

## Heritage Impact Statement



Image 1. ANZ Bank (photograph taken 1970)<sup>1</sup>

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<sup>1</sup>

[https://find.slv.vic.gov.au/discovery/fulldisplay?docid=alma9939666367707636&context=L&vid=61SLV\\_INST:SLV&lang=en&search\\_scope=slv\\_local&adaptor=Local%20Search%20Engine&tab=searchProfile&query=any,contains,mostyn%20street,%20castlemaine&offset=30](https://find.slv.vic.gov.au/discovery/fulldisplay?docid=alma9939666367707636&context=L&vid=61SLV_INST:SLV&lang=en&search_scope=slv_local&adaptor=Local%20Search%20Engine&tab=searchProfile&query=any,contains,mostyn%20street,%20castlemaine&offset=30)

## Project Details

### Heritage Impact Statement for:

*57 Mostyn Street, Castlemaine VIC 3450*

### Victorian Heritage Register Number:

*H0672*

### This Heritage Impact Statement forms part of a permit application for:

- *Restoring the existing two storey bank and office spaces and converting it into a ground floor shop, artist studio and caretaker's residence, as well as*
- *short term accommodation (Bed and Breakfast) on the first floor.*

### Pre-application meeting number:

P39746:

Katrina Dernelley (HV) met with Wesley Spencer (architect) as well as Edwina Brooks (owner).

The topics discussed included:

- Commercial curtilage – use for residential.

The rear extended section of the ground floor bank is proposed to be designed as a manager's residence. Due to the condition of a commercial use within the 2m curtilage of the property, the architect proposed a 2m courtyard within the existing extension. Ms Dernelley expressed that residential use to the boundary wall adjacent Frederick Street would be acceptable for the length of the rear extension. The courtyard has subsequently been removed.

- Paint colour.

The owner proposed retaining a similar grey monochrome colour to the existing. Ms Dernelley accepted this as being an appropriate colour.

- Anti-graffiti coating along Frederick Street Ground floor elevation.

There is an ongoing graffiti management issue along the rendered wall on Frederick street. The owner has proposed an anti-graffiti coating to the ground floor wall which interfaces with the Frederick street footpath. Where this coating is applied, the wall will be slightly darker and may have a slight sheen that is not present elsewhere. Ms Dernelley expressed, while it would be ideal not to rely on these coatings, if our submission were accompanied with evidence of this ongoing threat, HV will likely deem this an acceptable solution.

- Proposal of a new fence.

The owner wishes to reinstate a fence along the south west corner of the property, cordoning off the 'manager's residence garden' from the street. This will be the only private outdoor space for the residence. Ms Dernelley recommended the fence should appear 'domestic' in style, stating it should be made of timber, and that the fence should sit behind the quoining. Ms Dernelley had not seen the photograph of the original fence (Image 1 above) which does not sit behind the quoining.

- Retention of the existing illuminated sign mounted on the portico.

Ms Dernelley had no objection to the retention of the existing illuminated sign, provided it complied with other planning/ building regulations.

**Address and location description:**

*57 Mostyn Street, Castlemaine VIC 3450, Mount Alexander Shire*

**Prepared by:**

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**Prepared for:**

*Edwina Brooks*

**Date:**

*30. 07. 2024*

## Significance of the Place or Object

### The Cultural Heritage Significance of the Place or Object

The Former Bank of Australasia which was built in 1855 at a cost of £2500 was designed by the architect John Gill and built by James Kibble. It is a two storey building constructed of rendered brick with a hip-and-valley slate roof. As an example of conservative classicism, the bank has smooth rustication and semi-circular arched windows on the lower storey and a smooth face with quoining and rectangular windows on the upper storey. The major facade has a symmetrically placed single-storey portico with a simple Georgian fan-light over the doorway. The lower windows have iron grilles but are not otherwise embellished. The eaves are bracketed. Conservative classicism is not an unusual style in bank architecture and this building is not exceptional in its facade treatment. It does however have one exception and that is that the eaves are exposed rather than hidden behind a parapet. In this respect it shows a closer association to English Renaissance rather than to the Italianate mode of other banks of the era. This building is also notable as an example of the work of John Gill, one of the earliest and most prolific architects in Victoria. His practice, which began in the mid 1840s and lasted until his death in 1866, included the design of St John's Anglican Church, Heidelberg, Royal Terrace, Collins Street Baptist Church (first stage), Holyman House and the Goldsbrough Mort building. The former bank of Australasia is a rare example of his work in bank architecture.

