

Statement of Recommendation from the Executive Director, Heritage Victoria

Former ES&A Bank (Manresa People's Centre), VHR H0516
343 Burwood Road, Hawthorn, Boroondara City
Wurundjeri Country



Executive Director recommendation

I recommend to the Heritage Council of Victoria (**Heritage Council**) that the Former ES&A Bank (Manresa People's Centre), located at 331, 1/341, 341, 345-345A Burwood Road & 86 Lynch Street, Hawthorn in the Victorian Heritage Register (**VHR**) be amended. The category of registration is recommended to be Registered Place.

In accordance with section 62 of the *Heritage Act 2017* (**the Act**), I suggest that the Heritage Council determine:

- to include additional land in the VHR (section 49(1)(d)(i) and (ii) of the Act); and
- the proposed categories of works or activities which may be carried out in relation to the place for which a permit is under the Act not required, will not harm the cultural heritage significance of the place under section 49(3)(a) of the Act.



STEVEN AVERY

Executive Director, Heritage Victoria

Date of recommendation: 11 September 2026

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41)

The Heritage Council will publish the Executive Director's recommendation on its [website](#) for a period of 60 days.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60-day publication period, any person or body may make a written submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the [Heritage Council's website](#).

3. Heritage Council determination (sections 46, 46A and 49)

The Heritage Council is an independent statutory body. It is responsible for making the final determination to include or not include the place, object or land in the VHR or amend a place, object or land already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to conduct a hearing in relation to the submission. The Heritage Council must conduct a hearing if a submission requests a hearing, and that submission is made by person or body with a real or substantial interest in the place, object or land.

If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places, objects and land (sections 42, 42A, 42B, 42C, 42D and 43)

The owner of a place, object or land which is the subject of a recommendation to the Heritage Council has certain obligations under the Act. These relate to advising the Executive Director in writing of any works or activities that are being carried out, proposed or planned for the place, object or land.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place, object or land before entering into a contract.

5. Further information

The relevant sections of the Act are provided at the end of this report.

Description

The Former ES&A Bank (Hawthorn) is located on a rectangular site on the north side of Burwood Road, west of the intersection with Glenferrie Road and adjacent to the Roman Catholic Church of the Immaculate Conception (east) and Former Masonic Hall (west). The former bank is situated to the south of the site, fronting Burwood Road. A small courtyard is located to the west, behind a high brick fence to Burwood Road; and an at-grade car park is located to the east with crossover and high metal palisade fence (later) to Burwood Road. A paved area is located behind the carpark, with steps to the adjacent church site. A large at-grade car park is located to the rear of the site, with ramped access from Lynch Street. A former wash house with gabled roof remains along the west boundary separated from the former bank by a narrow courtyard.

The Former ES&A Bank (Hawthorn) is a distinctive two-storey commercial building designed in the Venetian Gothic style and constructed of Hawthorn brick on bluestone footings with freestone dressings (likely Barrabool Sandstone). The building comprises a main volume with ground-floor banking chamber and offices (accessed from Burwood Road), and the former bank manager's residence above and within the attached L-shaped rear wing with eastern gabled projection (the residence is accessed from the southern end of the eastern elevation). A later single-storey gabled addition is sited behind the eastern projection, running parallel to the rear wing. Further later additions extend from the rear (north) wall of the main volume along the western boundary, linking with the former wash house. Roof forms are predominantly gabled and clad in slate with bands of fish scaled slates. Dormer windows punctuate the roof forms to the north, south and east, and stone coping caps the gable ends. Various chimneys are distributed across the roof: to Burwood Road, prominent paired chimneys are constructed of stone with carved mouldings; to the rear, chimneys are face-brick with rendered dressings.

The principal (south) elevation comprises a two-storey arcaded loggia bisected by a prominent gabled entrance bay. The entrance bay contains a central pointed arch opening with carved stone archivolt and label mold terminating in crockets. Decorative wrought iron palisade gates form the entrance from Burwood Road. Above, a tall leadlight window with pointed arch head and stone quoining sits atop a carved nameplate with 'Catholic Club' engraving at balustrade level. A quatrefoil wheel ventilator and stone kneelers adorn the gable end, which is surmounted by wrought iron cresting.

Arcaded bays flank the entrance bay comprising pointed arch openings with stone archivolt supported on truncated columns with foliated capitals. At the first floor, a quatrefoil pierced balustrade extends across the loggia bays while at ground-level the balustrade is solid stone. Face-brick wing walls are decorated with stone dressings and behind the loggia, the façade comprises Hawthorn face-brick. Window openings are tall with pointed arch heads and simple chamfered brick reveals and voussoirs. The main entrance is framed by decorative stone surround comprising quatrefoil and trefoil plate tracery and label mold terminating in crockets. Timber double doors have glazed upper panels and quatrefoil motifs to the lower panels. Side elevations of the main volume are punctuated by pointed arch openings with stone quoining and topped with either stone voussoirs or label molds. The entrance to the former bank manager's residence is a wide pointed arch opening with stone quoining and label mold terminating in crockets. A timber panelled door with stained-glass side and transom lights fills the opening. To the rear wing openings are simply detailed, with brick voussoirs and flush stone sills.

The former wash house is a small, single-storey structure constructed of Hawthorn face brickwork. There is a single one-over-one sash window on rendered sill to the east elevation with shallow pointed arch head and voussoir. The gable roof form is clad in slate with a small dormer vent and single stone chimney with carved mouldings.

Internally, the plan form of the Former ES&A Bank is highly intact with few later openings. Several original decorative elements remain, including shallow pointed arch heads to original or early openings, panelled timber doors and deep architraves. Various fireplaces remain, some with stone mantels and tiled fireboxes. The former bank safe with deep masonry walls remains behind the bank chamber with later kitchenette installed. The large entrance hall to the former bank manager's residence is accessed via the east elevation and contains a grand timber staircase with gothic detailing including trefoil motifs to the balusters and newel posts with shaped caps. Upstairs, the former drawing room retains a highly decorative gothic ribbed ceiling with coved perimeter and bracketed cornice.

