FORTUNA VILLA CONSERVATION MANAGEMENT PLAN REVIEW 2016

PREPARED BY MINERVA HERITAGE FOR FORTUNA PTY LTD JUNE 2016

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Acknowledgments

This review of the 2002 Allom Lovell Conservation Management Plan for *Fortuna* has, by nature, drawn significantly on that report.

We would like to sincerely thank the following people who have assisted us during this project:

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Kirsten Wilkes at Dept. Environment and Chris Hall at Dept. Defence DEIG at Defence for their efforts in finding and providing a copy of John and Thurley O'Connor's 1987 Fortuna CMP.

1. INTRODUCTION

1.1. BACKGROUND AND BRIEF

In 2013 after many years of ownership by the Department of Defence *Fortuna Villa* was sold to a private owner. Upon the change of ownership from the Commonwealth Government the site's listing on the Commonwealth Heritage Register lapsed and a nomination was made for the site's inclusion on the Victorian Heritage Register. This nomination was accepted and the site was listed on the VHR as number H2211.

The current owner has applied for subdivision of the site to Heritage Victoria and, as a condition of a subsequent permit (P22553), the Conservation Management Plan for the site prepared by Allom Lovell and associates titled "*Fortuna* 30 Chum Street, Bendigo Conservation Management Plan" 2002 was to be reviewed and updated. The following is that review.

1.2. METHODOLOGY

This review of the 2002 Allom Lovell and Associates Conservation Management Plan for *Fortuna* Villa has been conducted using the methodologies expressed in the International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter) and The Conservation Plan, Seventh Edition, James Semple Kerr 2013.

1.3. LOCATION

Fortuna is located on the northern side of Chum Street at Golden Square, Bendigo. The location of the site is shown in Figure 2. The site to which the CMP applies is bounded by the yellow border.

The site includes Crown allotments 1, 1A, 1B, 1C, 1D, 1F, 6, 7 and 2A (the 'Bush Block') (

Figure 1).

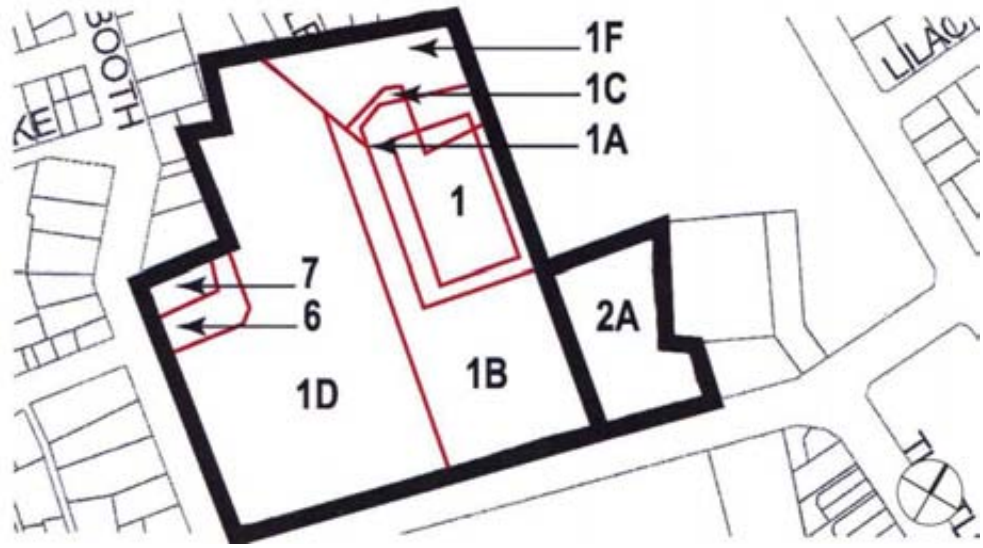

Figure 1: Fortuna Crown Allotments

Figure 2: Aerial image of the Fortuna site

Boundary outlined in yellow. Red dots indicate mine shafts however only the 'Bush Block' (bounded by red) in Figure 2 has been mapped. (Image: City of Greater Bendigo) The 'Fortuna' shaft and another said to be in the northern section are on the Fortuna site but not marked here

1.4. LISTINGS AND CLASSIFICATIONS

Greater Bendigo City Council Heritage Overlay HO434.

Victorian Heritage Register (VHR) H2211 (HERMES# 1775)

Fortuna is also listed on the National Trust Register at State level as B1177.

Following the sale of the property from the Commonwealth Government, and its subsequent removal from all Commonwealth heritage listings the site became eligible for nomination to the Victorian Heritage Register. A nomination was prepared and accepted and then, following approval by the Heritage Council was listed on the VHR.

The extent of the listing as appearing in the VHR is:

1) All the land marked L1 on Diagram 2211 held by the Executive Director, being Crown Allotments 1, 1A, 1B, 1C, 1D, 1F, 6 and 7, Section 33B Township of Bendigo.
2) All the buildings and structures B1-11 and features marked F1-F8 on Diagram 2211 held by the Executive Director.

General: The landscape, the pathways and the mature trees.
B1 Villa
B2 Stable (1860s) and coach house (1880s)
B3 Laundry
B4 'Roman bath'
B5 Coach house/garage (1904)
B6 Quartz-crushing battery
B7 Rotunda
B8 Former shade house
B9 P1 type hut
B10 P1 type hut
B11 Former retort building
B12 Photo printing building
B13 Printing annexe
F1 Pompeii fountain
F2 Tunnel
F3 Garden wall
F4 Entrance gates
F5 Driveway
F6 Lake
F7 Arbour
F8 Memorial cairn
F9 Quartz Outcrop/Rockery

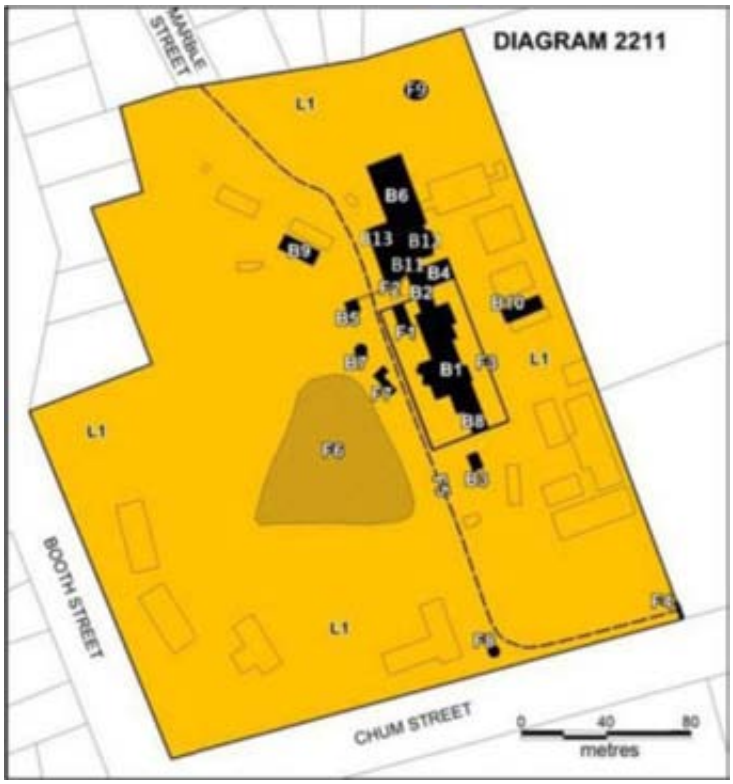

Figure 3: VHR extent of registration, Fortuna, Bendigo H2211

The full VHR Database Report is to be found in Appendix E.

Pursuant to the Heritage Act, permits are required for all works, including subdivision and development, demolition, alterations, additions and repairs to existing buildings, unless specifically identified as exempt in the current list of exemptions or an exemption is given.

1.5. PREVIOUS STUDIES

The site has been the subject of a number of studies as listed in Table 1.The 1987 John and Thurley O'Connor Conservation Plan, 2002 Allom Lovell & Associates Conservation Management Plan, and the 2009 Godden Mackay Logan Heritage Management studies are provided in Appendix C

Table 1: List of previous studies

DATE	AUTHOR	TITLE
2009	Godden Mackay Logan	*Fortuna* Bendigo Archaeological Assessment Final Report, prepared for the Department of Defence
2009	Godden Mackay Logan	*Fortuna* Bendigo Heritage Management Plan Final Report, prepared for the Department of Defence
2002	Allom Lovell & Associates	*Fortuna* 30 Chum Street Bendigo: Conservation Management Plan (CMP) prepared for Asset Services.
1998	Eckersley, H	Conservation and Repair Works: Pompeii fountain and adjacent structures, '*Fortuna*', Chum St, Bendigo, Victoria. Section 30 Referral to Australian Heritage Commission.
1996	Jordan, P	Upgrade for Army Topographic Support Establishment (ATSE) at '*Fortuna*', Chum Street, Bendigo. Section 30 Referral to Australian Heritage Commission.
1996	Eckersley, H	Report on problems at and prioritised schedule or repair works for Pompeii fountain and adjacent Structures *Fortuna*, Chum Street, Bendigo, Victoria.
1995	Eckersley, H	Pompeii fountain '*Fortuna*' Chum Street, Golden Square, Victoria: Section 30 referral Australian Heritage Commission Act, 1975.
1991	Australian Construction Services	Conservation Management Plan: *Fortuna*, Bendigo, Victoria. Volume 1: Analysis and Volume 2: Plan (essentially a reprint of the 1987 CMP).
1990	Nelson, I	Conservation of Conservatory *Fortuna* (Army Survey Regiment), Bendigo, Victoria. Section 30 Referral to Australian Heritage Commission.
1987	Mike Butcher for John O'Connor	'*Fortuna* Villa; a brief history'
1987/88	John & Thurley O'Connor Pty Ltd	Conservation Management Plan: *Fortuna*, Bendigo, Victoria. Volume 1: Analysis and Volume 2: Plan.
1982	Peter Lovell for Dept. of Transport & Construction	'Report of an Investigation of the Internal Decorative Treatment to *Fortuna* Villa Bendigo'
197-?	n/a	*Fortuna* Bendigo, Victoria, 1970.
1964	Hetherington, J	Witness to Things Past.
n.d.	Windsor, RP	Commonwealth of Australia Historic Buildings: '*Fortuna*' Bendigo Victoria. Unpublished history.
n.d.	Army Survey Regiment	Lansell's *Fortuna*. Guide to *Fortuna*'s historic features.

2. HISTORICAL CONTEXT OF *FORTUNA VILLA*

This brief history is based on previous extensive research contained in the *Fortuna* Conservation Management Plan prepared by Allom Lovell and Associates for Asset Services in 2002, and the 2009 *Fortuna* Heritage Management Plan prepared for the Department of Defence by Godden Mackay Logan. John and Thurley O'Connor's 1987 Conservation Plan has also been consulted. The material has been updated where necessary with minor corrections and additional information which has sources duly acknowledged. These documents should be consulted for further information.

The section on *Fortuna*'s architects has been revised.

2.1. BACKGROUND

Fortuna is situated within the traditional lands of the Dja Dja Wurrung people.

Port Phillip itself was first settled by Europeans in 1835. John Pascoe Fawkner and John Batman settled at site of Melbourne with the intent of acquiring pastoral lands, although they had no government approval. They made a 'treaty' with the Wurundjeri people to obtain land, but this was declared void by Governor Bourke.

Following Major Mitchell's exploration in 1836 of the lands his report described in glowing terms as 'Australia Felix', pastoral settlement expanded rapidly, and Melbourne grew as a port and centre providing the infrastructure and services required for the wool industry.

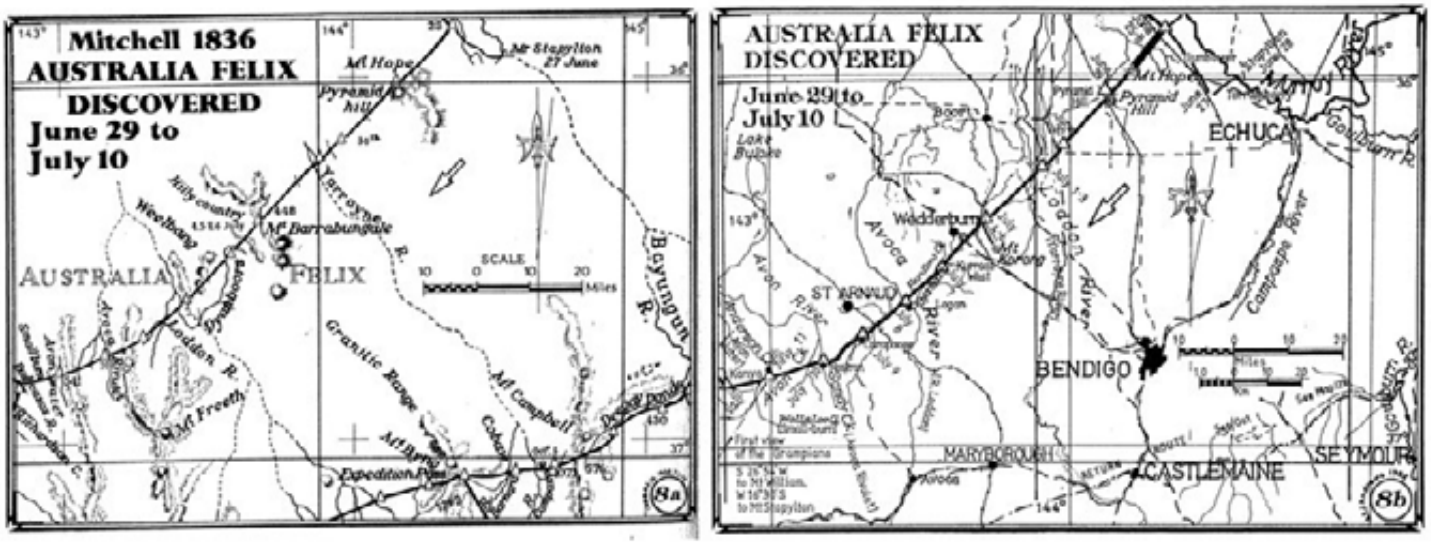

Figure 4: Major Mitchell's routes through the Goldfields area.

Map 8a is from Mitchell's map, with Mt Byng being the present day Mt Alexander, and 8b is the same area with modern towns marked. Image: http://majormitchellexpedition.com/wp-content/uploads/2010/03/map8.jpg

In 1840 Charles Sherrard took up a lease of 118,900 acres as a pastoral run. After passing through several changes of ownership the lease became known as 'Ravenswood Run' under the ownership of Stewart Gibson and Fred Fenton. The northern part of the run took in the valley of the Bendigo Creek, named after one of Sherrard's shepherds who was nicknamed 'Bendigo'

after an English prize-fighter[1] because he was handy with his fists, and who had a hut on the creek.