[Source: Historic Buildings Council]

The significance of the banks:

The banks and other commercial and public properties constructed in Castlemaine around the time have left behind a ‘...rich legacy of the town's former prosperity in the form of its buildings’<sup>2</sup>.

In 1915/16, the bank underwent renovations overseen by Mr J.W. Iredale, including new electric lights and decorating.<sup>3</sup> (Appendix 10).

In 1951, the Bank of Australasia merged with The Union Bank of Australia and formed the Australia New Zealand Bank<sup>4</sup>. The Castlemaine branch remained in operation until March 2020<sup>5</sup> as ANZ Bank. Refer to image 5 below for the new bank name in 1951, which preceded the rear extension.

<sup>2</sup> [http://vhd.heritage.vic.gov.au/search/nattrust\\_result\\_detail/69132](http://vhd.heritage.vic.gov.au/search/nattrust_result_detail/69132)

<sup>3</sup> Mount Alexander Mail (Vic. : 1854 - 1917), Wednesday 15 March 1916, page 2

<sup>4</sup> "TWO BANKS IN MERGER". *The Grenfell Record and Lachlan District Advertiser*. Vol. 84, no. 151. New South Wales, Australia. 4 October 1951. p. 6. Retrieved 25 November 2018 – via National Library of Australia.

<sup>5</sup> <https://midlandexpress.com.au/featured/2019/10/01/castlemaine-branch-of-anz-bank-to-close/>