Description images



2026, Principal (south) elevation of the former bank, Source: Heritage Victoria.



2026, Detail of the principal (south) elevation, Source: Heritage Victoria.



2026, Decorative wrought iron entrance gates, Source: Heritage Victoria.



2026, Arcaded loggia to the principal (south) elevation, Source: Heritage Victoria.



2026, Quatrefoil and trefoil plate tracery above the main entrance door, Source: Heritage Victoria.



2026, East elevation and Manager's Residence entrance, Source: Heritage Victoria.



2026, Junction between the bank (left) and later addition (right), Source: Heritage Victoria.



2026, Later gabled addition, Source: Heritage Victoria.



2026, Later addition (left) and rear wing of the bank (right), Source: Heritage Victoria.



2026, Rear wing of the bank (left) and former wash house (right), Source: Heritage Victoria.



2026, Former wash house, Source: Heritage Victoria.



2026, Courtyard to the west of the bank (left), Source: Heritage Victoria.



2026, Interior of the east entrance to Manager's Residence, Source: Heritage Victoria.



2026, Entrance hall of Manager's Residence with gothic timber stair, Source: Heritage Victoria.



2026, Entrance to banking chamber (partitioned with wall to left), Source: Heritage Victoria.



2026, Interior of the Former ES&A Bank, Source: Heritage Victoria.



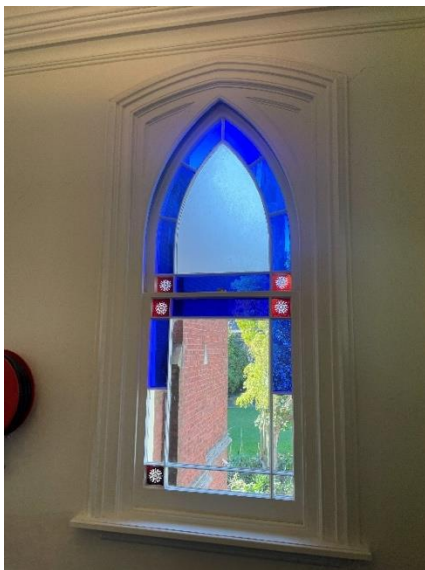
2026, Protected section of early decorative paint scheme to the banking chamber, Source: Heritage Victoria.



2026, Former bank safe (now kitchenette) with pointed arch architrave, Source: Heritage Victoria.



2026, First floor of Manager's Residence, Source: Heritage Victoria



2026, Decorative pointed arch window at first floor, Source: Heritage Victoria.



2026, Detail of the gothic newel post with shaped cap, Source: Heritage Victoria.



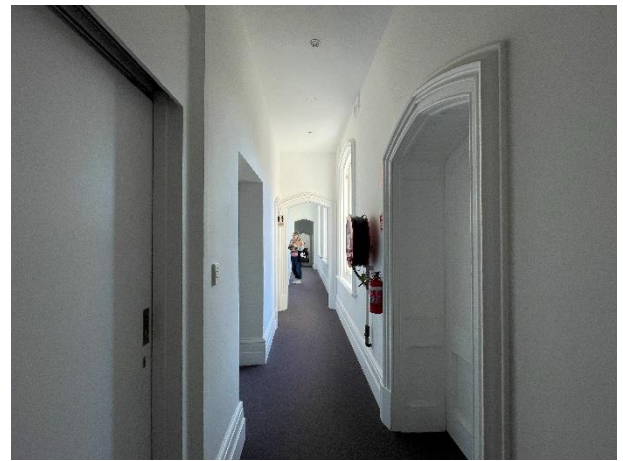
2026, Timber mantle with tiled firebox, Source: Heritage Victoria.



2026, Decorative gothic ribbed ceiling to the former Drawing Room at first floor, Source: Heritage Victoria.



2026, Stone fireplace with quatrefoil carvings and tiled firebox in former Drawing Room at first floor, Source: Heritage Victoria.



2026, Internal corridor to the rear wing at first floor, Source: Heritage Victoria.

History

Statement of Country

The Wurundjeri people have an unbroken connection to the land and waters around Hawthorn from time immemorial. Wurundjeri Country includes the city of Melbourne (Narm) and an area extending north to the Great Dividing Range and beyond, west to the Werribee River, and east to Mount Baw Baw. It includes the Birrarung (Yarra River) which forms the western boundary of Hawthorn.

The Yoorrook Justice Commission recorded how colonisation brought irreparable damage to First Peoples in Victoria with the introduction of diseases, massacres, dispossession from Country, confinement on missions and reserves, forced labour, separation of families and ongoing policies and practices that perpetuate systemic injustice (Yoorrook Justice Commission 2025).

The Wurundjeri continue to live, work, practise culture and manage land and waters around Hawthorn and the surrounding area.

Development of Hawthorn

Hawthorn's location with its hills, valleys and proximity to the Birrarung (Yarra River) drew settlers from the early 1840s when the first land sales took place. Following the survey of Hawthorn Village in 1852 by Robert Hoddle, settlement continued to occur through the decade. The Birrarung and its tributaries were important water supplies for residents, the market gardens established on lower-lying land, and the early industries of brick making and tanneries (Hawthorn Historical Society 2022: online).

Development in Hawthorn was encouraged by the extension of the railway line from Melbourne across the Birrarung to Hawthorn in 1861. The construction of Hawthorn's first town hall, courthouse and municipal offices in 1861 at the intersection of Burwood and Glenferrie roads, saw the area become the centre of an expanding Hawthorn township (Meredith Gould 1993:40-42; Context *Hawthorn Heritage Gap Study* 2020:88).