Gold was first discovered in 1851at a place known as 'The Rocks', on Bendigo Creek in what is now Golden Square. There was some controversy over who had first discovered gold, but eventually in 1890 a Select Committee of the Legislative Assembly decided that Mrs Margaret Kennedy, whose husband worked on Ravenswood Run, and her companion Mrs Farrell, who had used a milk dish to pan for gold in the creek, made the initial discovery[2]. A sketch map made by shepherd William Sandbach for the Select Committee shows the location of various features as they were at the time of discovery of gold in 1851 including, the rocky bar, waterholes, "Bendigo Hut and little stockyard", and detailing who was there and where their claims and campsites were. Sandbach believed that fellow shepherd William Henry Johnson first found gold.[3]

Figure 5: Sandbach's map of the area where gold was discovered in Bendigo Creek

Image: http://bendigo.wikia.com/wiki/Bendigo

Initially, the alluvial gold rush to Sandhurst in November and December 1851 was a disappointment for the diggers who had made their way from the rich Mount Alexander diggings. However, it was not long before the multitude of Bendigo's gullies and hills revealed their hidden treasures to those who persisted, or 'were just plain lucky'.[4] The rush was on and hordes of hopeful miners descended on the Bendigo Creek and its tributaries. Tent towns sprang up with shops (and less reputable businesses) flourishing. Many of Bendigo's villages and

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[1] Abednego 'Bold Bendigo' William Thompson, a Nottingham prize fighter who was champion of Britain at the time. *Bendigo A History* Revised edition, Cusack, F. Lerk and McClure, Bendigo, 2002 p.69

[2] *Bendigo's Gold Story*, Birrell, R. W. and Lerk J. A., J. A. & E. R. S. Lerk, Golden Square, 2001. p. 1
Bendigo a History

[3] http://bendigo.wikia.com/wiki/Bendigo

[4] *Bendigo's Gold Story*, Birrell, R. W. and Lerk J. A., J. A. & E. R. S. Lerk, Golden Square, 2001. p. 2

physical features were named during this period, with names such as Ironbark Gully, California Gully, Peg Leg Gully, Eaglehawk, Kangaroo Flat and Flora Hill to name a few. The town was formally surveyed by Richard Larritt in 1855 and Bendigo's suburbs retain many of these names today.

After several years obtaining alluvial gold using methods such as puddling was in decline. By the time steam powered puddling machines were operating most suitable ground had been worked out, and interest in mining the gold bearing quartz reefs took hold. Reef mining required significant investment of capital in machinery to operate the mines and crush and process the ore, and from 1857 a number of mining companies had been formed in Bendigo and investors from Melbourne and elsewhere were keen to get involved. Figure 5shows the landscape in 1857 at the time of this transition. A skilled workforce of miners and engineers was also required and Cornish and German immigrants with experience in hard rock mining were in demand. By 1870 quartz mining became predominant.[5]

Figure 6: "The end of the rainbow, Golden Square" by George Rowe 1857

Image: http://familypedia.wikia.com/wiki/Bendigo

[5] Ibid, p. 13.

2.2. RISE OF THE MINING MAGNATES

2.2.1. THE BALLERSTEDTS

Figure 7: Theodore (right) and Christopher (left) Ballerstedt and their dog.

Albert Charles Cooke, ca 1869. Image: H82.291 State Library of Victoria

Johann Gottfried Tobias Christopher Ballerstedt (often called 'Christopher' and sometimes 'Johann') was born in Magdeburg, Germany in 1796. As a teenager he was drafted into the Prussian army and fought under Blucher at the Battle of Waterloo in 1815. In the late 1840s he went with his son, Christopher Theodore Ballerstedt (generally known as 'Theodore') to the Californian goldfields, but having no luck they travelled to Sydney in 1852, and via goldfields in NSW they wound up in Sandhurst, pushing their belongings in a wheelbarrow. They soon made good after buying a claim on Victoria Hill (Figure 7, 8) from Dido Weymouth, an American

Negro, for £60 in 1854[6]. They worked the reef as an open cut mine, using horse powered machinery to crush the quartz. They then sank a shaft to 200 feet, striking gold, and then to 300 feet where they struck another rich deposit of gold. This helped refute the commonly held belief that gold in the reefs diminished with depth. In 1857 they held a champagne luncheon to celebrate their luck, which was attended by Sir Henry Barkly, the Governor of Victoria.

After initially crushing their quartz using a Chilean Mill, the Ballerstedts were among the first to take advantage of modern technology to crush the quartz. According to Christopher Davey,

> *The stamp battery is a logical development from the hammer or dolly. The earliest mechanisms were probably improvised, using materials immediately to hand. The earliest person successfully mining quartz in Bendigo is believed to have been a German, Mr Ballerstedt, who worked a claim at the head of Long Gully ... Later, in 1854, he used a horse-powered stamper in which he crushed dry and then washed off in a cradle. The process left half of the gold in the course [sic] quartz tailings, so when a couple of Americans, Denis and Ferguson, erected a steam-powered battery at the head of New Chum Gully in March 1855, Ballerstedt joined with them to reprocess his tailings.*[7]

By the late 1860s they had combined their leases with a total area of over 8 acres, and had erected a substantial two storey house with a detached kitchen, stables, tailings treatment plant, machine house and outbuildings at a cost of £10 000. In 1869 Vahland and Getzschmann designed a two storey addition to the south end of the house. The Ballerstedts had a 16 head crushing battery with a twenty horsepower steam engine, and by 1871 employed forty men and six horses.[8]

Christopher Ballerstedt died in 1869, leaving his entire estate to his son Theodore, who sold the mine, plant and house to George Lansell in 1871 for £30 000[9]. He retired to Magdeburg but died there just two years later.

Theodore and his wife were farewelled by mining friends at the Shamrock Hotel in Bendigo, and in a speech Richard Andrews said;

> *Your name will always be identified with the great mining interests of Bendigo to the development of which your late lamented father, whose memory will forever be dear to all who knew him, so eminently contributed by the energy and perseverance which he, with yourself, devoted to opening up the now worldwide known and celebrated Victoria Reef.* [10]

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[6] http://www.germanaustralia.com/e/ballerstedt.htm

[7] Davey, Christopher J. "The origins of Victorian mining technology, 1851-1900", *The Artefact*, 1996, vol. 19, p.52-62 quoted in https://bih.federation.edu.au/index.php/Quartz_Crushing

[8] "The Ballerstedts and the Bendigo Quartz Reefs", The Latrobe Journal No 30, December 1982

[9] Bendigo Advertiser, 6 March, 1871, p.2

[10] Christopher Ballerstedt "The father of quartz reefing in Bendigo" © D. Nutting 2001 http://www.germanaustralia.com/e/ballerstedt.htm

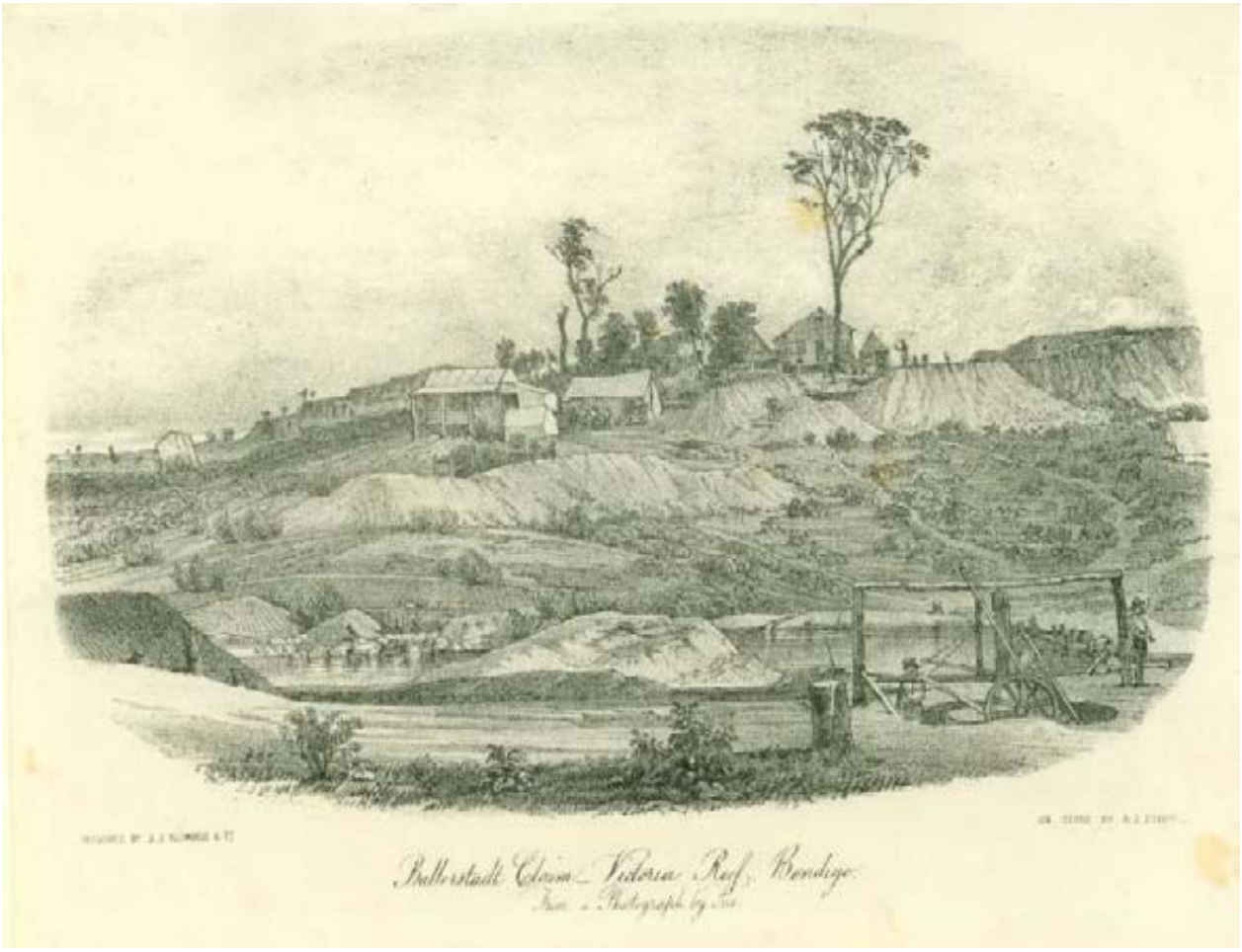

Figure 8: Ballerstadt [sic] Claim Victoria Reef Bendigo c. 1860

Lithograph by A. J. Stopps, from a photograph by Fox. Image: State Library Victoria

Figure 9: Fortuna in 1871.

Image: Courtesy Darren Wright

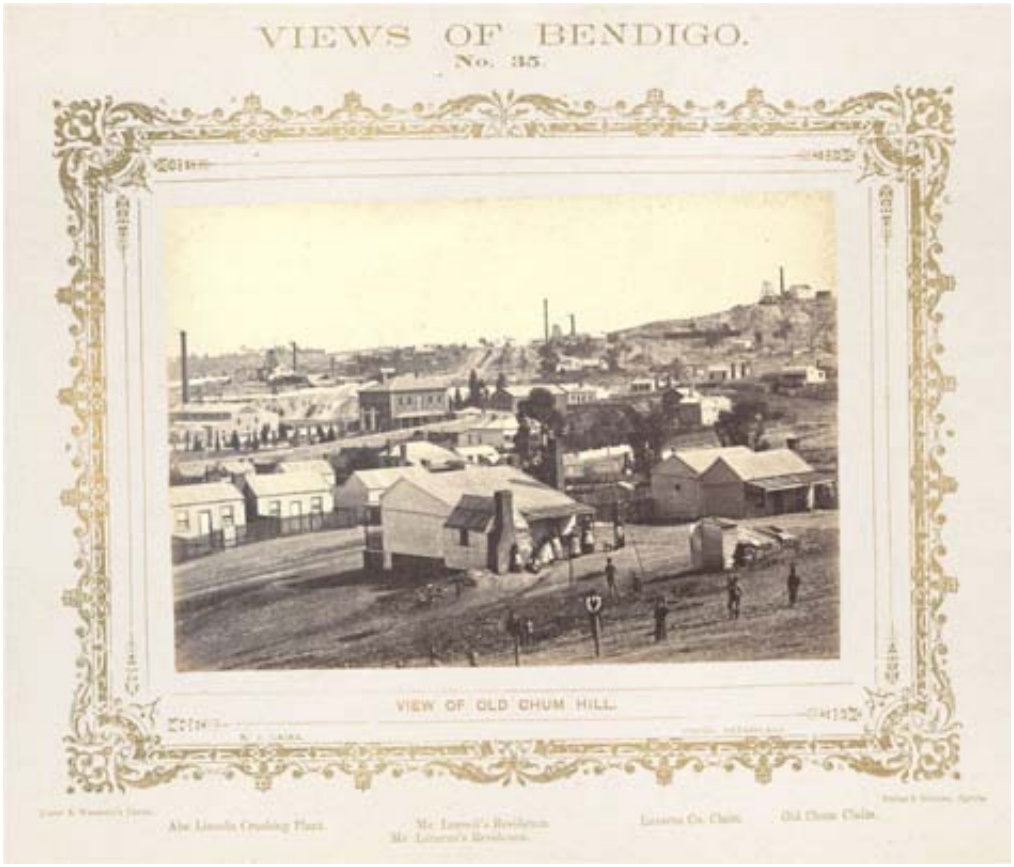

Figure 10: View of Old Chum Hill, Victoria, ca. 1875

Photo: Caire, Nicholas. (1875).

Image: National Library of Australia Digital Library Reference: nla.obj-144318320

Figure 11: Detail of Figure 10.

In Figure 11both Barnet Lazarus' West End Hall (left foreground) and George Lansell's Fortuna have construction works going on, clearly seen here in the detail of the above photo (Figure 10). Scaffolding can be seen on the verandah of Fortuna and the new portico is being added to West End Hall. Both magnates lived in close proximity to the source of their wealth. The Lazarus Co. Claim and John Boyd Watson's Old Chum Claim appear to the right of the image.

Figure 12: Bendigo and New Chum Gully from Old Chum Hill

J H Harvey n.d. Image: State Library of Victoria. Overhead tramway from Lansell's 222 to Fortuna battery (off to right of image). Lazarus mine chimney on left. Fortuna Villa garden on right. Old Chum (foreground) was John Boyd Watson's first quartz mining venture.