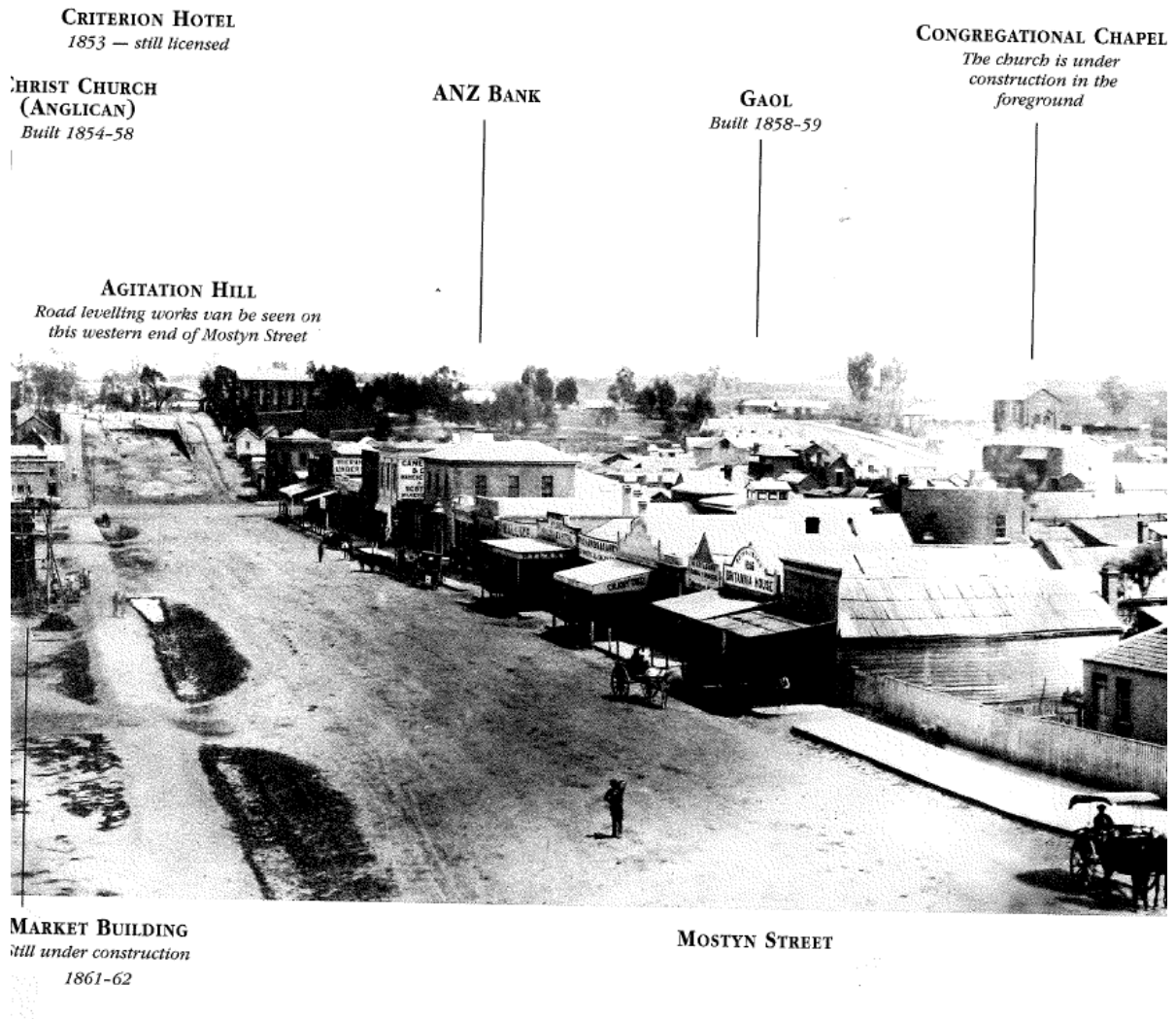


Image 2: Early photograph c.1861 of Mostyn street showing the Australasian National Bank. <sup>6</sup>

<sup>6</sup> Hocking, G., 2007, *Castlemaine From Camp to City*, New Chum Press, p. 178





Image 3: Engraving of Mostyn Street showing the Bank of Australasia located on the far right<sup>7</sup>

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<sup>7</sup> Hocking, G., 2007, *Castlemaine From Camp to City*, New Chum Press, p. 161



Image 4: photo of the commemorative plaque posted on the building's portico.<sup>8</sup>

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<sup>8</sup> Wexhaus, 2024, Heritage Victoria bronze plaque on the front facade of 57 Mostyn Street, Castlemaine





Image 5: photograph after 1951 (when the bank changed its name) and prior to the extension at the rear<sup>9</sup>



Image 6: ANZ Bank (photograph taken 1970)<sup>10</sup>

<sup>9</sup> <https://vhd.heritagecouncil.vic.gov.au/places/69251>

<sup>10</sup>

[https://find.slv.vic.gov.au/discovery/fulldisplay?docid=alma9939666367707636&context=L&vid=61SLV\\_INST:SLV&lang=en&search\\_scope=slv\\_local&adaptor=Local%20Search%20Engine&tab=searchProfile&query=any,contains,mostyn%20street,%20castlemaine&offset=30](https://find.slv.vic.gov.au/discovery/fulldisplay?docid=alma9939666367707636&context=L&vid=61SLV_INST:SLV&lang=en&search_scope=slv_local&adaptor=Local%20Search%20Engine&tab=searchProfile&query=any,contains,mostyn%20street,%20castlemaine&offset=30)



### Existing Condition of the Place or Object

Refer existing floor plans prepared by Wexhaus ([Appendix 11](#))

The Former Bank of Australasia is a double storey building with a rendered triple brick facade built in the conservative classical style.

The rendered walls are finished with smooth rustication to the ground floor, and a smooth face with quoining to the first).



Image 7: photo of building corner showing the quoining, the eave and the rusticated facade details<sup>11</sup>

A hip and valley slate roof<sup>12</sup> crowns the building and includes an eave, which is unusual for a building of this style at the time<sup>13</sup> (typically the roof would be concealed behind a parapet wall).