The railway's further extension to Camberwell in 1882 accelerated residential subdivision and Hawthorn grew rapidly during the 1880s land boom, with grand Victorian houses in estates such as Grace Park, smaller villa residences for the burgeoning middle class commuters, as well as many single-fronted, timber cottages for working-class families in low-lying subdivisions. By the turn of the century, Burwood and Glenferrie roads had become the suburb's principal commercial strips, with their intersection forming the key civic hub marked by the Hawthorn Town Hall (1890), the Church of the Immaculate Conception (1869), and the Glenferrie Hotel (1888) (eMelbourne; Meredith Gould 1993:44-54).

Although hit hard by the 1890s depression, Hawthorn recovered in the early 1900s, experiencing renewed suburban growth with new subdivisions opening further land for development. Transport developments between 1913 and 1918 — including electric trams along Burke, Camberwell and Riversdale roads, new bus routes, and improvements to Hawthorn, Glenferrie and Auburn stations — increased accessibility and boosted local shopping centres (Meredith Gould 1993: 56-60).

ES&A Bank

The 1850s gold rushes generated substantial prosperity and growth in the banking sector, with expanding land settlement and new industries resulting in an increase in the number of branches established. The English, Scottish and Australian Chartered (ES&A) Bank was founded in 1852 by Royal Charter in London, opening its first Australian branch in Sydney in 1853, with a second branch rapidly following in Melbourne by January 1854. The ES&A Bank grew rapidly in Australia, but after the 1880s land boom and subsequent financial recession, it adopted a more conservative management system in the 1890s.

During the 1920s, the ES&A Bank took over the London Chartered Bank, the Commercial Bank of Tasmania, and the Royal Bank of Australia. In 1970 the ES&A Bank merged with the Australia and New Zealand Bank (ANZ) Ltd (James Wilson 2018: online).

ES&A Bank, Hawthorn

The ES&A Bank was the first bank to establish a branch in the Hawthorn area in 1872 from a building on the corner of Power Street and Burwood Road, with John Toon as the manager. Toon had been employed at the Boroondara District Road Board (the first local government body established in the area) before becoming the first town clerk of the Borough of Hawthorn. The ES&A Bank purchased land from the Grace Park Estate in 1873 to build the present bank building. Tenders were called by architect Leonard Terry on 2 August 1873 and the building was completed in 1874 by Overend Robb & Co for just over £13,689 (Trevor Hart 2010:2-3).

Leonard Terry (1825-1884) had worked with local architect Charles Laing from 1853 until Laing's death in 1857, and succeeded Laing in becoming the principal designer of banks in Victoria and of buildings for the Anglican Church, becoming Diocesan Architect in 1860 (Philip Goad 1999: 241).

The scale and grandeur of the ES&A Bank building in Hawthorn was lauded in the contemporary press. One account described the building as '...surpassing in solidity and expensiveness all its suburban compeers while in novelty of design it will fairly stand in comparison with the handsomest of the metropolitan structures for similar purposes' (*The Age* 5 January 1874:2). The banking chamber of 21 feet by 23 feet (6.4 x 7.01 metres) was paved with Minton's encaustic tiles and lined with French polished cedar (timber linings removed, presence of tiles unknown). The residential section had a 'bold massive gothic stair with Californian pine and cedar balusters' (*Australasian Sketcher* 1874 quoted in Meredith Gould 1993: Citation).

Another contemporary description highlights the distinctive design:

One of the most remarkable of suburban public buildings in point of architecture is the new structure at Hawthorn for the English, Scottish and Australian Chartered Bank. It is in the thirteenth century Gothic, and it is an unusual order of architecture to be employed in commercial buildings. Notwithstanding this singularity, however, the new building is a highly ornamental addition to the district. It is of brick, with columns and dressings of Barrabool freestone. The front elevation is to Burwood Road, and the building is in close contiguity to the Roman Catholic Church. Besides the bank premises there is a handsome suite of apartments for the manager.

(The Illustrated Australian News for Home Readers 25 March 1874:42)

The Hawthorn branch of the bank included an attached residence for bank manager John Toon which, after his death, housed Melbourne bank managers, George Robert Tyssen and Seymour George Pilkington Davies. The residence was fitted out on a grand scale. The hall was 28 feet by 20 feet (8.53 x 6.10 metres), the dining room 21 feet by 18 feet nine inches (6.40 x 5.72 metres) and the drawing room 23 feet six inches by 21 feet (7.16 x 6.40 metres), with rooms of 16 feet (4.8 metres) high ceilings (Trevor Hart 2010: 2-3).

By the early 1900s, the branch became increasingly less viable as the Hawthorn business centre moved from Burwood Road to Glenferrie Road. According to bank records, the residence was too grand for 'a mere branch manager' and 'for years [they had] had a policeman in residence as caretaker'. The bank tried to sell the building for ten years until it was finally sold for £7,000 in 1923 to the Roman Catholic Church which occupied the adjoining site at the Immaculate Conception Church (Trevor Hart 2010: 2-3).

Ownership by Catholic Church from 1923

The parish of the Jesuit-run Immaculate Conception Church converted the bank building into facilities for the Hawthorn Catholic Club. The church built two asphalt tennis courts on the adjacent vacant land in 1923 for £360 (later demolished for the construction of a church hall). Officially opened on 16 December 1923, the club rooms featured billiard rooms, a library, social room and reading room. It was announced that other facilities would be soon added and that a caretaker was to reside in the building. Initially the club rooms were for males, particularly for the 'youth', while the 'ladies' portion of the club was to be opened later, in December 1923 (*The Advocate* 20 December 1923:7).

