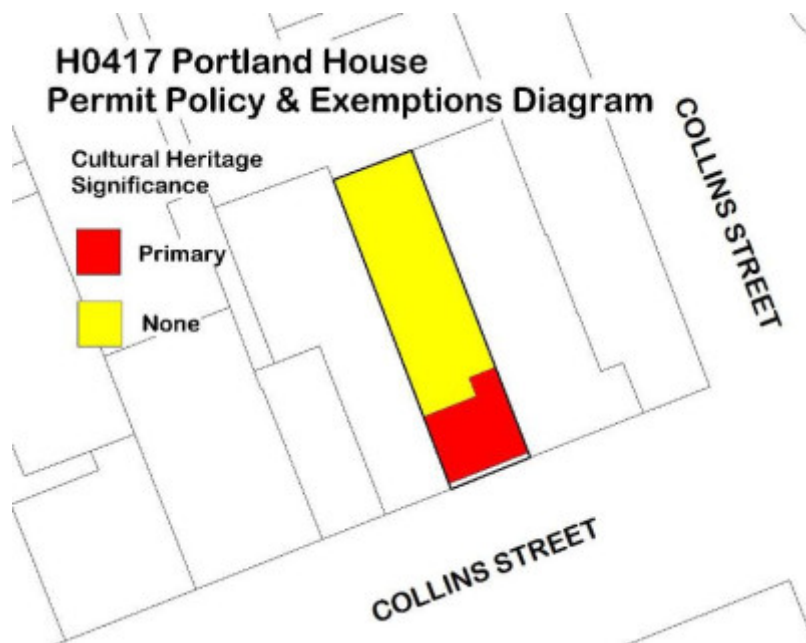


Diagram 417



H0417 Portland House Permit Policy & Exemptions Diagram

Location

8 COLLINS STREET MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0417

Heritage Overlay Numbers

HO562

VHR Registration

October 12, 1977

Amendment to Registration

August 13, 2015

Heritage Listing

Statement of Significance

Last updated on - January 7, 2000

What is significant?

Portland House was erected in 1872 to the design of prominent architect Lloyd Tayler. It was built by Henry 'Money' Miller for his daughter, Jane and son-in-law Dr Aubrey Bowen, as a townhouse and surgery. It is a three storey brick and stucco structure with centrally located Doric style portico with engaged columns. The first storey is elaborately decorated with Classical elements including segmental pediment window hoods, fluted pilasters, Ionic capitals and a heavy cornice with bracketed modillions supported by volute brackets. The shopfronts incorporated into the ground floor are later additions.

How is it significant?

Portland House is of architectural and historical significance to the State of Victoria.

Why is it significant?

Portland House is architecturally significant as one of the few remaining mid Victorian townhouses in the central city area. It is an example of Classicism in a transitional style before the so-called boom period. It is a notable example of the domestic work of prominent and prolific Melbourne architect Lloyd Tayler.

Portland House is historically significant for its close associations with the medical profession. It is associated with the occupancy of notable Melbourne physician Sir Henry Maudsley.

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:

PERMIT EXEMPTIONS

General Condition 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 Condition 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.

General Condition 3

All works should be informed by Conservation Management Plans 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.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

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 Exemptions

Works and alterations to the following buildings and features are permit exempt:

- . All non-structural works to the interiors of the 1872 building (not including the entrance foyer) excluding the internal structure required to support the building.
- . Demolition of the rear two storey wings.
- . All internal works to the rear two storey wings.
- . All external alteration of the two storey wings (excluding new construction).

Construction dates	1872,
Architect/Designer	Tayler, Lloyd,
Heritage Act Categories	Registered place,
Hermes Number	713
Property Number	

History

History of Place:

In 1872 the site on which Portland House now stands was owned by the financier Henry "Money" Miller. His financial interests were both pastoral and city development. Miller arrived in Sydney in 1823 with his father, a lieutenant in charge of convicts. Miller came to Melbourne sometime in the late 1830s or early 1840s.

Associated People: Sir Henry Maudsley.

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by modifying Heritage Register Number H0417 in the category described as Heritage Place.

Portland House
8 Collins Street
Melbourne
Melbourne City

All of the place shown hatched on Diagram 417 encompassing all of Lot 1 on Title Plan 21286.

Dated 13 August 2015

TIM SMITH
Executive Director

[Victoria Government Gazette G 32 13 August 2015 p1757]

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/>