2.2.2. JOHN BOYD WATSON

Figure 13: John Boyd Watson

John Boyd Watson (1828- 1889) was born in Scotland and arrived with his family in Sydney in 1841. In 1850 he went to the California diggings, setting off for the Victorian goldfields on his return in 1852. He mined successfully at White Hills before commencing quartz mining at the Old Chum claim on New Chum Hill. This was followed by a partnership in a successful claim in Paddy's Gully, and with others the Cornish United Co. He also had an interest in the Golden Fleece, Kent and Garden Gully mines by the late 1860s. He bought and amalgamated these

mines as the Kentish Mine, where between 1871-80 one reef alone yielded 13 tons of gold, rising to 20 tons in 15 years, worth £2 000 000, however "Mr Watson's memory is not very highly honoured in Bendigo, for all that, as he spent or invested all his wealth in and about Melbourne", unlike George Lansell, according to an 1893 newspaper article[11]. J B Watson owned this mine until 1889, the year of his death.

Figure 14: Kent House, 1874 J B Watson's Bendigo home.

Image: http://www.realestate.com.au/property-house-vic-bendigo-120937241

He had moved to Melbourne in the mid-1870s but he retained his links with Sandhurst. His Bendigo home 'Kent House' in Wattle St (architects: J H Jones 1874, Vahland and Getzschmann, 1875) has recently been restored to its former glory. It is a semidetached residence, with the other half of the pair being built for his sister. The steel doored strongroom for his gold still exists in the basement and his separate two storey office building (1875) behind the house is now a private residence.[12] As a result of his successful mines he became the single wealthiest man in the colony. He owned valuable property in Sandhurst and Melbourne, and was a founder, director and principal shareholder of the Federal Bank among other business interests including a large shareholding in the Melbourne Tramways Co, mining and pastoral interests in Queensland, and a steamship company and wharves in Sydney. Interestingly, he launched the Sydney 'Daily Telegraph' newspaper with a group of Sandhurst investors in 1879. He had nine children, and a grandson was pioneer aviator Basil George Watson. He did not involve himself in public life, but his son set up the Watson Sustenation Fund in Bendigo for the aid of permanently invalided miners after his death. He died in Sydney in 1889 of phthisis after returning from a visit to San Francisco.[13] He is buried in the Bendigo Cemetery. His son, also John Boyd Watson, purchased 'Ontario' mansion in Caulfield, Melbourne in 1904, renamed it 'Labassa' and lavishly renovated it with no expense spared. It is now owned by the National Trust.

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[11] 'Bendigo's Treasures, 'Twenty tons of gold in fifteen years', Otago Daily Times, 1 April 1893, p.4, referring to an article on 'The Goldfields of Bendigo' by J. F. Markes, managing editor of the "Australian Mining Standard" in the "Engineering Magazine".

[12] Butcher, M. and Flanders, G. 'Bendigo Historic Buildings', National Trust of Australia (Victoria) Central Victorian Branch, 1987. p. 68

[13] Frank Cusack, 'Watson, John Boyd (1828–1889)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/watson-john-boyd-4812/text8023, published first in hardcopy 1976, accessed online 10 January 2016.

Figure 15: 'Labassa'

https://fergusonandurie.wordpress.com/tag/john-boyd-watson/

2.2.3. GEORGE LANSELL

Figure 16: George Lansell

George Lansell (1823- 1906) was born in Margate, Kent, England, where his father had a business making soap and candles. When George was 14 he entered the family business. In 1854 he and his brothers Wooten and William emigrated to Australia. They set up as butchers, then as soap and candle manufacturers at View Point in Bendigo, after unsuccessful efforts at digging in Echunga, South Australia[14]. According to J. F. Markes, writing in 1893, "Mr Lansell was originally a soap-boiler, and, if tradition is to be trusted, earnestly eschewed mining until some scrip which had come into his possession for a bad debt suddenly brought in rich returns."[15]

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[14] *Bendigo A History* Revised edition, Cusack, F. Lerk and McClure, Bendigo, 2002 p.220

[15] 'Bendigo's Treasures, Twenty tons of gold in fifteen years', *Otago Daily Times*, 1 April 1893, p.4, referring to an article on 'The Goldfields of Bendigo' by J. F. Markes, managing editor of the "Australian Mining Standard" in the *Engineering Magazine*.

Other sources say that he was convinced by a stockbroker, who was a customer, to invest. After some initial losses, but never wavering in his belief that the quartz reefs would prove rich, he acquired sole ownership of a number of mines, including the Pandora, Cinderella, Comet, Sandhurst, The North and South Red White and Blue mines, 616, 83, and 222. Lansell acquired Lunt's 'Fortuna' mine (adjacent to the South end of Ballerstedt's allotment) in 1864.[16] The most famous of his mines was the Big 180, which he purchased in 1871 from Theodore Ballerstedt for £30 000[17], with the '*Fortuna*' house, plant and stables included in the sale. The 180 Mine was fabulously rich- by 1899 it was estimated that the Ballerstedts and Lansell between them had made £1 000 000 from it, an absolute fortune in today's money. It was the deepest mine in the world in 1899 at 3,179 feet. Lansell was a pioneer in deep sinking and was interested in experimenting with new techniques and inventions. He helped finance a trip by academic Gustave Thureau to the United States 'to seek out information that would assist the local industry to adopt new technology.' Lansell adopted many of the recommendations in Thureau's report, installing air compressors to operate equipment such as diamond drills, first used in the Bendigo field in his great Southern mine at Quarry Hill. He permanently installed Kainotoman rock drilling machinery in the 180 Mine in 1878.[18] In 1888 Lansell applied for patents on an improved arrangement of boiler flues –possibly for central heating in his house installed in that year, and a new method of equalizing strain in winding gears[19]. He invested massively in his mines- for example; the Red White and Blue Battery had 105 heads of stampers. He had investments in other mines in Bendigo, elsewhere in Australia and abroad, and was reputed at one stage to be making over £1 000 a day from his mines and investments[20].

When his first wife, Bedelia, died childless in 1880 he returned to England[21], settled down and remarried in 1883. His second wife Edith bore him six children. Missing his drive and determination on the goldfield, a petition was taken up in Bendigo signed by 2 628 men begging him to return, which he did in 1887.[22] In the midst of all his mining activities, he lavished large amounts of money on improving the *Fortuna* mansion and grounds. He lived in his palatial mansion, as J.F. Markes remarked in 1893, "amid the roar of his beloved stampers, and overshadowed by the huge poppet heads of his pet mines."[23] Nonetheless, visiting VIPs and royalty were entertained at *Fortuna*.

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[16] *The Gold Mines of Bendigo, Book 1* A. V. Palmer, Craftsman Press, Hawthorn, 1975, p.169
[17] Bendigo Advertiser, 6 March 1871, p.2
[18] *Bendigo's Gold Story*, Birrell, R. W. and Lerk J. A., J. A. & E. R. S. Lerk, Golden Square, 2001. p. 56

[19] New South Wales Government Gazette, Mon 6 February 1888 No. 425 p. 976, No. 358, p. 978.
[20] *Bendigo A History* Revised edition, Cusack, F. Lerk and McClure, Bendigo, 2002 p.221

[21] Ibid, p.221
[22] Ibid
[23] Markes, J. F., 'The Bendigo Mines' in *Australian Mining Standard*, VII, 1893. P.207

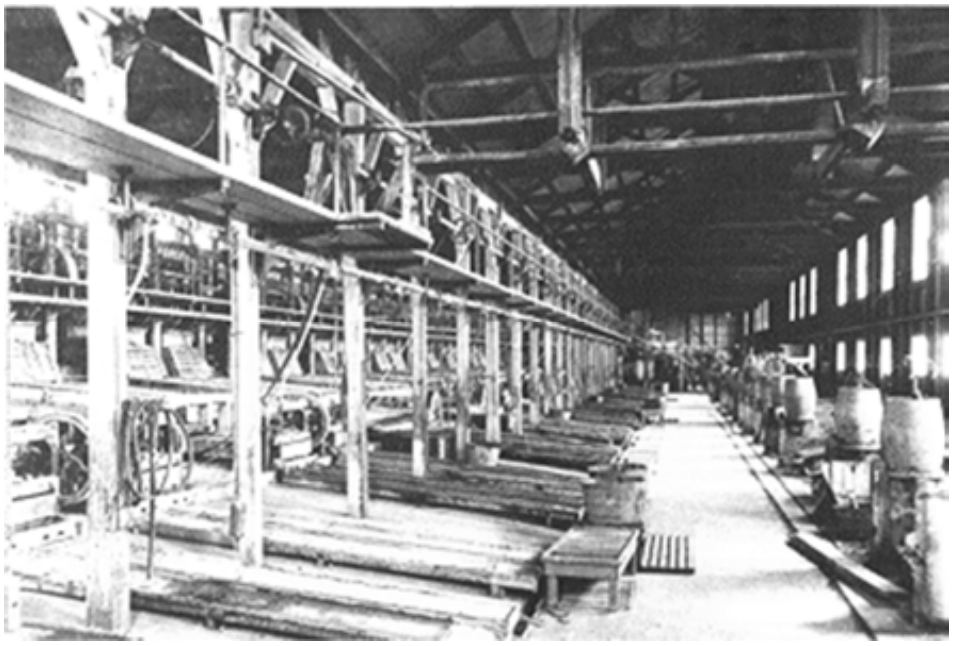

Figure 17: Lansell's Red White and Blue Battery.

Photo W. H. Robinson Image: http://www.bendigoweekly.com.au/news/the-right-person-for-the-task

Figure 18: A visit by an Indian Rajah photographed in Fortuna's garden c. 1900.

William Beebe can be seen on the far left of the top row along with the Indian dignitaries, and George and Edith Lansell are in the centre of the second row. Photographer: W H Robinson Image: courtesy Darren Wright.

He was known for his generosity as well as his enormous wealth, donating to local charities and institutions, as well as assisting struggling companies, reefers, diggers and tributers down on their luck. He died in March 1906, and in his will all employees at his mines and staff at *Fortuna* received a parcel of shares, and a trust fund of £70 000 was set aside for the aid of widows and

orphans of Bendigo miners.[24] In summary, from the Australian Dictionary of Biography:

> *Commonly known as 'Australia's Quartz-King', he was director of thirty-eight mines and had some link with almost every mine in Bendigo. He gave liberal support to local charities but attributed his unwillingness to enter public life to the memory of his father's ruin by politics when fighting for corn law repeal. At his death on 18 March 1906 Lansell was mentioned in all the churches and flags were flown at half-mast. Bendigo's concern over the family's intentions towards mining were swiftly allayed as the eldest son, George Victor, continued his father's policies. In admiration and gratitude for Lansell's 'indomitable courage and persistent enterprise' the community raised a statue in his honour*[25].

Figure 19: Statue of George Lansell, Pall Mall, Bendigo(left)

Figure 20: George Lansell statue (right)

This statue was erected by the citizens of Bendigo. He holds a piece of gold bearing quartz from one of his mines.

[24] *Bendigo A History* Revised edition, Cusack, F. Lerk and McClure, Bendigo, 2002 p.223

[25] Suzanne G. Mellor, 'Lansell, George (1823–1906)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/lansell-george-3992/text6313, published first in hardcopy 1974, accessed online 17 January 2016.

3. *FORTUNA*'S ARCHITECTS

The architect of Ballerstedt's original *Fortuna* is unknown, but several of Bendigo's leading architects worked on it over the years. The photograph below shows the Ballerstedt family in front of their recently constructed house in 1860.

Figure 21: Ballerstedt's original Fortuna 1860, from the East.

Image: courtesy Dennis O'Hoy

3.1. VAHLAND AND GETZSCHMANN

Figure 22: William Charles Vahland, (left) and Robert Getzschmann,

William Vahland, portrait by Batchelder, Robert Getzschmann, portrait by Chevalier.

The Bendigo architectural partnership between William Charles Vahland and Robert Getzschmann operated from 1857 until Getzschmann's death in 1875.

Wilhelm Karl Vahland was born in 1828 in Nienburg an der Weser, Hanover (now part of Germany) and christened in the Lutheran church. He was the youngest of a large family. His father was a master builder, joiner and cabinet maker and Wilhelm worked with him before studying architecture at the School of Building (Technische Hochschulen) in Holzminden until 1852. He then practised briefly in Hamburg and Bremen and as an engineer on the Hanover-Cassell railway before briefly setting up an architectural practice in Diepholz, before "a combination of concern about the local political situation, a wish to avoid military service in that situation, and the lure of the Australian goldfields took hold of him."[26]

He sailed from Hamburg to Australia on the *San Francisco*, arriving in Melbourne in September 1854. He joined three companions from the ship and headed for the Bendigo diggings. He had no success as a miner and began work as a carpenter for Julius Iser, before setting up on his own in Bridge Street making cradles for use by alluvial miners.

Figure 23: 'Zealous Gold Diggers, Bendigo 1854' S. T. Gill.

The woman is using a cradle to wash for gold.

His first building work was fitting out the Crown Hotel. Vahland soon returned to his original occupation and began working as an architect in Bendigo in 1856. His first architectural commission was for a two storey brick building for Julius and Hermann Scherff in Pall Mall. Initially known as Scherff's Lyceum Store, it was later to become Abbott's Hotel, then the Lyceum Theatre, and finally the offices of the Bendigo Advertiser. It burned down in 1962.

[26] Beagley, D. *Gold and Blue: Freemasonry and community in Bendigo1854-2004,* Holland House Publishing, Strathdale, 2004, p. 32

Figure 24: Former Scherff's Lyceum Store, Pall Mall

Photo taken not long before it burnt down. Photo: Alan Doney. Goldfields Library Image Collection.

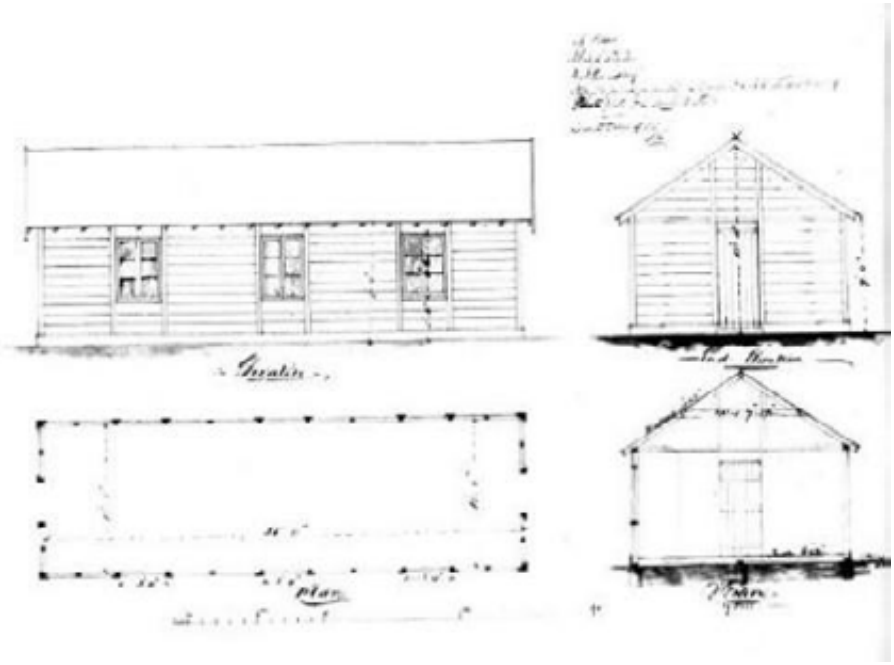

Figure 25: Drawing for Robinson Crusoe Gully school house, 1857

A portable school house for the Church of England. Architect William Vahland. (Victorian Schools, Burchell, p. 30)

In 1857 he built his own house 'Vahlands' in Barkly St, Bendigo, which still stands. In the same year he became a British citizen, taking his oath of allegiance before Redmond Barry, who was later the judge in the trial of Ned Kelly.