In 1973, a centre for young people known as the Manresa People's Centre was established in the former bank building by the Jesuit Order (Australian Jesuits 2017:15). The origin of the name Manresa derives from the Spanish-born founder of the Jesuit Order, Ignatius of Loyola who spent months meditating and praying in a cave at Manresa. The centre was closed in the mid-1980s and the building continued to be used by the church for other purposes (Michael Head: 74 and 82).

The firm Contract Management Systems was appointed in August 2003 to undertake works to construct a new building, linked to the bank building, for administration offices for the parish. The works were completed in August 2004 and

included a parish priest's office, parish administration office, meeting rooms and a parish centre which catered for an array of social functions, classes, workshops, mothers' group, and other groups. (Michael Head: 87). The balance of the building – including the former banking chamber and upper-level of the manager's residence – is leased to a private company.

Selected bibliography

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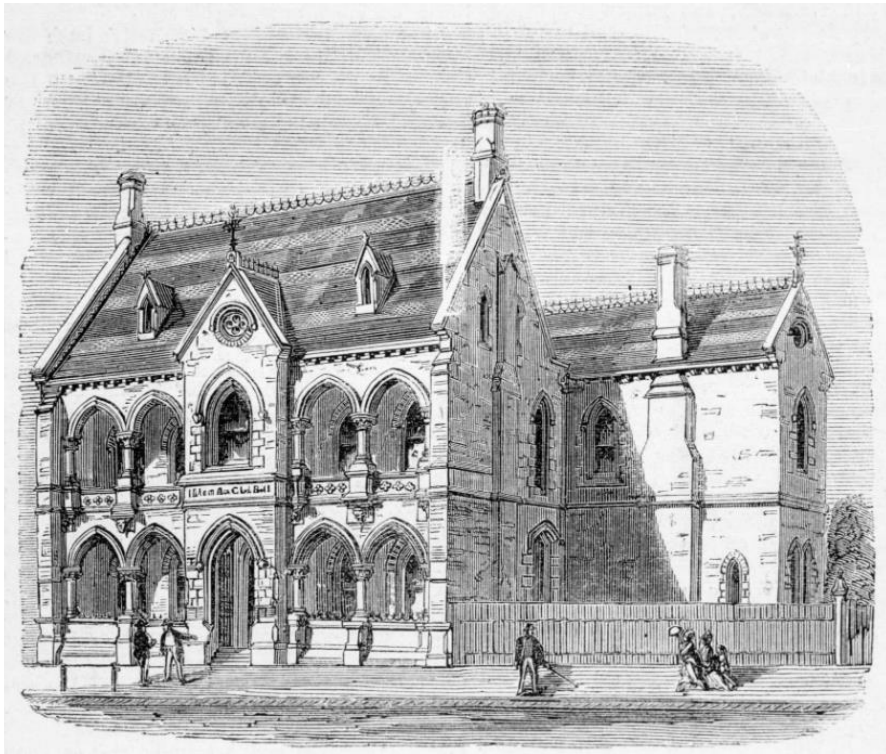
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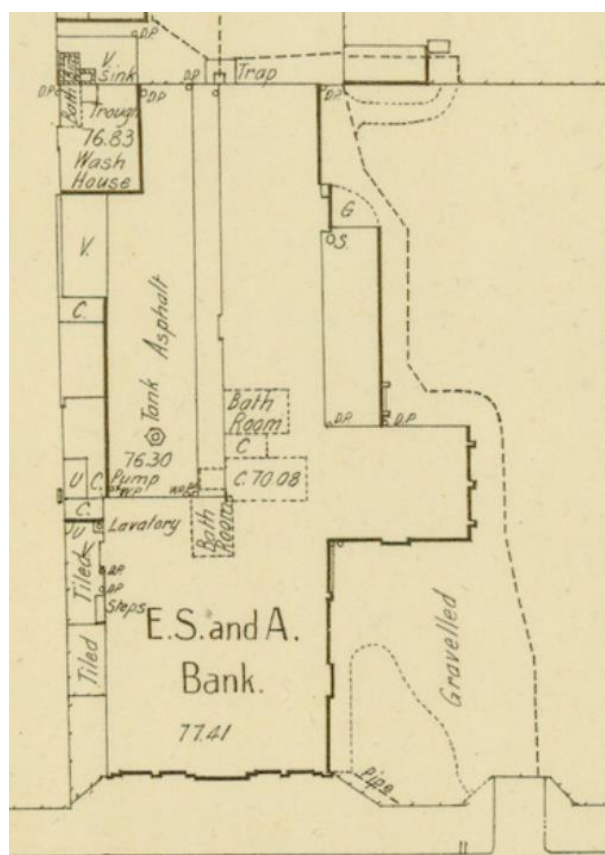
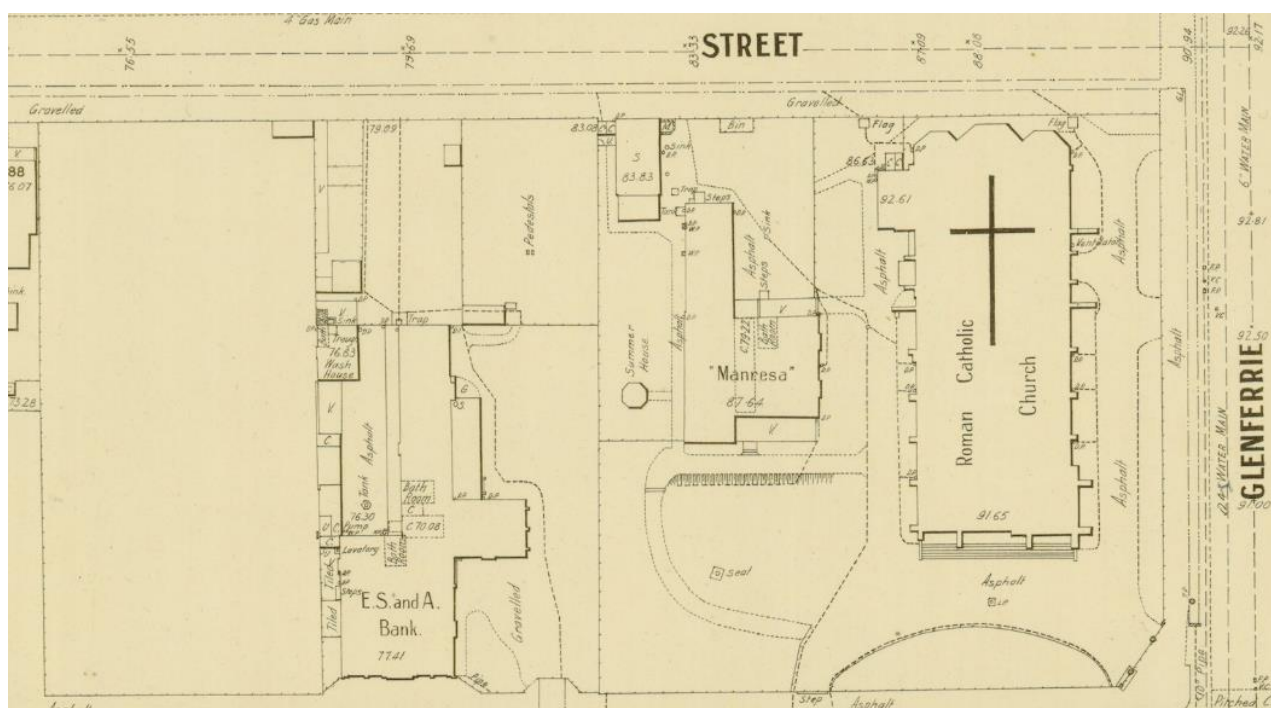
Historical images