The symmetrical design includes a central arched portico connecting the setback building to the pavement. The arch contains a glazed fanlight and a double iron gate. The gates were introduced after 1971 – refer to image 6 above showing solid doors to the front portico. This may have coincided with the introduction of a threshold ramp.

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<sup>11</sup> Wexhaus, 2024, cnr Mostyn and Frederick streets facing north-west

<sup>12</sup> some corrugated iron roofing exist on the less exposed rear pitches

<sup>13</sup> <https://vhd.heritagecouncil.vic.gov.au/places/270>



Image 8: photo within the portico showing the iron gate and fanlight<sup>14</sup>

Other windows on the ground floor are arched with iron grilles, a fanlight and no other embellishments. The windows to the first floor are rectangular.

The building is made further imposing with a tall iron fence set into a raised bluestone plinth along the Mostyn street curtilage. The ground beyond is sealed off with locally sourced large grey slate flagging.

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<sup>14</sup> Wexhaus, 2024, within front portico facing south





Image 9: photo of the slate and iron details<sup>15</sup>

The rear of the building was extended on the ground level. This was built in the matching style, yet with a flat roof built behind a parapet wall. No record is found of when this was constructed, however, this appears to have occurred after 1970:

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<sup>15</sup> Brooks, E., 2024, front pavement facing south-west





Images 10 & 11: (Left: Corner of Mostyn and Frederick streets facing North-East, photographed 1970<sup>16</sup>. Right: same view, photographed 2010<sup>17</sup>)

(Note the absence of the tree and crossover in the second image. In the earlier image, the building does not appear to extend beyond the street sign). The photograph taken in 1951 (Image 5) also confirms the extension occurred in the second half of the twentieth century.

<sup>16</sup> <https://viewer.slv.vic.gov.au/?entity=IE7486804&mode=browse>

<sup>17</sup>

[https://www.google.com/maps/@-37.0656681,144.2178433,3a,75y,357.6h,95.24t/data=!3m6!1e1!3m4!1sBS-DbL\\_nf\\_FABewyryCnOA!2e0!7i13312!8i6656?entry=ttu](https://www.google.com/maps/@-37.0656681,144.2178433,3a,75y,357.6h,95.24t/data=!3m6!1e1!3m4!1sBS-DbL_nf_FABewyryCnOA!2e0!7i13312!8i6656?entry=ttu)

Externally, the building has been repainted several times. Most recently, a light grey, prior to that, a cobalt blue, consistent with the ANZ brand colour, and prior to that, various shades of white/ light grey. The earliest colour cannot be confirmed since oil mediums used in earlier paint have a tendency to yellow over time. however, the paint scrapings (image 12) suggest the building was painted in a light cream, which is consistent with render paint colours during the early to mid-Victorian periods.



Image 12: paint scrapings<sup>18</sup>

All images indicate that at any time, the entire building was painted in a monochrome palette.

Due to the nature of the smooth light coloured render and the proximity to public access, the elevation along Frederick street is a constant target for graffiti artists. Graffiti alters the appearance of the heritage place, compromising its historical and aesthetic value. This also poses an ongoing maintenance burden, adding to the maintenance costs as well as exposing the rendered surface to degradation and damage as a result of high pressure and toxic sprays.

The application of a clear protective coating:

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<sup>18</sup> Wexhaus, 2024, paint scraping taken from front (south) facade.

- Aligns with the principle of preventive conservation, which aims to mitigate potential threats before they occur. The coating will discourage graffiti artists from marking the wall.
- Is reversible.
- Reduces the need for repeated cleaning interventions that are more damaging in the long run.
- Is economically efficient: Preventing graffiti can be more cost-effective than repeatedly removing it.
- Maintains authenticity: By protecting the original surface, the coating helps preserve the building's authentic appearance and material integrity.





Images 13-15: graffiti on Frederick street elevation<sup>19</sup>

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<sup>19</sup> Wexhaus, 2024, paint scraping taken from front (south) facade.