Vahland undertook a number of relatively modest commissions, including a portable schoolroom for Robinson Crusoe Gully Church of England School and another school room in brick for the Lutheran Church in MacKenzie St (both 1857).

Figure 26: The Lutheran School, MacKenzie St, 1857.

Vahland's earliest extant building in Bendigo.

He soon formed a partnership with Robert Getzschmann, a German architect, who arrived in Victoria in 1849 and in Bendigo in 1857[27]. Getzschmann was born in Prussia in 1824, where he trained as an architect at Cassell University. Their first recorded job together was the stone centre block of the Bendigo Hospital, although it has been suggested by one researcher that Scherff Bros store may have been their first collaboration[28]. Their chambers were at 2 Pall Mall.

In 1859 he married Jane Barrow of Runnymede near Elmore, and became an Anglican. He Anglicised his name to William Charles Vahland around this time.

In 1862, Vahland left temporarily for Dunedin, New Zealand, possibly to expand the business as a result of the gold rush there, possibly at the invitation of Shadrach Jones and Charles Bird formerly of Sandhurst. Whilst in Dunedin he designed the house "Woodhead" for Shadrach Jones. He formed a brief partnership with a Dunedin architect and builder, W. H. Monson. Although he has been credited with designing the Commercial Hotel and the Theatre Royal[29]whilst in Dunedin, recent research has shown otherwise[30] . The Oddfellows Hall (long gone) and "Woodhead"[31] are attributable to Vahland, and there are a number of notices for nders in the Dunedin newspaper for materials and construction of buildings which are so far

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[27] Butcher, M. 'The Architects', in *Bendigo: the German Chapter,* Cusack, F. ed, p.93
[28] Lawler, G. 'The Vahland School', Humanities Research Report, Department of Architecture, Melbourne University, 1976.
[29] Ibid.
[30] Pers. Comm. Elaine Doling and David Murray, Dunedin historian, email Jan 29, 2015
"I am sure the Lawler reference to the Theatre Royal is a misattribution, as there are both tender notices and a newspaper description from 1862 naming the architect as Charles G. Smith. Vahland had his professional rooms in the Commercial Hotel but notices indicate that building (in its 1861-1862 enlarged form) was designed by Monson when he was practicing alone."

[31] This house has been much altered but some elements of Vahland's building remain. *Buildings of Dunedin,* Knight, H. and Wales, N., John McIndoe Ltd, Dunedin, 1988. p. 237- 239.

unidentified[32]. He returned to Bendigo in 1863, continuing the partnership with Getzschmann until the latter's death in 1875. Getzschmann never married.

His partnership with Getzschmann was very successful and their output was prolific. Vahland and Getzschmann were responsible for designing churches, schools, banks, hotels, private residences and a theatre across country Victoria, and Southern New South Wales. Some of their more significant buildings in Bendigo include the Mechanics' Institute (1861-72), the School of Mines (1864), the Hospital (1868-70), the major additions to R A Love's Benevolent Asylum (1871-2), the former Union Bank (1876), and the Masonic Hall which was Vahland's alone (1873-4). During the 1870s, the office thrived, with up to seven employees, most of who were of German background. He continued the German practice, highly unusual in Australia, of working in metric instead of imperial measurements. Perhaps any German influence can be seen most particularly in their designs for churches.

It is interesting to note that all of Vahland's, and Vahland and Getzschmann's, many churches were based on the Gothic style, including German Gothic in the case of St Liborius' Catholic church, Eaglehawk (1868), and St John's Church of England in Heathcote (also 1868), for example. Their churches were built for a number of denominations and ranged from grand plans for a new All Saints' Anglican Cathedral in Bendigo in 1869 (never built), to the exuberant Presbyterian Church (1873) in Deniliquin, NSW, to parish churches in Bendigo and a number of other towns. St John's Presbyterian Church in Forest St Bendigo (1890) and the Methodist Church in Long Gully (1877), both by Vahland are fine examples. One known example of a secular Victorian Gothic Building by them is 'Strachlachlan' in Barkly Place West, built for Lachlan MacLachlan in 1858[33].

Vahland is thought to have been the principal design force of the partnership. Other works by Vahland alone included the remodelling of the Town Hall (1885). In 1892 Vahland took his son Henry into partnership, and the Sandhurst Club (1893) in View St and 'Caradon' Eaglehawk (1899) are examples of that partnership.

Vahland was responsible for a number of works at *Fortuna*, including the 1869 south wing, and with Getzschmann in 1875, remodelling of facades at the north end of the house and south end of the billiard room, and the eastern verandah. A plan exists of a tower and stair turret designed by Vahland and Getzschmann, probably in 1871, but never built. The plan was preserved by Lansell along with plans by RA Love (see below) for a stair turret and principal entrance.

[32] Pers. Comm David Murray
[33] Butcher, M. and Flanders, G. Bendigo Historic Buildings, 1987, National Trust of Australia (Victoria) Central Victorian Branch, Bendigo. p. 91

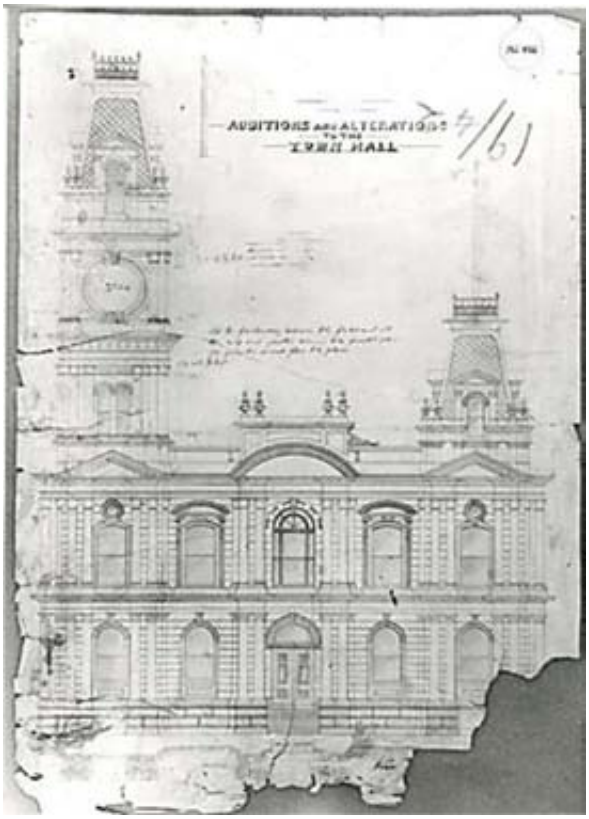

Figure 27: Vahland's plans for alterations and additions to the Bendigo Town Hall.

Image: Goldfields Library Image Collection

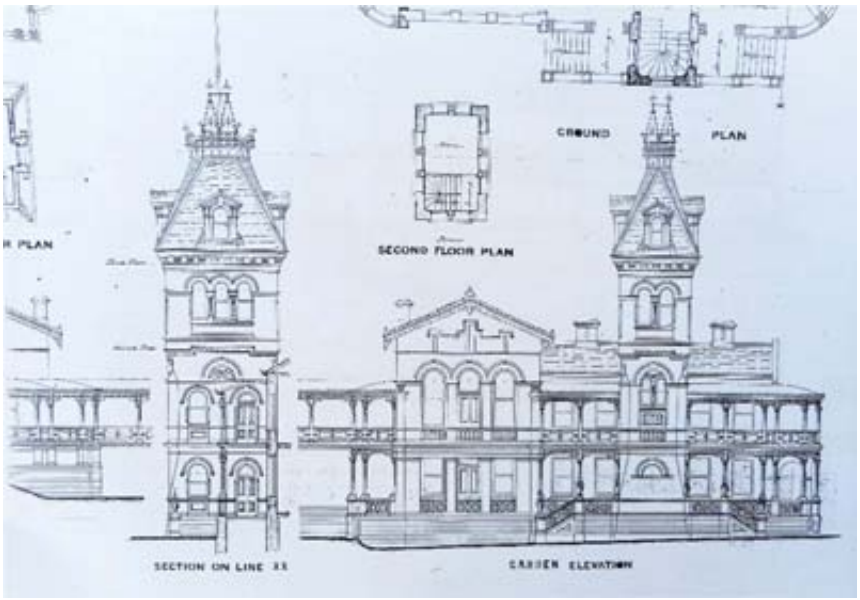

Figure 28: Plan by Vahland and Getzschmann.

This plan is one of two sets by Vahland and Getzschmann for a verandah, stair turret and tower for Fortuna which were never built. Image: Mike Butcher reproduced in O'Connor 1987.

Vahland was also responsible for additions in 1888 including the Picture Gallery/Ballroom and central heating works for which his plans are extant. He is likely to have collaborated with George Lansell on this as Lansell had patented an improved arrangement of boiler flues in that year. Vahland was associated with many other Bendigo architects. From 1872 to 1892 the firm employed Wilhelm Eduard (William) Nicolai, a Prussian immigrant who, like Getzschmann, trained at Cassell University. He was employed by them as a draftsman and clerk of works, and

was responsible for architectural education at the Bendigo School of Mines. Although never made a partner in the firm, Nicolai was nonetheless responsible for some design work. Together they influenced the second generation of Bendigo's architects including Vahland's son, Ernest Henry, William Beebe and his son, John. Philip Kennedy, who designed Bendigo's landmark Shamrock Hotel (1897), had been trained by Nicolai and articled to Vahland.[34]

In 1892, Ernest Henry Vahland, the eldest of William's ten children, joined his father in the partnership, practising as W C Vahland and Son until 1902. The Sandhurst Club (1893) in View St was a result of that partnership.

In 1900, Vahland retired from practice after a period of illness, and was replaced in the firm by John Beebe, a son of William Beebe, a member of the locally prominent Beebe family of stonemasons and architects. Vahland returned to Germany for a holiday in 1902, and later that year, on returning to Australia, returned to work in partnership with John Beebe following the premature death of his son, Ernest, from kidney disease, aged only 42. He continued working in this partnership until 1910. In the early years of the twentieth century Vahland also involved himself in his wife's family's property, Charter House Estate, near Elmore, from where he operated a successful winery.

In 1914, during World War One, Vahland, along with all other Germans, was classed as an enemy alien and forced to surrender his passport and assets, even though he was born in the British Protectorate of Hanover and had held British Citizenship since 1857. William Vahland died in 1 July, 1915.[35] His funeral was one of the biggest seen in Bendigo, and the flag on the Town Hall was flown at half-mast.

Over his fifty year career, Vahland's work was prolific. He established and maintained an extremely successful practice, employing all the popular styles of the second half of the nineteenth century. Vahland served his community in many ways over his long life, from gracing the city with his architecture, to enabling miners and their families to have a home, and a director of the gas company for 30 years. He was treasurer of the School of Mines and examiner in mechanical drawing and other subjects, pioneering the wine industry at Runnymede at Charterhouse Estate with his father in law, serving the Masonic order, and the community at All Saints' Church. He was on the hospital board and the boards of the Benevolent Asylum, the School of Mines and the Mechanics Institute. He was a member of the Victorian Institute of Architects. Vahland was a founding member of the Bendigo Land and Building Society in 1858 and served 38 years as Chairman and Managing Director. He was a fine citizen, respected by all, and loving husband and father of ten children. He loved animals and kept silky terriers and cats. He served as a Councillor from 1869 to 1872. He was even manager of the Sandhurst Fire Brigade in 1859.

He was known for his integrity and was respected by all.

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[34] Butcher, M. 'The Architects', in *Bendigo: the German Chapter,* Cusack, F. ed, p.96

[35] Lawler, G. 'The Vahland School', Humanities Research Report, Department of Architecture, Melbourne University, 1976.

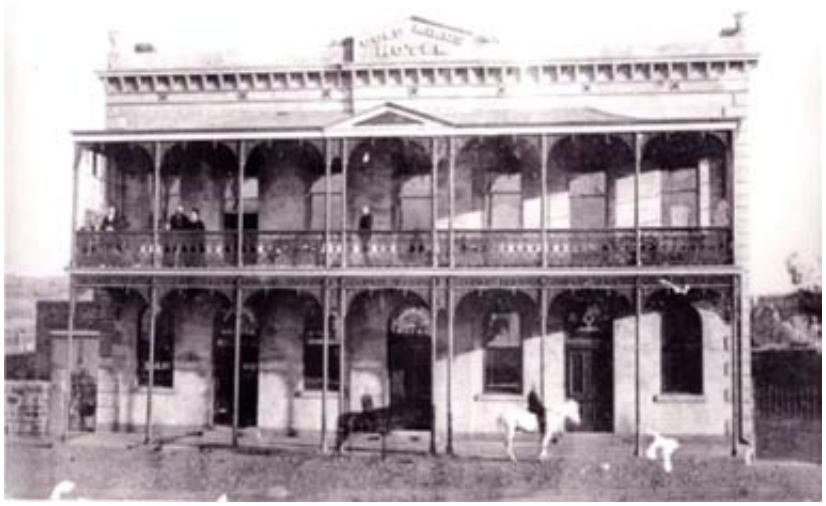

Figure 29: Goldmines Hotel Bendigo

A well-known example of Vahland and Getzschmann's work- the Gold Mines Hotel, Marong Rd, Bendigo, 1872, photographed in 1874. Image courtesy Mike Butcher.