1874, Engraving of the ES&A Chartered Bank, published in *The Illustrated Australian News for Home Readers*, 25 March 1874, Source: State Library Victoria, ID IAN25/03/74/36.



1875, Engraving of the Hawthorn branch of the English Scottish and Australian Chartered Bank, published in *The Australasian sketcher*, 23 January 1875, Source: State Library of Victoria ID A/S23/01/75/173.



Further information

The Former ES&A Bank (Hawthorn) is located on Wurundjeri Country.

Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this land is the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

Victorian Aboriginal Heritage Register

The place is not in an area of Aboriginal cultural heritage sensitivity.

(25 August 2026)

Integrity

The integrity of the place is very good. The cultural heritage values of the Former ES&A Bank (Hawthorn) can be easily read in the extant fabric.

(28 July 2026)

Intactness

The intactness of the place is very good.

(28 July 2026)

Condition

The condition of the place is good.

(28 July 2026)

Note: The condition of a place or object does not influence the assessment of its cultural heritage significance. A place or object may be in very poor condition and still be of very high cultural heritage significance. Alternatively, a place or object may be in excellent condition but be of low cultural heritage significance.

Amendment recommendation

State-level cultural heritage significance of the place

The cultural heritage significance of the Former ES&A Bank (Hawthorn) was recognised when it was included in the Historic Buildings Register in 1982. Its State-level cultural heritage significance was confirmed in 1998 when it was transferred into the Victorian Heritage Register.

The Former ES&A Bank (Hawthorn) is of historical and architectural significance to the State of Victoria.

Amendment application

On 26 August 2026 the Executive Director made and accepted an application to amend the registration of the place to ensure it is consistent with current practices under the Act.

Assessment of additional land and summary of significance

The information below is provided under s.40(3A)(c)(i)(ii) and s.40(4)(c)(i)(ii) as part of the Executive Director's Statement of recommendation.

The Executive Director recommends that the Heritage Council amend this registration because it is his view that:

- The State-level cultural heritage significance of the place would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the place were developed [s.40(3A)(c)(i)].
- The additional land surrounds the place and is important to the protection or conservation of the place; or contributes to the understanding of the place [s.40(3A)(c)(ii)].

The Executive Director notes that:

- The current extent is limited to the fabric of the building and associated structures, and is insufficient to protect, conserve and allow for a proper understanding of the place.
- The current extent does not include the land associated with – or surrounding – the buildings and associated structures on the site, which has been used in conjunction with the place since 1873 which is over 152 years.

The Executive Director is of the view that:

- If any of the additional land proposed for inclusion in the registration were developed, depending upon the nature of the proposal, there is potential for the development to impact upon the place and substantially reduce its State-level cultural heritage significance.
- The proposed inclusion of land associated with the place will provide clarity on the approvals process for works within the place.
- The proposed inclusion of additional land will ensure all fabric that relates to the State-level values of the place are appropriately captured and considered in any process to manage change.

Change of name

The place name is proposed to change from "Former ES&A Bank (Manresa People's Centre)" to "Former ES&A Bank (Hawthorn)". The building was known as the Manresa People's Centre for a period of approximately 10 years from 1973. It is considered appropriate to refer to the original name of the heritage place only and to identify it as the Hawthorn branch, consistent with other ES&A branches included in the VHR.

Statutory requirements under section 40

Terms of the recommendation (section 40(3)(a))

The Executive Director recommends that the registration of Former ES&A Bank (Hawthorn) in the VHR is amended.

Information to identify the place or object or land (section 40(3)(b))

Number: VHR H0516

Category: Registered Place.