Externally, the original building is of sound condition, and while some minor maintenance is required (particularly to the front portico, with several signs of render degradation and cracking), no areas require urgent attention. The post 1970's addition has had ongoing water damage as a result of insufficient water egress channels - it has been confirmed the single downpipe servicing the flat roof at the rear is overloaded by the downpipe and spreader from the original building's first floor roof. The first floor roof should discharge directly to LPOD without spreading onto another roof.

Internally, the building remains largely intact, but has been stripped of most finishes.

Timber framed windows; some glazing panels have been replaced with plate glass.



Image 16<sup>20</sup>

### **Current Use of the Place or Object**

The most recent use of the place was as a bank. The present owner intends to transform the building into a ground floor shop (in the location of the original bank lobby), and manager's residence (in the location of the rear ground floor C20<sup>th</sup> extension), and to let out the first floor as a business premises (in the location of the original manager's residence).

### **Constraints and Opportunities Resulting from the Significance of the Place or Object**

Some significant features that have been lost/ damaged include:

- fireplace grates,
- original staircase,
- original lighting in the main bank lobby,
- the vault door,
- other original doors surrounding the stairwell,

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<sup>20</sup> Wexhaus, 2024, main bank lobby view of arched windows facing south east corner

- the fireplace in the ground floor office,
- some early pendant lighting,
- all soft furnishings such as carpets, curtains, wallpaper
- the front solid fence dividing the front of building from the manager's courtyard
- the original lettering on the portico parapet spelling, 'BANK' (ref. image 7 & 12)
- the bluestone fence plinth has been painted over.

#### Constraints:

##### Character as a bank –

The Former Bank of Australasia is one of the early banks surrounding Market Square (now Victory Royale Dub Park et al) that was constructed during Castlemaine's gold rush era and is seen as one of the founding buildings of Castlemaine. The conservative classical architectural style is synonymous with its use as a bank, and alterations to the place have been minimal as a result of its ongoing use as a bank until 2022.

The future use of the building should maintain its distinctive character as a bank. This means the ground floor windows facing Mostyn street, as well as the windows belonging to the original structure (the two storey section) facing Frederick street should retain their steel bars, and avoid the use of curtains or other domestic furnishings. A shop or similar commercial function would be appropriate along the ground floor curtilage. The later rear extension, designed to mimic the original architecture of the bank is of lesser significance and as such, the above constraint does not apply.

##### Views –

The building is situated on the corner of Mostyn and Frederick streets. Views from both streets, as well as oblique views should be considered when applying changes that may affect the architectural significance of the place.

##### Colour –

While the building has been repainted several times over the course of its life, and in various colours, the colour scheme has consistently been monochrome. As such, the colour scheme should remain monochrome, and a neutral colour similar to past colours would be appropriate.

#### Opportunities:

##### Restoration –

The place is situated on a central street within the business district, and attracts heavy foot traffic, as well as locals resting on the nearby park bench. The former bank is also visible from the visitor's centre, so the place is highly visible to both locals and visitors. The most significant opportunity is to preserve and restore parts of the place, both inside and out, for the enjoyment and appreciation of the community. The exterior of the building should be restored, including some degraded render and damaged paintwork. The conversion of the bank lobby into a retail space enables members to experience the place inside and out.

##### Maintenance –

The building will require ongoing maintenance, including graffiti removal, as well as improvements to the building's irrigation particularly to the recent rear section, (which floods occasionally, including as recently as 2024).



## Proposal

### The Proposed Works

#### Past Interventions:

With the exception of minor interventions to maintain shifting regulatory compliance, including emergency measures, disability access, fire rating, and workplace safety, the building is largely intact. Examples of this include:

- the disabled access ramp in the portico,
- exit lighting and sprinkler system, fire hydrants and associated signage,
- conversion of the stairwell into fire isolated stairwell, including fire rated doors,
- slip resistant floor finishes, including vinyl,
- fluorescent lighting
- the addition of an illuminated street sign – initially located in the centre above the arch, this has been relocated to a more sensitive area on the portico wall so as not to interfere with the archway capital or the top fascia (just below the fascia moulding) where the lettering ‘BANK’ once was.