3.2. EMIL MAUERMANN (1851-1937)

Figure 30: August Emil Mauermann c. 1915

Image: From 'August Edward Emil Mauermann' by Dr John J. Taylor January 2015 www.architecture.com.au/

Like Vahland and Getzschmann, Emil Mauermann was a German architect who practiced in Bendigo from 1887 to 1894. He was born on 6 June 1851 at Hainewalde, Saxony, and arrived in Adelaide aboard the *SS Taormina* in June 1885. He used the abbreviation FRSA for his qualification but extensive enquiries by architectural historian, Mike Butcher, have failed to determine what it stood for or where he trained. It could possibly stand for Fellow of the Royal Society of Arts.[36]

[36] https://en.wikipedia.org/wiki/List_of_Fellows_of_the_Royal_Society_of_Arts

However, Dr John Taylor[37] says that in an 1892 notice he was noted as a graduate of the 'Royal Building Academy of Design, Dresden, Saxony'.[38] He was said to have been brought to Bendigo by Vahland and was clerk-of-works for Vahland's National Bank in Pall Mall in 1886. By 1887 he had established his own practice and designed the Sandhurst Coffee Palace.[39]

Figure 31: 'Edelweiss' 19 Hamlet St Bendigo 1890.

Over the next four years he designed several buildings in Bendigo, including 'Edelweiss' in Hamlet St for Dr John Quick in 1890, and also in Melbourne, and submitted fine competition drawings for the 1892 Bendigo Art Gallery design competition which he won, but due to depressed economic conditions in Victoria at the time it was not built.

Figure 32: Mauermann's winning design for a new Bendigo Art Gallery 1892

Published in the Building and Engineering Journal of Australia and New Zealand 25 November 1893, Mauermann donated this drawing to the Bendigo Art Gallery in December 1893 - it remains in the collection.[40]

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[37] Taylor, Dr John J., 'August Emil Mauermann (1851-1937)', Western Australian Architect Biographies, January, 2015 http://www.architecture.com.au/ accessed 9/1/2015

[38] Possibly the Royal Saxon School of Applied Arts, founded in 1875/6, and now a part of the Dresden Academy of Fine Arts.

[39] Butcher, M. *German Architects in Bendigo* (supplied by author)

[40] Ibid

He also did drawings for the Stock Exchange in Melbourne[41]. Butcher asserts that descendants claim the bank crash of the 1890s was the cause of his demise; there may be more to it than that.[42] He was declared insolvent in March 1893, with debts of £544/18/7, the cause being *"Depression in business, want of remunerative employment, and pressure of creditors"*.[43] A warrant was issued in Victoria for Mauermann's arrest for obtaining goods 'by means of a valueless cheque'. [44] He sold his business in Bendigo to his draughtsman Frederick W. Lehmann, another German, and practised briefly in Sydney before heading for Western Australia. He was employed as a draughtsman in the Western Australian Public Works Department from 1895, going into private practice in 1901 after being retrenched. Several of his Western Australian buildings are extant, including the 1903 Royal George Hotel, East Fremantle. He later became an engineer on the Great Boulder Mine at Kalgoorlie in 1906. His son was drowned in a shipwreck in 1906, and Dr John Taylor notes that nothing further is known of his career after this. He died in 1937 in Perth at the age of 86.

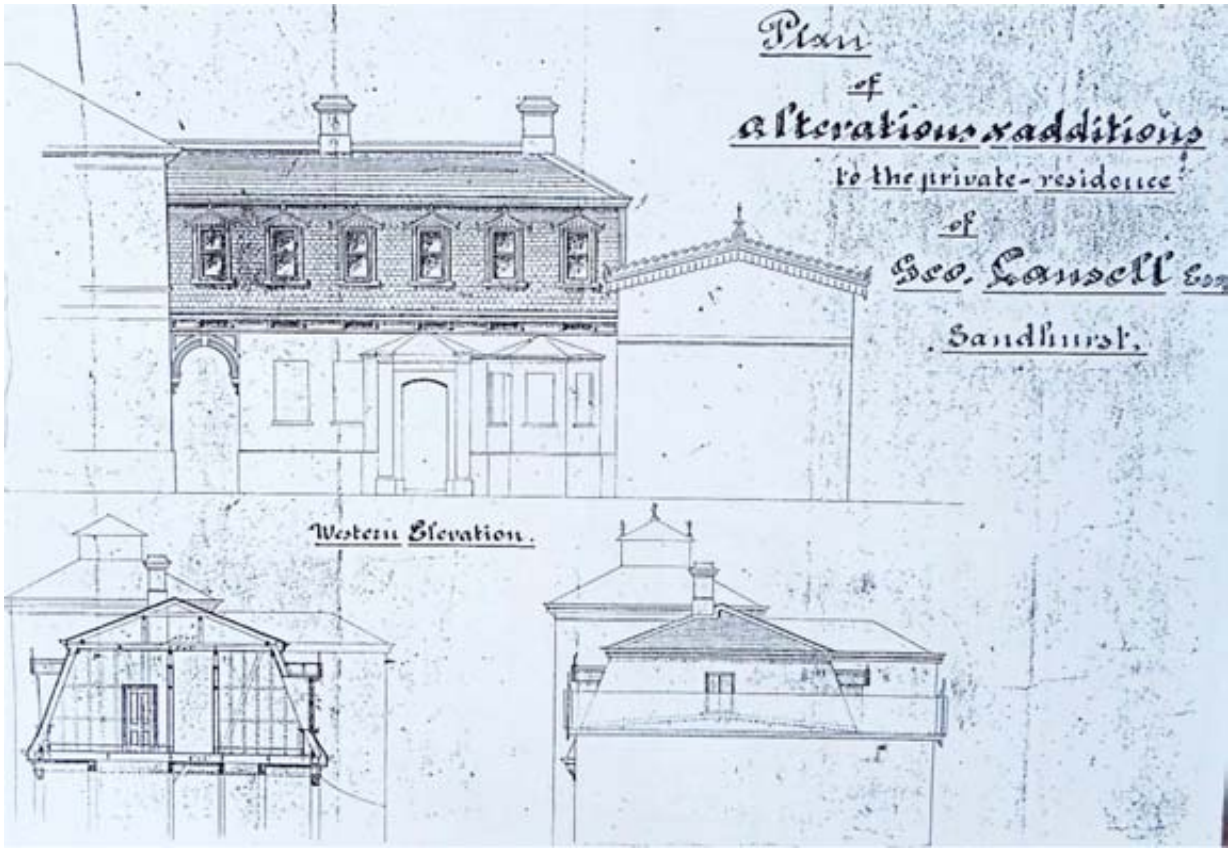

Figure 33: Mauermann's 1890 plans for the attic addition to Fortuna

Image: Mike Butcher. Reproduced in O'Connor 1987 (Appendix E).

[41] Ibid
[42] Butcher, M. 'The Architects', in *Bendigo: the German Chapter,* Cusack, F. ed, p.95
[43] Bendigo Advertiser, 29 March, 1893, Trove
[44] Butcher, M. 'The Architects', in *Bendigo: the German Chapter,* Cusack, F. ed, p.95

3.3. WILLIAM BEEBE (1857- 1920)

Figure 34: William Beebe at Fortuna c. 1900

Image: Detail of Fig. 18

William Beebe junior succeeded Vahland as Bendigo's most prominent architect. Born in Bendigo in 1857 of English parents, Beebe studied architectural drawing at the Bendigo School of Mines & Industries under William (Wilhelm Eduard) Nicolai. He began work in his father's stone masonry yards, becoming a partner in the firm known as W Beebe & Son, in 1876. He married Sarah Wills in 1878.

In 1892, following his father's death, Beebe, having completed his studies, concentrated on architecture.

Among his more notable buildings are the former Bendigo Fire Station, 1899, and the ANA building (demolished 1971) in View St, and 'Kelvin' (1899) a house for Dr Eadie, also in View St. This house was the first use in Bendigo of terra cotta Marseilles roof tiles.

Figure 35: 'Kelvin', View St. Bendigo

'Rosslynn', a fine two storey house in Quarry Hill (1905) and 'Malmo' in Valentine St (1905) are examples of his work. He formed a partnership with George Dawson Garvin in 1907, the Royal Bank in View Point (1908) being one result of this partnership. Plans for the cantilever balcony on the western main front of Fortuna are signed 'Mrs G Lansell's Balcony on Main Front

24/1/07 GDG'[45]. Beebe was elected a fellow of the RVIA in 1910 and travelled overseas to Europe in the same year. He became Mayor of Bendigo in 1915-6. After the death of his son in 1902, W. C. Vahland worked with William Beebe's son John until 1910. 'Langley Hall' (1904) in White Hills is a result of this partnership. William Beebe died in 1920.[46]

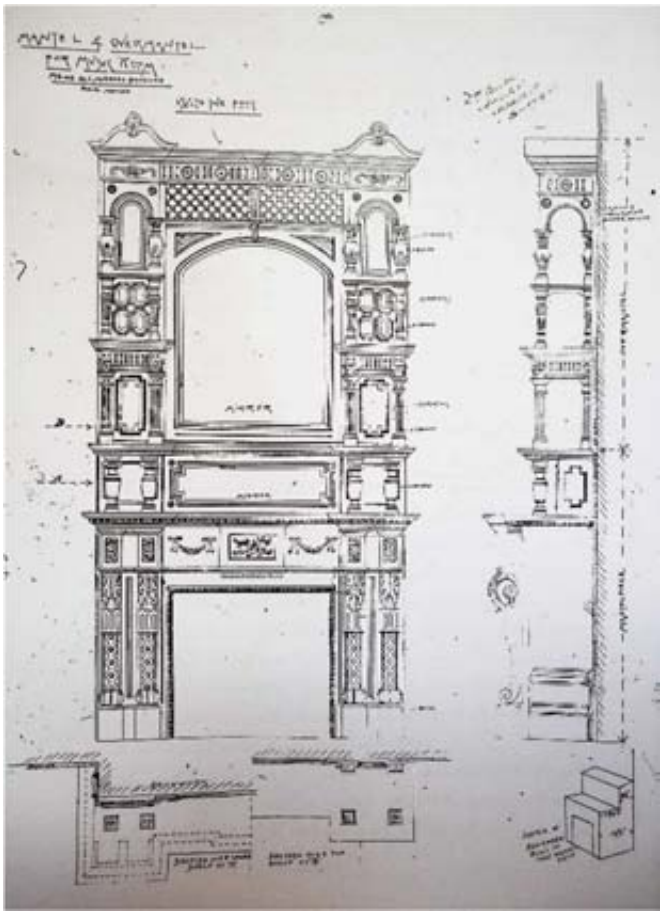

Figure 36: Beebe's 1904 plans for the Music Room fireplace, Fortuna.

From Mike Butcher, reproduced O'Connor 1987 Appendix E.

[45] O'Connor CMP 1987
[46] Lawler, G. 'The Vahland School', Humanities Research Report, Department of Architecture, Melbourne University, 1976.

Figure 37: House for Mr Hughes, 57 Gladstone St, Quarry Hill

Designed by William Beebe, this residence still stands. Image courtesy Darren Wright.

3.4. ROBERT ALEXANDER LOVE (1814- 1876)

Figure 38: R A Love late 1860s

Robert Alexander Love was born in Ireland and practised in the United States before moving to Victoria in 1858. He left for America in 1875, dying of smallpox in Cincinnati in 1876. As an architect he was responsible for a number of well-known buildings in Bendigo and Stawell. St Paul's Cathedral in Bendigo and St Matthew's in Stawell were among his churches. The central wing of the Benevolent Asylum, later added to by Vahland and Getzschmann, and the since demolished Knipe's Castle were also among his works, along with a number of residences and several hotels and schools. He is mentioned here because of his surviving plans from 1871 for alterations to *Fortuna*, which were never built.[47]

[47] Butcher, M. *Robert Alexander Love Goldfields Architect 1814-1876,* Holland House Publishing for the National Trust of Australia (Victoria) Bendigo and District Branch, Strathdale, 2000.

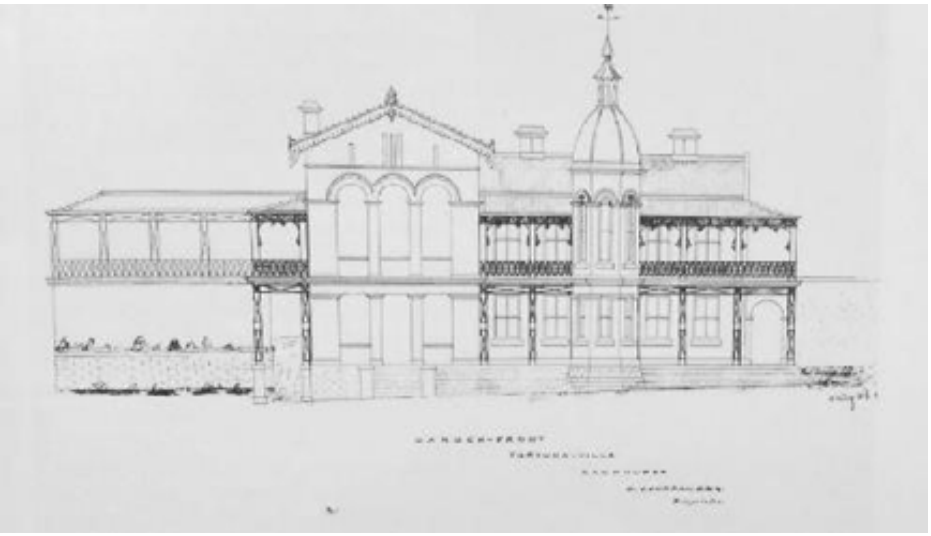

Figure 39: East Elevation Plan for Fortuna including Stair Turret

R A Love 1871: Image: Mike Butcher

4. PHASES OF DEVELOPMENT AND OWNERS

4.1. BALLERSTEDT'S *FORTUNA*

1855

Ballerstedt's crushing battery was built. This was the year the first steam crushing batteries were introduced to Bendigo. The 1856 Sandhurst rate book notes Crown Land occupied by the Ballerstedt's and it "contained an erection for quartz crushing"[48]. In November 1874 an article in the Bendigo Advertiser describing storm damage referred to Ballerstedt's crushing battery as having been "originally erected 19 years ago and where recently such a splendid plant has been erected"[49], namely in 1855.

1860

Ballerstedt's house was erected. The 1859 Rate Book[50] notes 'Mill, office and land' owned by Ballerstedt &Sons at New Chum Gully. In 1860 this had expanded to "Mill, office, house and land".[51] The image below (Figure 40) shows Christopher standing in the doorway and Theodore on the lower level near the kennel.