Name: Former ES&A Bank (Hawthorn)

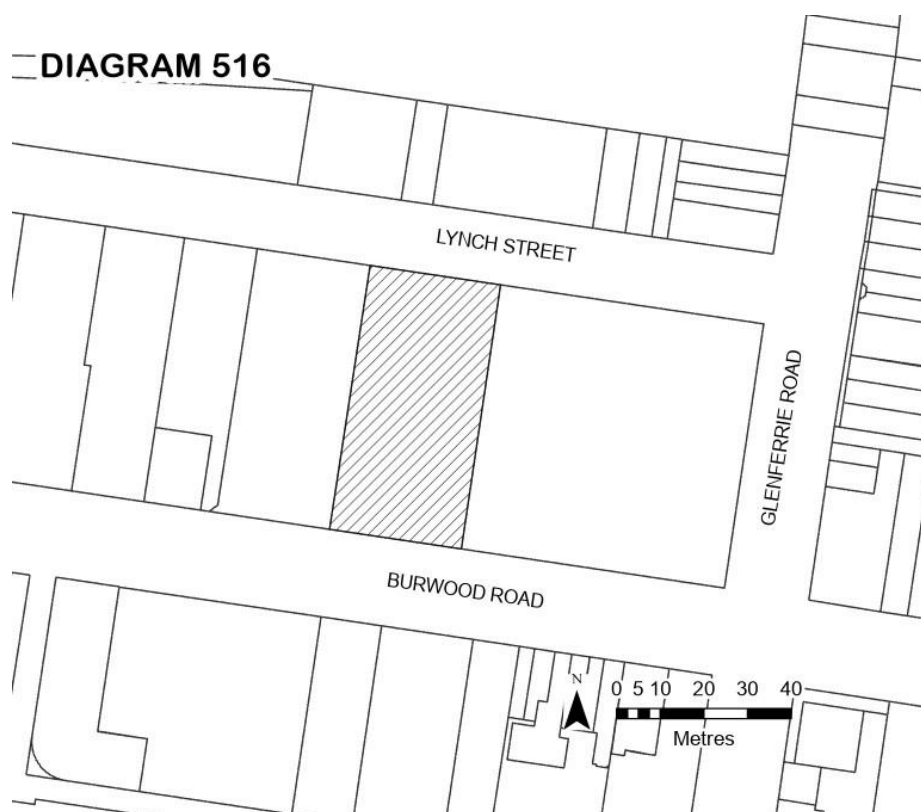
Location: 331, 1/341, 341, 345-345A Burwood Road & 86 Lynch Street, Hawthorn

Municipality: Boroondara City

Proposed extent of registration

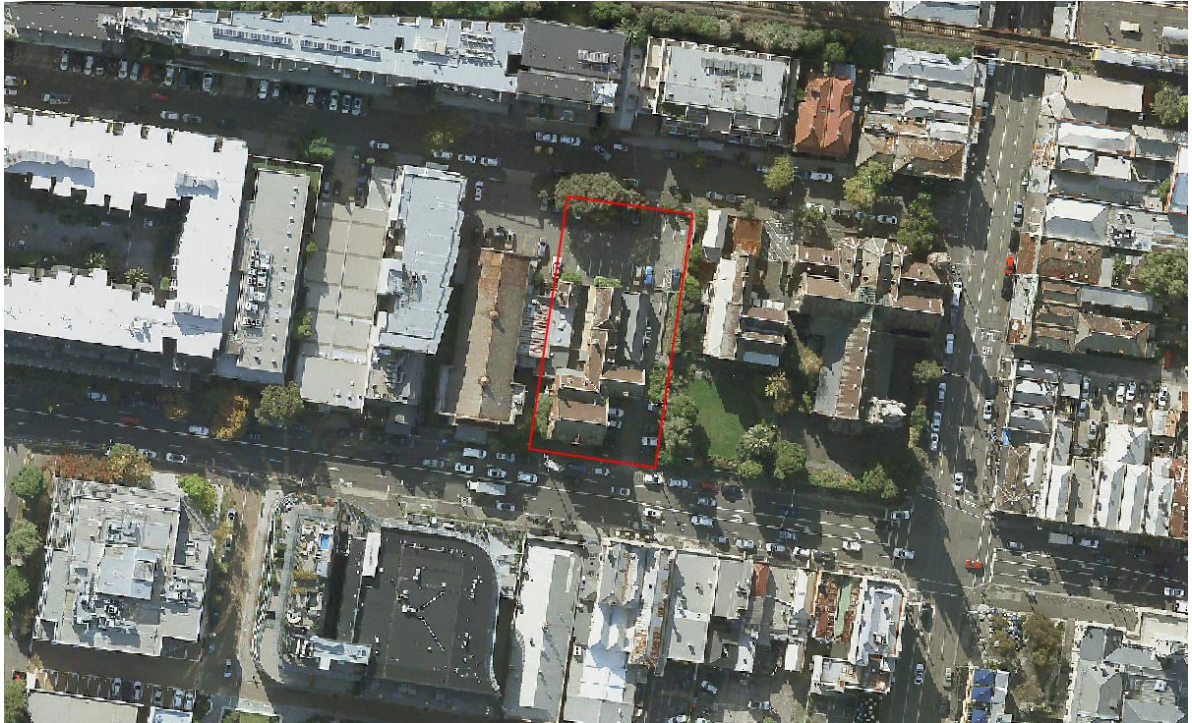
The Executive Director recommends that the extent of registration for the Former ES&A Bank (Hawthorn) be gazetted as:

All of the place shown hatched on Diagram 516 encompassing all of Lot 1 on Title Plan 611576.



Non-statutory information about the proposed extent of registration

Aerial photo of the place showing proposed extent of registration



The red dashed line indicates the proposed extent of registration.

Note: This aerial view provides a visual representation of the place. It is not a precise representation of the recommended extent of registration. Due to distortions associated with aerial photography some elements of the place may appear as though they are outside the extent of registration.

Rationale for the proposed extent of registration

The recommended extent of registration comprises the former Bank Manager's Residence, as well as the detached former wash house and surrounding land.

The recommended extent of the registration is the same as the nominated extent of registration.