With the exception of the retention of the illuminated street sign, the above are of no concern to HV as the works are internal.

#### Proposed Works:

- Redirect first floor roof plumbing to LPOD and away from ~1970’s roof.
- Repair loose render throughout and repaint (in a monochrome light grey colour)
- Retain the illuminated sign, including its position on the portico wall, which is inconspicuously placed so as not to interfere with the crown moulding, the fascia that once had the lettering ‘BANK’, or the capital at the top of the archway. Further to heritage considerations, the signage will also be in accordance with clause 52.05 - 13 (Category 1 of the C1Z) ([Appendix 12](#))
- Reinstate ‘BANK’ lettering to the portico parapet if budget permits. Otherwise, ensure the panel remains free of any obstruction that might inhibit its reinstatement in future.
- Reinstate high fence along the south west 2m curtilage (dividing the ‘manager’s residence front yard from the street frontage).
- Introduce a new sign on the newly constructed south west fence for the first floor tenant. This signage is to meet the conditions of planning scheme 52.05 - 13 (Category 1 of the C1Z) ([Appendix 12](#)) for signage.
- If possible to strip without causing degradation to bluestone or surrounding surfaces, strip paint from bluestone fence plinth.
- Repair/ replace and or re-level broken slate flagging.
- If budget permits, restore windows that have been painted shut. This may include replacing glass with higher thermally performing glass. Externally, the windows will look identical.

- Apply a clear protective coat to the Frederick Street ground floor elevation, to protect the wall from graffiti.
- Internally introduce a new partition wall between the ‘shop’ and the manager’s residence on the ground floor, effectively partitioning off the later rear extension from the original bank lobby.
- Other necessary internal alterations to appropriate the place to the abovementioned multiple uses including a manager’s residence, a retail premises located in the original bank lobby and a commercial tenancy on the first floor.

Most of the above recommendations may be carried out under the permit exemptions ([Appendix 13](#)):

#### **FORMER BANK OF AUSTRALASIA - 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](#).

Image 17<sup>21</sup>

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<sup>21</sup> <https://vhd.heritagecouncil.vic.gov.au/places/270>

### Options Considered

To maintain the objective of ‘no domestic functions’ within a 2m curtilage, one option considered proposed a courtyard behind the existing boundary wall where the post 1960’s extension was built along Frederick street. After feedback from Ms Dernelley of Heritage Victoria was received that this was an unnecessary measure, and the residential function could extend to the external wall, the costly courtyard was subsequently removed from the scope of works.

The reintroduction of the fence in the south-west corner,

Image 18 below (as well as others) shows the past fence (now removed):

- 2m back from the Mostyn street boundary – in line with the face of the front facade
- Solid – corrugated iron
- Painted to match the building wall colour
- Approximately 2m tall (~6.25 rustication courses at 330mm for each course including the shadowline groove)

The proposed is to construct a new fence at the same setback and height as the original, also in a solid metal. To appear new, in lieu of painting to match, the proposed fence is to be clad in raw steel panels, which will disguise the gate -this achieves a similar effect to the original, while remaining neutral in effect and commercial in appearance. A timber fence in this application would appear too domestic in character and subsequently clash with the otherwise commercial style of the building that is part of its heritage significance and sought to be retained (particularly along the front curtilage of the building).





Image 18 ANZ Bank (photograph taken 1968-76)<sup>22</sup>

Finally, to avoid unwanted degradation of the original façade fabric, the proposed fence will be constructed independently of the building, supported by independent posts and footings that will not be tied in to either adjacent wall.

## **Information to support an assessment against sections 101(2) and 101(3) of the Heritage Act 2017**

### **Impact of the Proposal on the Cultural Heritage Significance of the Place or Object**

Positive –

The proposed works present an overall improvement to the place. In particular, the building's restoration and maintenance work, especially to the exterior, will improve the building's presence as it was originally intended along Mostyn street.

The owner will reside in the manager's residence as their primary residence, which will bring with it the benefit of a careful approach to maintenance that the place needs.