[48] Sandhurst Rate Book 1856, BRAC
[49] Bendigo Advertiser, 16 November 1874, reproduced in the Argus, Tuesday 17 November, 1874, p. 10. Trove.
[50] Sandhurst Rate book 1859, p.75 Rate no. 815. BRAC
[51] Sandhurst Rate Book 1860, BRAC

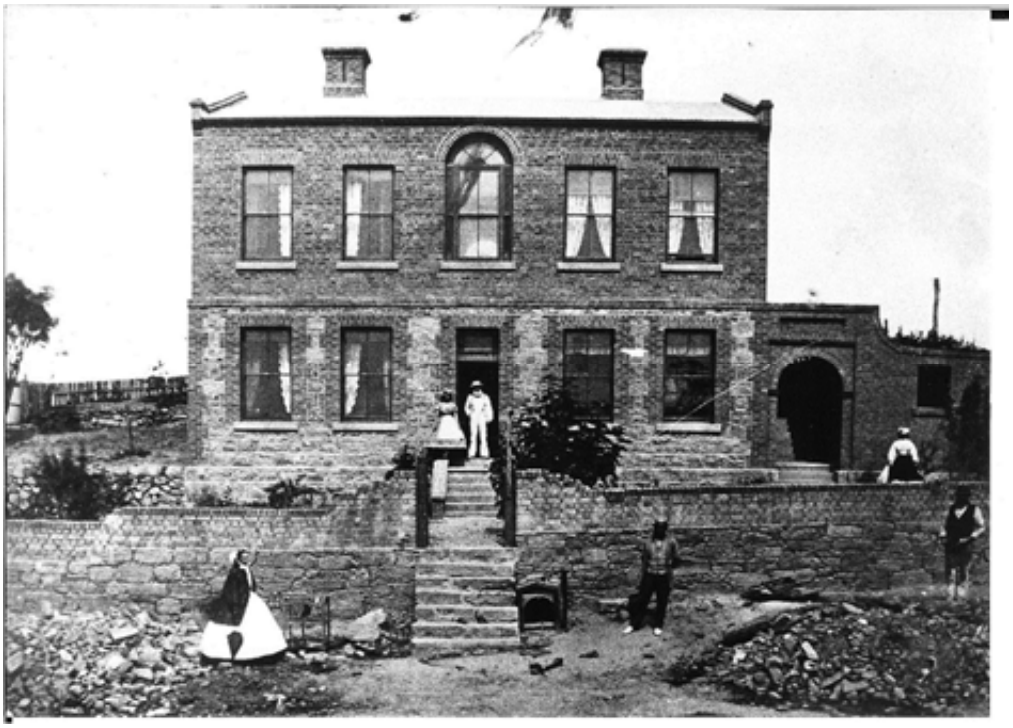

Figure 40: The earliest known photograph of Fortuna, 1860.

Image courtesy D. R. O'Hoy

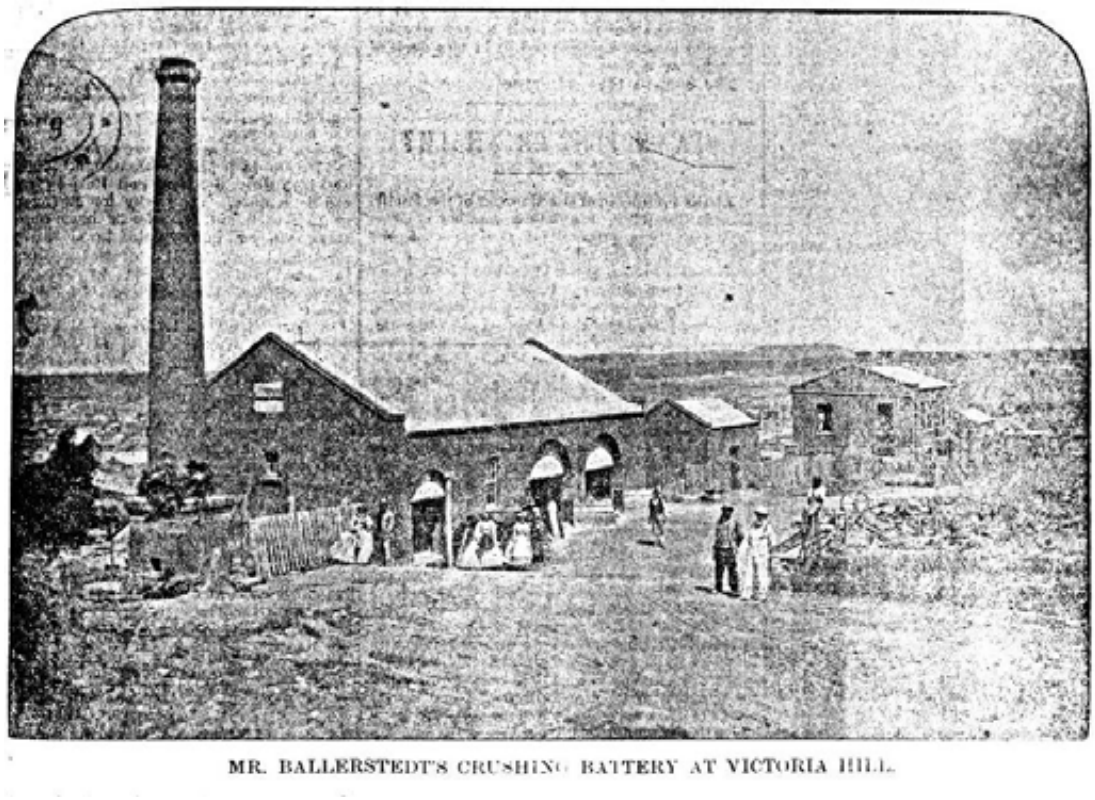

Figure 41: Ballerstedt's Crushing Battery 1860

View from the North. The crushing battery is on the left, house on the right. Image: courtesy Mike Butcher

To the north of the house there was a large single storey stamper battery with engine and boiler, with assay office and retort adjacent.

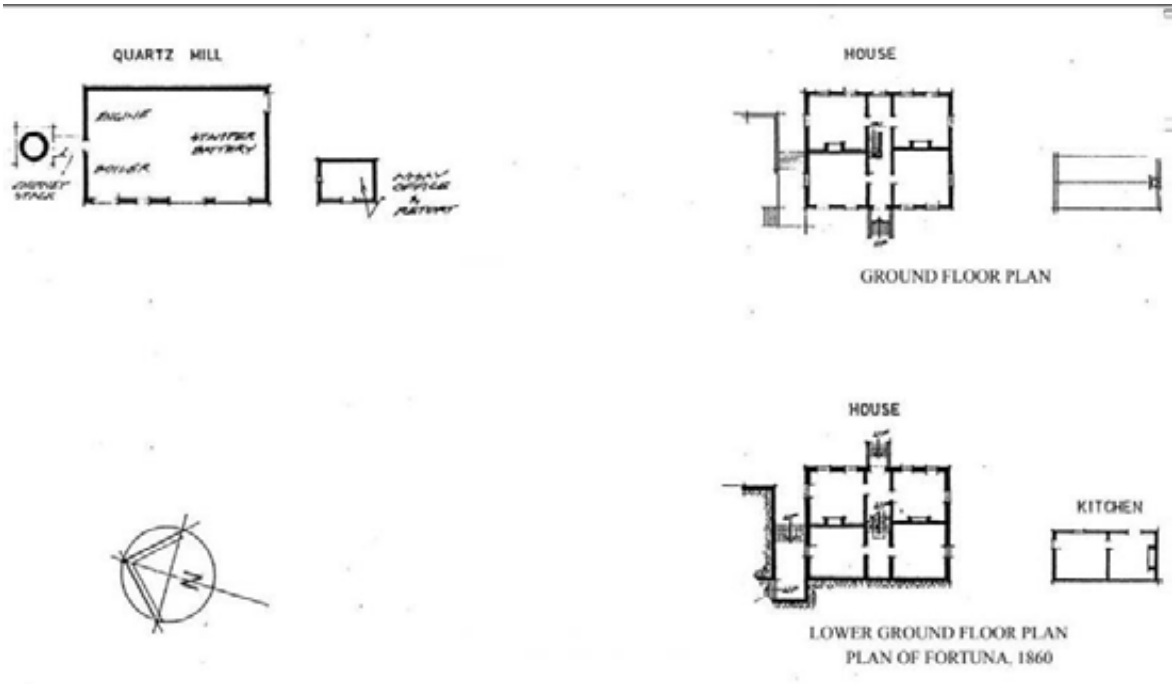

Figure 42: Fortuna in 1860

Image: O'Connor 1987

1869

Vahland and Getzschmann advertised for tenders "for the erection of a two storied addition to the residence of Messrs Ballerstedt and Son" in March 1869[52], which was an extensive double-storey bay on the southern side of the original house. The detached servant's wing surmounted by a lookout tower was also added to the south, and to the north of the house was built a two storey stables and billiard room, with a statue court between it and the house. Stucco facings can be seen around the upper floor windows, and scaffolding on the lower level may indicate a work in progress. All of these additions can be seen in the 1871 photograph below (Figure 43), and most were retained or incorporated within later additions. O'Connor refers to an 1882 source and suggests that "at this time [1869] the swimming bath structure may have housed a tailings treatment works such as a slime labyrinth, a German device consisting of a number of connected settling pits of graduated volumes for sizing the tailings from the crushing battery."[53] Christopher Ballerstedt died in October 1869.

[52] Bendigo Advertiser, 1 March 1869, p. 3. Trove.
[53] Lock, A. G. Gold: Its Occurrence & Extraction, 1882, pp. 1061-1062, in O'Connor J and T *Fortuna* Conservation Plan,1987

Figure 43: View of Fortuna from the East 1871

Image: Darren Wright

4.2. LANSELL'S *FORTUNA*

1871

The image above (Figure 43) shows *Fortuna* in the year of its sale by Theodore Ballerstedt to George Lansell. Lansell purchased the property and mine for £30 000. Lansell had ideas for the improvement of the villa, and plans were drawn up for a new grand entrance, stair turret and verandah. Plans survive by R. A. Love and also two slightly different sets by Vahland and Getzschmann for this project. R. A. Love even went so far as to call for tenders, but none of these plans came to fruition.

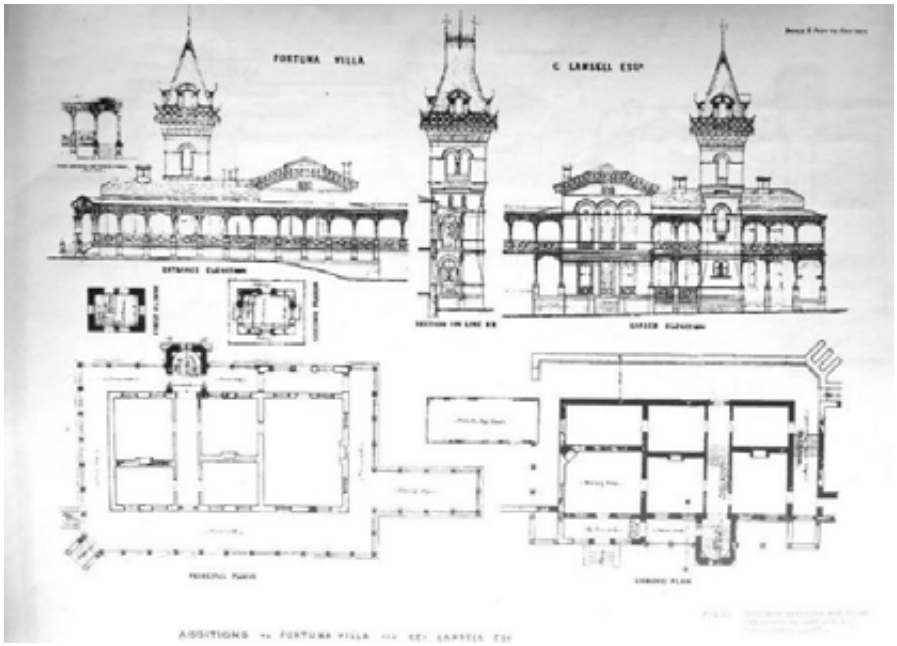

Figure 44: Vahland and Getzschmann's 1871 plans were not executed.

Image: O'Connor CMP, Source Mike Butcher

Figure 45: R A Love's plan for proposed stair tower and verandah 1871

Image: Mike Butcher

Vahland's 1869 south wing including the Music Room and loggia, and the original two storey Ballerstedt house (behind verandah and turret) can be seen in R. A. Love's drawing of the eastern façade. One of Vahland and Getzschmann's plans altered the roofs of both the original building and 1869 addition. The stair turret in all sets of plans appears to encompass the original front door seen in Figure 40. As can be seen in (Figure 48), Vahland and Getzschmann constructed the Eastern verandah to their design in 1875.

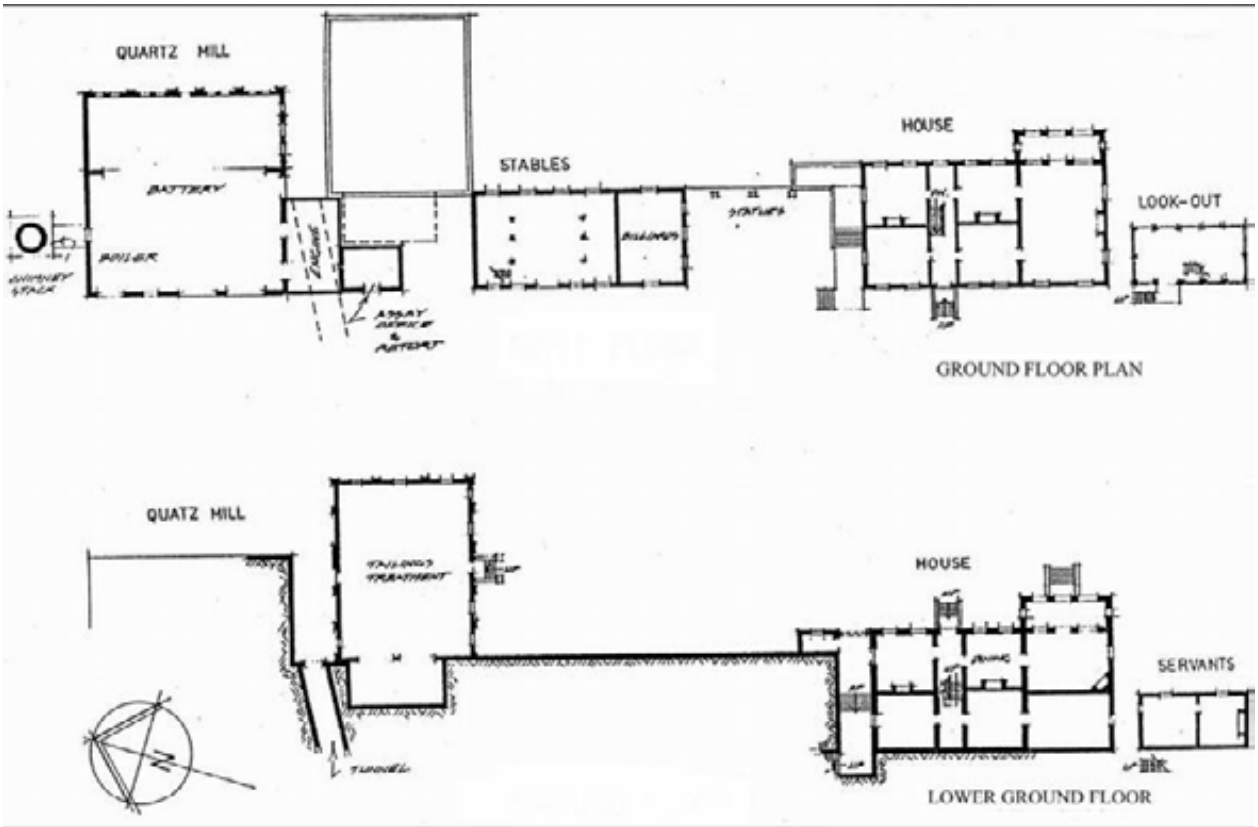

Figure 46: Fortuna 1870

Image: O'Connor 1987

1872

Tenders were called for excavation of a dam for the crushing works[54]. Renovations and extensions were also made at the mine.