It should be noted that everything included in the proposed extent of registration including all of the land, all soft and hard landscape features, plantings, and all buildings (exteriors, interiors and fixtures), is proposed for inclusion in the VHR. A permit or permit exemption from Heritage Victoria is required for any works within the proposed extent of registration, apart from those identified in the categories of works or activities in this recommendation.

Summary of cultural heritage significance (section 40(4))

Statement of significance

The Former ES&A Bank (Hawthorn) is located on Wurundjeri Country.

What is significant?

The Former ES&A Bank (Hawthorn), completed in 1874 in the Venetian Gothic Revival style to a design by Leonard Terry, and incorporating the former Bank Manager's Residence and detached former wash house.

How is it significant?

The Former ES&A Bank (Hawthorn) 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 ES&A Bank (Hawthorn) is of historical significance for its association with the development of Melbourne in the wake of population growth driven by the gold rush and the rapid establishment of the suburbs. The substantial bank building is an expression of the optimism and wealth of the period, when bank buildings were some of the most important buildings in the area. The inclusion of a spacious residence within the building also demonstrates the high status afforded to bank managers in nineteenth century Melbourne society. (Criterion A)

The Former ES&A Bank (Hawthorn) is architecturally significant as an early and striking example of Venetian Gothic Revival design in a secular building in Victoria. It is a fine example of the work of architect Leonard Terry, responsible for the design of a large number of banks throughout the colony, and regarded as one of the leading bank architects in Victoria at the time. Noteworthy features include the elaborately detailed façade, dormers and chimneys, the retention of the grand staircase hall and Gothic style timber stairs. The first-floor drawing room also retains a finely detailed stencilled ceiling and cornice decorations. (Criterion D)

Recommended permit exemptions under section 38

Introduction

A [heritage permit](#) is required for all works and activities undertaken in relation to VHR places and objects. Certain works and activities are [exempt from a heritage permit](#), if the proposed works will not harm the cultural heritage significance of the heritage place or object.

Permit Policy

It is recommended that a Conservation Management Plan is utilised to manage the place in a manner which respects its cultural heritage significance.

Permit Exemptions

General Permit Exemptions

General exemptions apply to all places and objects included in the 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 Act.

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 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 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 Permit Exemptions

The works and activities listed below under the heading 'Exempt works and activities' are not considered to cause harm to the cultural heritage significance of the Former ES&A Bank (Hawthorn). These are subject to the following guidelines and conditions:

Guidelines for specific permit exemptions

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.

General conditions for specific permit exemptions

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.
 1. 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 Aboriginal Heritage Council (as defined in the *Aboriginal Heritage Act 2006*).

Exempt works and activities

Specific permit exemptions include:

1. Removal, replacement or upgrade of existing bathroom, kitchen and office fitouts ensuring no damage or concealment of decorative features.
2. Painting of previously painted internal surfaces with the exception of the former Drawing Room stencilled ceiling on the first-floor and the revealed panel demonstrating the original decorative paint scheme in the former Banking Hall.
3. Removal of later additions between the bank building and the former wash house, ensuring no damage to original buildings.
4. All internal works and activities to the interior of the Parish Offices (2004 building).
5. Removal, lopping, replacement and planting of new trees and vegetation in the setbacks to the buildings. Gardening activities should provide an adequate separation between building fabric and plantings to ensure damp is not trapped against buildings, and watering systems should be directed away from building fabric.

Appendix 1: Important information for owners and interested parties

Heritage Council determination (section 49)

The Heritage Council is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its [website](#) under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the [Heritage Council's website](#). The owner can also make a submission about proposed permit exemptions (Section 40(4)(d)).

Consideration of submissions to the Heritage Council (section 46)

(1) The Heritage Council must consider—

- (a) any written submission made to it under section 44; and
- (b) any further information provided to the Heritage Council in response to a request under section 45.

Conduct of hearings by Heritage Council in relation to a recommendation (section 46A)

(1) The Heritage Council may conduct a hearing in relation to a recommendation under section 37, 38 or 39 in any circumstances that the Heritage Council considers appropriate.

(2) The Heritage Council must conduct a hearing if—

- (a) a submission made to it under section 44 includes a request for a hearing before the Heritage Council; and
- (b) the submission is made by a person or body with a real or substantial interest in the place, object or land that is the subject of the submission.

Determinations of the Heritage Council (section 49)

(1) After considering a recommendation that a place, object or land should or should not be included in the Heritage Register and any submissions in respect of the recommendation and conducting any hearing, the Heritage Council may—

- (a) determine that the place or object is of State-level cultural heritage significance and is to be included in the Heritage Register; or
- (ab) in the case of a place, determine that—
 - (i) part of the place is of State-level cultural heritage significance and is to be included in the Heritage Register; and
 - (ii) part of the place is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
- (ac) in the case of an object, determine that—
 - (i) part of the object is of State-level cultural heritage significance and is to be included in the Heritage Register; and
 - (ii) part of the object is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
- (b) determine that the place or object is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or

- (c) in the case of a recommendation in respect of a place, determine that the place or part of the place is not to be included in the Heritage Register but—
 - (i) refer the recommendation and any submissions to the relevant planning authority or the Minister administering the Planning and Environment Act 1987 to consider the inclusion of the place or part of the place in a planning scheme in accordance with the objectives set out in section 4(1)(d) of that Act; or
 - (ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place or part of the place; or
 - (ca) in the case of a recommendation in respect of an object nominated under section 27A, determine that the object, or part of the object, is to be included in the Heritage Register if it is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register; or
 - (d) in the case of a recommendation in respect of additional land nominated under section 27B, determine that the additional land, or any part of the additional land, is to be included in the Heritage Register if—
 - (i) the State-level cultural heritage significance of the place, or part of the place, would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the place were developed; or
 - (ii) the additional land or any part of the additional land surrounding the place, or part of the place, is important to the protection or conservation of the place or contributes to the understanding of the place.
- (2) The Heritage Council must make a determination under subsection (1)—
- (a) within 40 days after the date on which written submissions may be made under section 44; or
 - (b) if any hearing is conducted, within 90 days after the completion of the hearing.
- (3) A determination made under subsection (1)(a), (ab), (ac), (ca) or (d)—
- (a) may include categories of works or activities which may be carried out in relation to a place, object or land, or part of a place, object or land, for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place, object or land; and
 - (b) must include a statement of the reasons for the making of the determination.
- (4) If the Heritage Council determines to include a place, or part of a place, in the Heritage Register, the Heritage Council may also determine to include land that is not the subject of a nomination under section 27B in the Heritage Register as part of the place if—
- (a) the land is ancillary to the place; and
 - (b) the person who owns the place, or part of the place—
 - (i) is the owner of the land; and
 - (ii) consents to its inclusion.
- (5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.
- (6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners (section 42, 42A, 42B, 42C, 42D)