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<sup>22</sup> <https://viewer.slv.vic.gov.au/?entity=IE5615897&mode=browse>

The proposed function as a shop will allow members of the community and other members of the public the opportunity to experience the original bank lobby.

The proposed alteration involves the reinstatement of a fence along the south-west corner of the property, delineating the curtilage from the manager's residence private yard. This change is in keeping with the historical context and original features of the site.

While the heritage advisor, Ms Dernelley, initially suggested a timber fence set behind the quoining, subsequent research has revealed crucial historical information that supports our current proposal:

1. **Historical Accuracy:** Archaeological evidence indicates that the original fence was aligned with the front façade and constructed of corrugated iron. Our proposal aims to reinstate this historical element, adhering to Article 3 of the Burra Charter, which emphasizes the importance of retaining the cultural significance of a place.
  2. **Preservation of Significant Features:** The existing slate flagging, extending to the line of the front façade, is a significant feature of the front curtilage. Placing a fence 660mm back would necessitate introducing a new hard surface between the slate and the fence, potentially compromising the integrity of this historical element. This consideration aligns with Article 3.2 of the Burra Charter, which states that, 'changes to a place should not distort the physical or other evidence it provides'<sup>23</sup>.
  3. **Practical Considerations:** The presence of a downpipe along the inside edge of the quoining would further set back the fence by an additional 100mm, exacerbating the issues mentioned above.
  4. **Aesthetic and Historical Consistency:** Our proposal for a solid metal fence is consistent with the original fence material and style. This approach maintains the commercial character of the front façade and allows for the discreet integration of a gate within the fence. This decision is in line with Article 22 of the Burra Charter, which supports new work does not obscure the cultural significance of the place and is readily identifiable<sup>24</sup>.
  5. **Avoiding Anachronistic Elements:** The alternative suggestion of a timber fence set back 760mm with either a garden bed or concrete paving would introduce domestic characteristics incongruous with the site's commercial heritage. While this does not directly conflict with the principles of the Burra Charter, this is a modern concern that will need to be considered in the practical application and use of the place.
- In conclusion, our proposed fence design and placement not only respects the historical integrity of the site but also aligns with key principles of heritage conservation as outlined in the Burra Charter. It represents a thoughtful balance between preserving the original features and maintaining the commercial character that is integral to the site's cultural significance.

The proposed works do not pose any negative impacts to the heritage place.

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<sup>23</sup> Australia ICOMOS, 2013, *The Burra Charter*, Australia ICOMOS, Article 3.2

<sup>24</sup> Australia ICOMOS, 2013, *The Burra Charter*, Australia ICOMOS, Articles 22.1, 22.2

**Provide reasons why the proposed works should be supported.**

**Reasons must address the matters which the Executive Director is to consider under s101(2) including:**

Based on the above, the proposed works should be supported, addressing the matters under s101(2) of the Heritage Act 2017:

- (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;
- (b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;

*Effect on Reasonable or Economic Use [s101(2)(b)]:*

The proposed works allow for adaptive reuse of the former bank building, enabling its continued economic viability. This includes partitioning the space for multiple uses (retail, commercial tenancy, and manager's residence), which is crucial for the building's ongoing maintenance and preservation.

Refusal of the proposal could lead to the building remaining vacant, potentially accelerating its deterioration and compromising its heritage value.

The works aim to improve the building's functionality (e.g., redirecting roof plumbing, repairing render) which is essential for its continued use and preservation.

*Protection and Conservation [s101(2)(a/f)]:*

Many of the proposed works directly contribute to the conservation of the place:

- a) Repairing loose render and repainting will protect the building's fabric.
- b) Reinstating the 'BANK' lettering (if budget permits) restores a lost heritage feature.
- c) Repairing/replacing broken slate flagging conserves an original feature.
- d) Stripping paint from the bluestone fence plinth (if possible without damage) would restore an original element.

The proposal respects the building's heritage character by maintaining its monochrome colour scheme and preserving key features like the steel bars on windows.