1874

Work began on a new 30 head crushing battery. Tenders were called for in the Bendigo Advertiser and the foundation stones were laid. Work began in July including a new chimney stack over 100 feet high. Ballerstedt's existing crushing battery became the boiler and engine house for the new battery. The 'Slime labyrinth' was made redundant by the new works and turned into a 'swimming bath.' A severe storm in November of the same year carried away one third of the roof of the new battery and brought down the top half of the chimney stack, damaging the wall of the 'swimming bath'[55]. A new stack was built and can be seen in Figure 47

Figure 47: View from New Chum Hill showing Fortuna Villa 1879/80.

Note also the stables and 1874 battery. The 'swimming bath' was converted from the 'slime labyrinth' prior to 1874.

Photo by N. J. Caire 1879/80. Image: Darren Wright.

1875

A new verandah designed by Vahland and Getzschmann was constructed to new plans. Cast iron

[54] Bendigo Advertiser, 1 April, 1872.
[55] Bendigo Advertiser, 16 November 1874, reproduced in the Argus, Tuesday 17 November, 1874, p. 10. Trove.

was supplied by G. C. Scott of Melbourne. Vahland and Getzschmann also called for tenders for plastering works at the house[56], possibly for the new facades to the north end of the house and south end of the billiard room. The new verandah and facades can be seen in the image below (Figure 48). Also in 1875 Lansell and his wife toured Europe, including a visit to Pompeii. They returned with lantern slides of Pompeii[57].

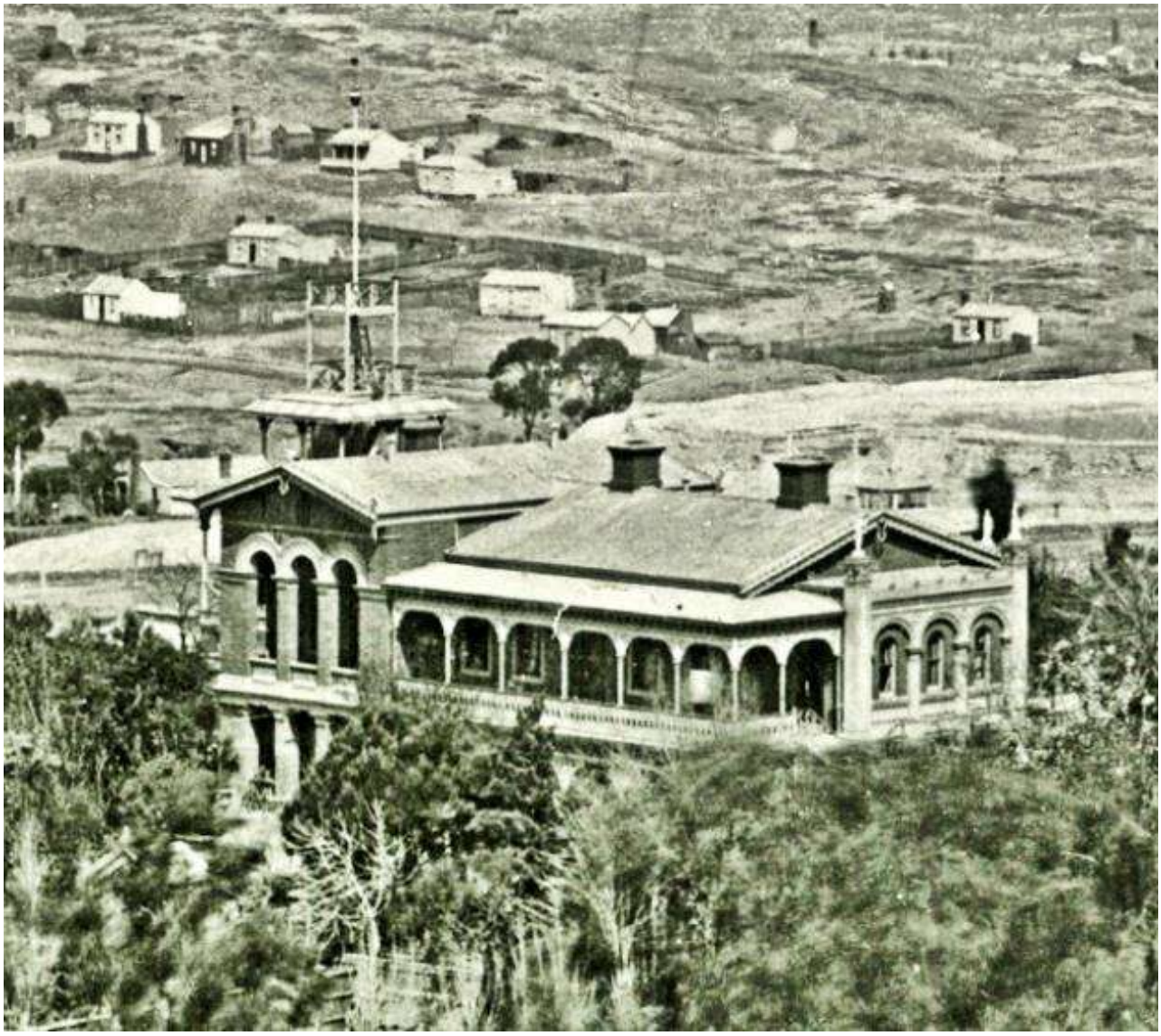

Figure 48: Detail of Figure 47

1876

Tenders called for stonework at *Fortuna*[58].

1878

Tenders called for various projects at the crushing works.[59]

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[56] Bendigo Advertiser, 30 August, 1875.
[57] O'Connor, J. and O'Connor, T. Conservation Plan, *Fortuna*, Bendigo, Victoria, 1987.
[58] Bendigo Advertiser, 8 December, 1876.
[59] Bendigo Advertiser, 10 January, 1 March, 17 July, 1878.

1879

Tenders advertised for cement and plaster work at *Fortuna Villa*[60], probably for the Pompeii Fountain. The design for the fountain is based upon the fountain in the House of the Great Fountain, Pompeii, but with finely modelled stucco details rather than the mosaic of the original.

Figure 49: Early photograph of the Pompeii Fountain, Fortuna.

Image: Darren Wright

Figure 50: A fountain at The House of the Great Fountain, Pompeii

Image: Water supply: Melbourne Museum. museumvictoria.com.au

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[60] Bendigo Advertiser, 5 September, 1879.

1880-1887

The image below (Figure 51) shows the lower level of the lookout tower glazed for use as a conservatory, the column at the Pompeii Fountain and the shade house along the western side of it, and the proximity of mines and the crushing battery to the villa. Also seen are the c.1875 entrance with an adjoining canted bay window and the coach house between the stables and retort house.

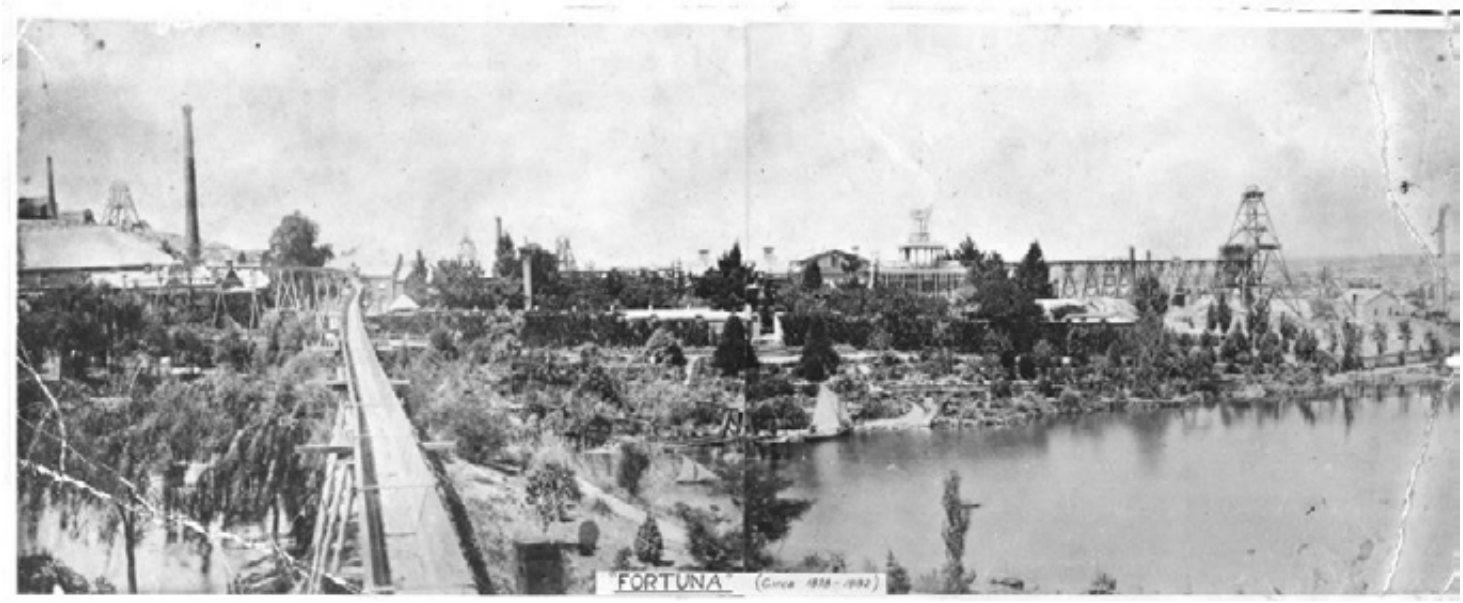

Figure 51: View of Fortuna from the West, 1880.

Image: Darren Wright

Lansell's first wife Bedelia died childless on 20 September 1880 and George Lansell returned to England in 1881, leaving *Fortuna* and his interests in the care of E. I. Dyason, his bookkeeper and agent. In 1887 he returned with his new wife Edith (nee Bassford) and their three children.

The swimming bath was constructed by 1874[61] in the Ballerstedts' former tailings works. E. J. Dyason swam there regularly with his children in the 1880's.[62]

[61] Bendigo Advertiser, 16 November 1874, reproduced in the Argus, Tuesday 17 November, 1874, p. 10. Trove. The swimming bath damaged by falling chimney stack.
[62] Fahey, C. 'The Dyason Diary', cited in O'Connor p.159.

Figure 52: The Swimming Baths in 1908.

Photo: Vincent Kelly Image: Bendigo Historical Society

1888

A three storey extension by W. C. Vahland was added to the north side of the house. A central heating system was included, and drawings for it by W. C. Vahland survive.[63] The works included-

> *seven rooms for domestic purposes, but the great feature is the picture gallery to be erected. [This room is now known as the Ballroom Room 65.] This will be a room of a very unique character having a length of 37 feet by a width of 21 and a height of 22 feet. There will be an open ceiling, as the room will be covered from the top of the walls by an arched cove 4 feet high, crowned with a lantern light 26 feet by 10 feet. Two iron principals and two iron girders are to be the support of this peculiar roof … The cornices will be highly enriched… The centre of the room is to be occupied by a billiard table.*[64]

[63] O'Connor, J. and T. *Fortuna* Conservation Plan, 1987, Fig. 31, sourced from Mike Butcher, *Fortuna* Villa: a brief history, 1987, supplied by the author.
[64] Bendigo Advertiser, 7 September, 1888.

Figure 53: In the Picture Gallery. C. 1888. George Lansell on the right.

Image: Darren Wright.