42 Obligations of owners—to advise of works, permits etc. on foot when statement of recommendation given

- (1) The owner of a place, object or land to whom a statement of recommendation has been given must advise the Executive Director in writing of—

- (a) any works or activities that are being carried out in relation to the place, object or land at the time the statement is given; and
- (b) if the place, object or land is a place or additional land, any application for a planning permit or a building permit, or any application for an amendment to a planning permit or a building permit, that has been made in relation to the place or additional land but not determined at the time the statement is given; and
- (c) any works or activities that are proposed to be carried out in relation to the place, object or land at the time the statement is given.

(2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.

42A Obligations of owners before determination or inclusion in the Heritage Register—to advise of permits

(1) This section applies if—

- (a) an owner of any of the following is given a statement of recommendation—
 - (i) a place or object nominated under section 27;
 - (ii) an object nominated under section 27A;
 - (iii) land nominated under section 27B; and
- (b) any of the following occurs within the statement of recommendation period in relation to the place, object or land—
 - (i) the making of an application for a planning permit or a building permit;
 - (ii) the making of an application for an amendment to a planning permit or a building permit;
 - (iii) the grant of a planning permit or building permit;
 - (iv) the grant of an amendment to a planning permit or building permit.

(2) The owner must advise the Executive Director in writing of—

- (a) the making of an application referred to in subsection (1)(b)(i) or (ii), within 10 days of the making of the application; or
- (b) a grant referred to in subsection (1)(b)(iii) or (iv), within 10 days of the owner becoming aware of the grant.

42B Obligations of owners before determination or inclusion in the Heritage Register—to advise of activities

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) within the statement of recommendation period it is proposed that activities that could harm the place, object or land be carried out.

(2) The owner, not less than 10 days before carrying out the activities, must advise the Executive Director in writing of the proposal to do so.

42C Obligations of owners before determination or inclusion in the Heritage Register—to advise of proposal to dispose

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) within the statement of recommendation period a proposal is made to dispose of the whole or any part of the place, object or land.

(2) The owner, within 10 days after entering into an agreement, arrangement or understanding for the disposal of the whole or any part of the place, object or land, must advise the Executive Director in writing of the proposal to do so.

42D Obligations of owners before determination or inclusion in the Heritage Register—requirement to give statement to purchaser

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) the owner proposes to dispose of the whole or any part of the place, object or land within the statement of recommendation period.

(2) Before entering into an agreement, arrangement or understanding to dispose of the whole or any part of the place, object or land during the statement of recommendation period, the owner must give a copy of the statement of recommendation to the person who, under the proposed agreement, arrangement or understanding, is to acquire the place, object or land or part of the place, object or land.

Owners of places and objects must comply with obligations (section 43)

An owner of a place, object or land who is subject to an obligation under section 42, 42A, 42B, 42C or 42D must comply with that obligation.

Penalty: In the case of a natural person, 120 penalty units;
 In the case of a body corporate, 240 penalty units.

Appendix 2: Existing registration details

Existing extent of registration

Historic Building No.516, Former E. S. & A. Bank (Manresa People's Centre), 343 Burwood Road, Hawthorn.

[*Victoria Government Gazette* No. 43 5 May 1982 p.1281]

Transferred to the Victorian Heritage Register 23 May 1998 (2 years after the proclamation of the *Heritage Act 1995* pursuant to the transitional provisions of the Act)

Existing extent diagram

This registration was gazetted in 1982 without an extent diagram.

Existing statement of significance

Last updated on - June 18, 1999

What is significant?

Manresa People's Centre (formerly the ES&A Bank) was built in 1873 to the design of Leonard Terry. The building was constructed in the Ecclesiastic Victorian Gothic style in Hawthorn bricks with gable slate roofs, and with dressings of Waurn Ponds limestone on a bluestone foundation. The two-storey building was intended to house the banking chamber and offices on the ground floor and accommodation for the manager at the rear and on the first floor. It retains a grand staircase hall with Minton-tiled flooring and Gothic timber stairs. The first floor drawing room also retains a stencilled ceiling and cornice decorations. The building was purchased by the Roman Catholic Trust Corporation in 1923 and renamed the Manresa People's Centre.

How is it significant?

Manresa People's Centre is of historic and architectural significance to the State of Victoria

Why is it significant?

The Manresa People's Centre is historically important through its association with the development of rail transport and the suburbanisation of Melbourne. Built in response to the construction of the railway to Hawthorn in 1861, and the need to finance the subsequent housing boom, the bank subsequently became isolated from the commercial precinct after the extension of the railway to Glenferrie in 1880. The Manresa People's Centre is architecturally important in demonstrating an unusually early example of Ecclesiastical Gothic Revival in a secular building in Victoria. The centre is also architecturally important in exhibiting the good design and aesthetic characteristics of Leonard Terry's work, particularly through the staircase hall, the Gothic stairs and the former drawing room.

Existing permit policy and permit exemptions

Nil.