The new partition wall between the 'shop' and manager's residence respects the original layout by separating the original bank lobby from the ~1970's later extension.

*Balancing Heritage and Modern Needs:*

The proposal demonstrates a careful balance between preserving heritage elements and adapting the building for contemporary use. For example, restoring windows while potentially upgrading to better-performing glass maintains the external appearance while improving energy efficiency.

The retention of the illuminated sign shows sensitivity to the building's continuous evolution as a bank, while appropriating the feature to accommodate modern business needs.

The application of an anti-graffiti coating to the Frederick street elevation, while noticeable, will protect the building from further damage as well as presenting the owner with an economic solution to the ongoing preservation and maintenance of the wall.



*Economic Viability and Community Benefit:*

The adaptive reuse of the building for multiple purposes (retail, commercial, residential) ensures its ongoing economic viability, which is crucial for its long-term preservation. The conversion of the bank lobby into a retail space allows for public access and appreciation of the building's interior, enhancing its value to the community.

*Reversibility and Future Conservation:*

The proposed changes are reversible and do not permanently alter significant heritage fabric. For example, the new fence can be removed without impact on the original structure since the proposed structure is independent of the original building. The proposal includes provisions for future conservation, such as ensuring the portico parapet remains free of obstructions that might inhibit future reinstatement of the 'BANK' lettering.

*Compliance with Heritage Guidelines:*

The proposed works align with key principles of the Burra Charter, particularly in terms of maintaining the place's cultural significance while adapting it for continued use. The attention to preserving the building's commercial character, especially on the ground floor, respects its historical context and significance.

The proposed works strike a balance between necessary updates for continued use and careful preservation of heritage elements. Approving these works would ensure the building's ongoing viability and maintenance, thereby supporting its long-term conservation and continued contribution to the community's cultural heritage.

**Reasons may address the matters which the Executive Director may consider under s101(3) including:**

**Reconstruction and restoration strategies**

Retention of original fabric:

Much of the original fabric of the building including, soft furnishings, staircase and fireplaces have been removed. The remaining structure, facade and windows will be retained.

Reconstruction of the building:

Windows that have been painted over by previous work will be restored which may include replacing glass with a higher thermal capacity, this will not affect the visual aspect of the windows from the street.

The side fence will be reconstructed to the same height and location, however to appear new by avoiding the use of corrugations in the steel profile.

### **Painting and surface treatment strategies**

During previous works to the site, the bluestone fence plinth was painted over, if this paint can be removed without causing damage this will be done sensitively to restore the original building character.

No sand blasting of render will be carried out but damage to existing render will be repaired and exterior paint will be applied in a light grey colour that is sensitive to the original colour palette and subsequent painting of the building. This colour is subtle so as not to draw attention to the building.

### **Front fences and gates strategies:**

Retention of the original cast-iron fence along the front facade will be maintained and as mentioned have its bluestone plinth stripped of its paint where possible.

A new fence will be constructed along the south west side of the building that will be sympathetic and contribute positively to the heritage significance. This fence will be made from raw steel panels that are a reference to the commercial history of the building. The 2m height of the fence is consistent with available photographic evidence of the original state of the building. It will not obscure views of the facade or impede its heritage significance but rather restore more closely to its original state.

### **Signs strategies**

Original painted signs which are visible in early images, see *Image 5* above, have since been painted over but the client wishes to reconstruct “BANK” moulding that existed on the portico. This will improve the heritage significance of the site by highlighting the original condition of the building and also its original intended use.

An illuminated sign had previously been added to the face of the portico, which the client will maintain with new lettering. The style and colouring is to be complementary to the period of the building. Refer Wexhaus drawings

A new sign is proposed to be applied to the newly constructed tall fence to the south-west to indicate the commercial use of the first floor. The proposed sign will be compliant with 52.05-11 of the Planning Scheme for a Bed and Breakfast sign that is less than 8sqm. this signage will be included in a town planning application with the Shire of Mount Alexander. This sign will again use lettering that is consistent with the history of the building and will not draw attention away from the heritage significance of the facade.