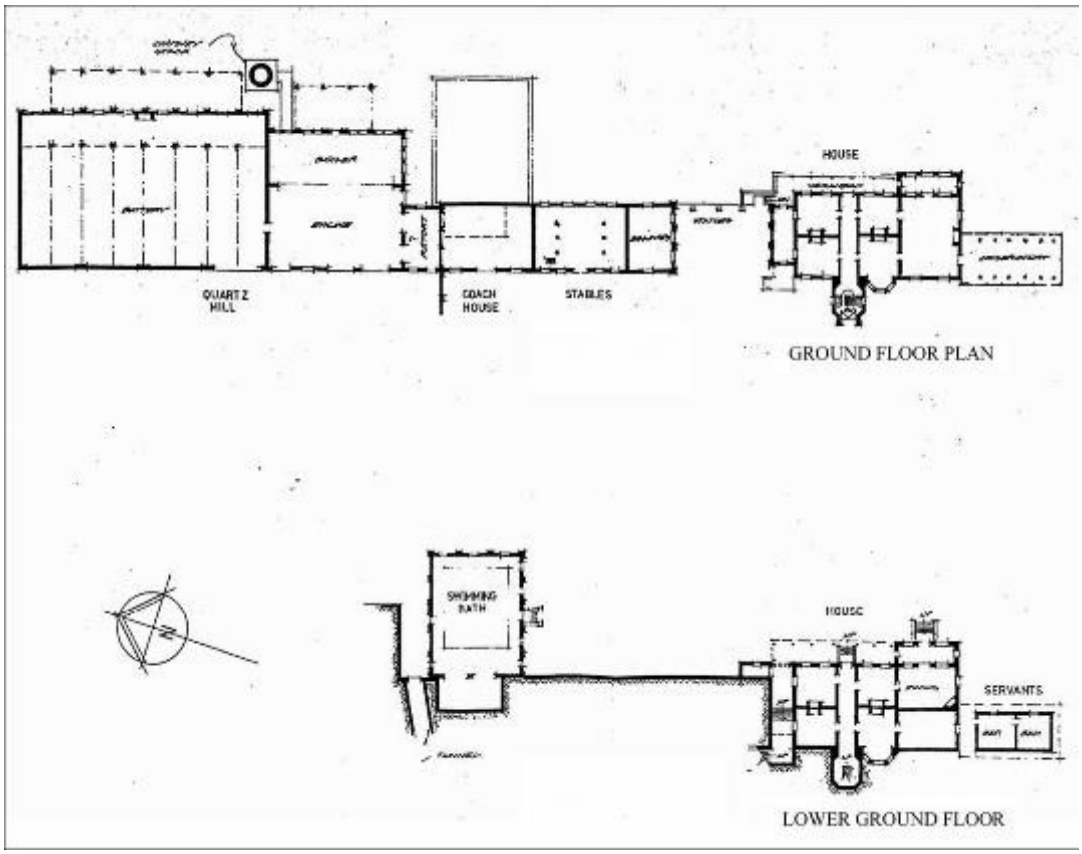

Figure 54: Fortuna 1888

Image: O'Connor 1987

1890

An attic bedroom addition designed by Emil Mauermann was constructed in November 1890. It included a Mansard roof with dormer windows in the fashionable French style. The roof was slated. The original plans were reproduced in O'Connor's Conservation Plan, p.41. sourced, along with Mauermann's detailed specifications, from Mike Butcher. (See AppendixE)

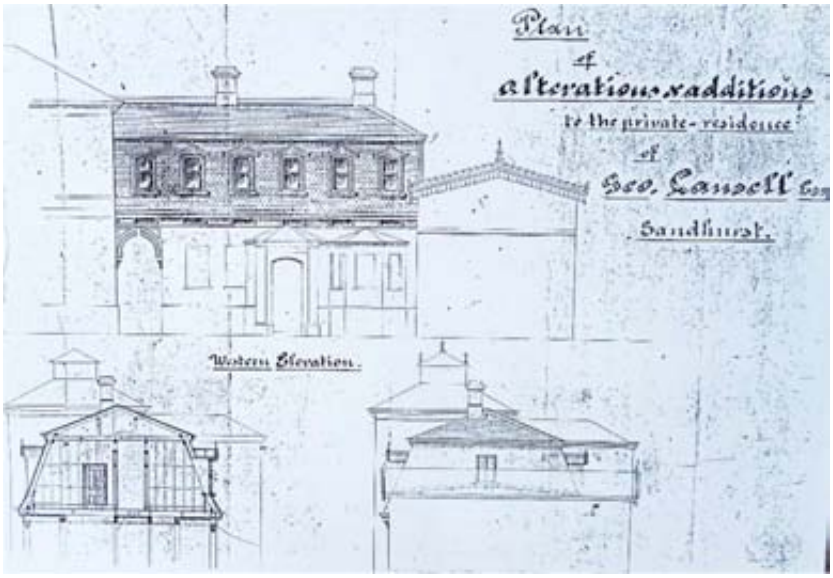

Figure 55: Mauermann's plans for the attic addition.

Image: O'Connor 1987 Source: Mike Butcher

1893

A new billiard room designed by William Beebe was added to the south end of the house. Very detailed specifications and contracts are reproduced in O'Connor' CMP.

Figure 56: 1893 Billiard Room by William Beebe.

1908 photo by Vincent Kelly. Image: BHS. Note electric light globes.

1895

A new Italianate porch and entrance hall almost certainly by W. C Vahland had been built between 1893 and 1895; an undated plan by W. Beebe with some similar features survives, but was not built. The music room had been extended onto the east porch. A hipped roof replaced the lookout tower on the conservatory. The lookout tower was later re-erected on the southern side of the lake.

Figure 57: The entrance Hall in 1908.

Photo by Vincent Kelly. Image: BHS

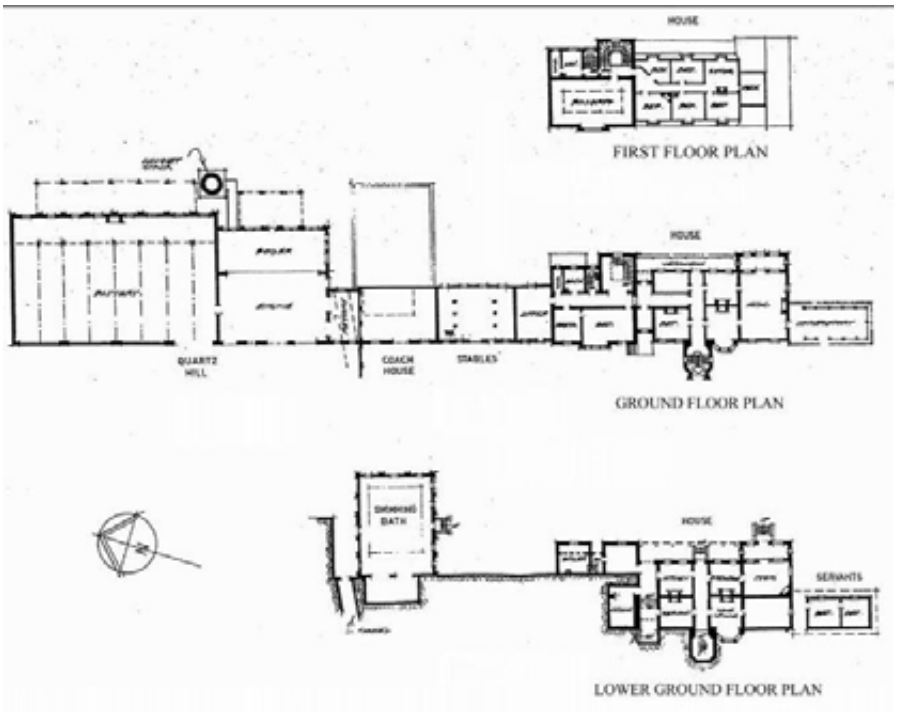

Figure 58: Plan of Fortuna 1898

Image: O'Connor 1987

1900

The east front of the house was extended, again probably the work of W. C. Vahland. The iron arbour was built and the crushing battery was extended by three bays.

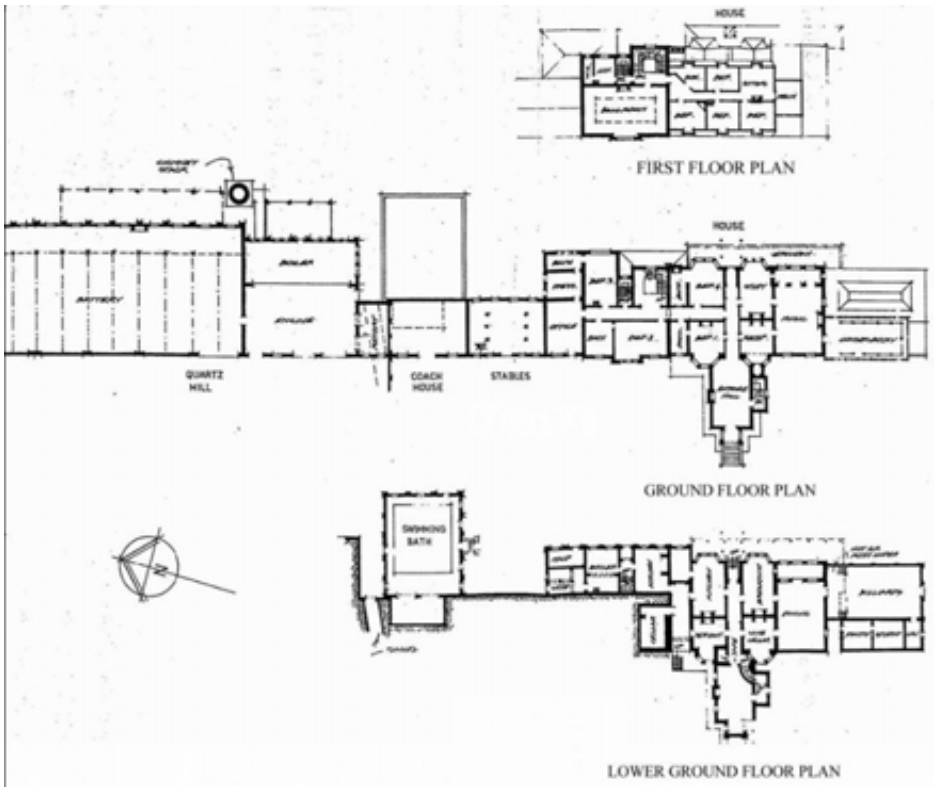

Figure 59: Plan of Fortuna 1900

Image: O'Connor 1987

1904

A number of alterations to the interior occurred, including refurbishment of the music room by W. Beebe, including the elaborate mantelpiece, ceiling and timber grille, for which detailed drawings have been reproduced by O'Connor, sourced from Mike Butcher. The electroliers were made especially for the room. The gasoliers were also still in place in the 1908 photograph below. The stair turret was also constructed in 1904 to the design of W. Beebe. A plan by W. H. Rocke and Co of Melbourne gives details of the fish scale cladding and finial (No. 927) for the turret. (See Appendix E)

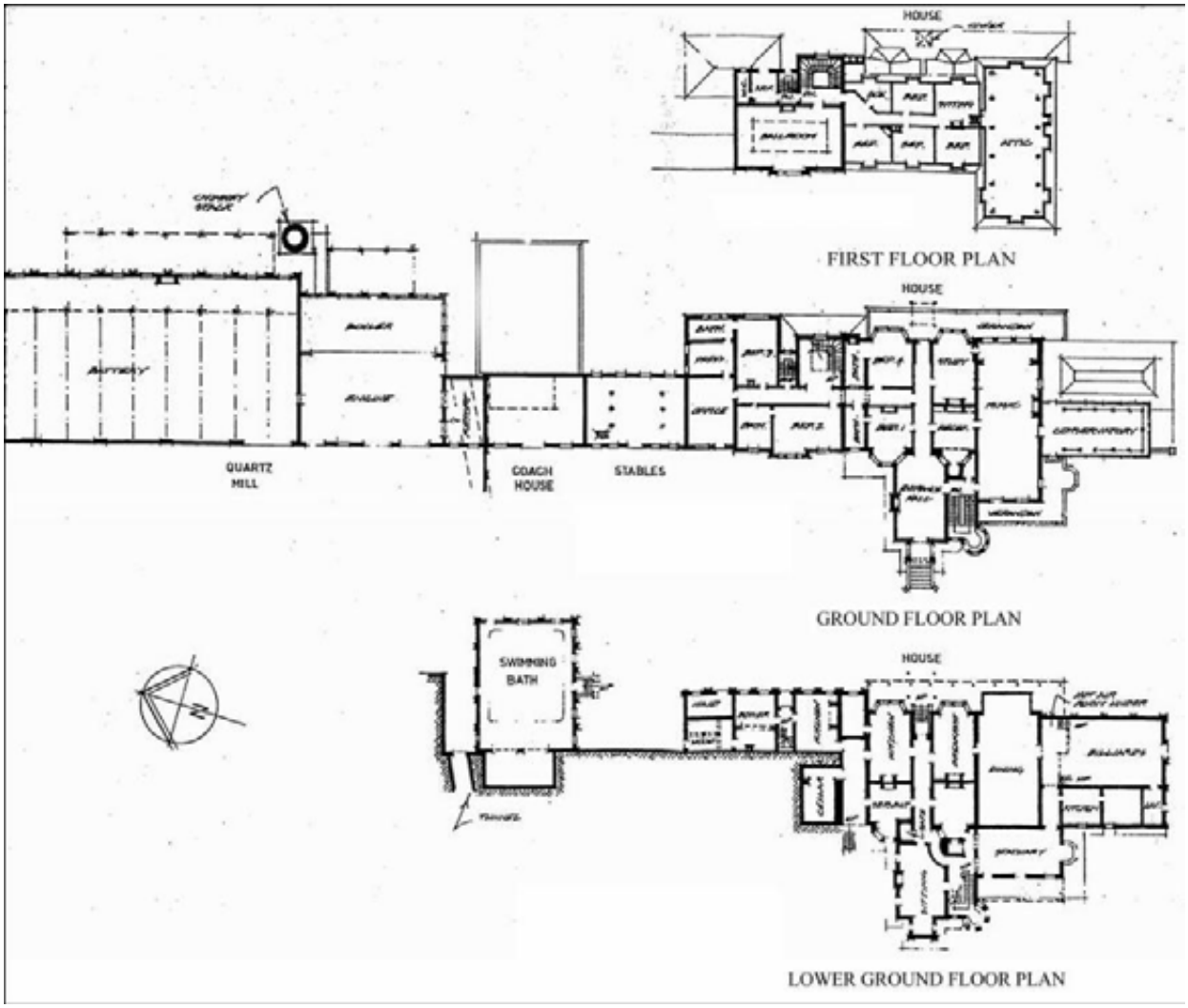

Figure 60: Plan of Fortuna in 1904

Image: O'Connor

Figure 61: Beebe's 1904 refurbishment of the Music Room

Photo: Vincent Kelly 1908 Image: BHS

1906

George Lansell died on 18 March 1906.

1907

A number of new features were added and alterations made in 1907 for Edith Lansell. A gymnasium and a new office with a circular bay window were added, along with circular bay windows to Bedroom 2 (Room 42) and adjoining bathroom (Room 43). Fibrous plaster ceilings were added to Bedrooms 2 and 3 (Room 55), stair and to the bathroom adjacent to Bedroom 2 including the marble bath, basin and wardrobe- drawings by W. Beebe stamped by plaster modellers Wardrop and Scurry of Melbourne survive. A balcony by G. D. Garvin (Beebe's partner) was added to the western side of the ballroom, and plans dated 24/1/1907 for timber mouldings and cast iron support brackets survive. A new stair and plaster arch replaced the 1888 stair, again Beebe's plans survive[65]. A two storey verandah with a walkway on top now extended the full width of the eastern side of the house. Alterations to the 1890 Mansard roof and dormer windows adjoining the walkway probably occurred at this time.

A marble bath and basin, and a lavatory were added to the bathroom of Bedroom 3, which had a round window by William Beebe added and its original window moved to the east wall of the gymnasium, a door being added to give access to the new walkway. Casement sashes were added to the bay window in Bedroom 3 (Room 55), and its dressing room was converted to a bathroom. The ballroom was opened into the new Gymnasium, and alterations made to rooms to the east side of the gymnasium, which had a roof deck with external stair added.

A shade house with a lattice roof was built to the south of the Billiard Room, which incorporated a fan light with coloured glass from the original front doors. The timber garage, summerhouse and detached laundry were built. The Dining Room was refurbished with ornate plaster ceiling and leadlight bay window after 1908, but plans may have already been drawn in 1907.

These were the last significant alterations to the house.

[65] O'Connor 1987 sourced from Mike Butcher.

Figure 62: Detail from a 1908 photograph showing the shade house.

Photo: Vincent Kelly Image: Darren Wright.

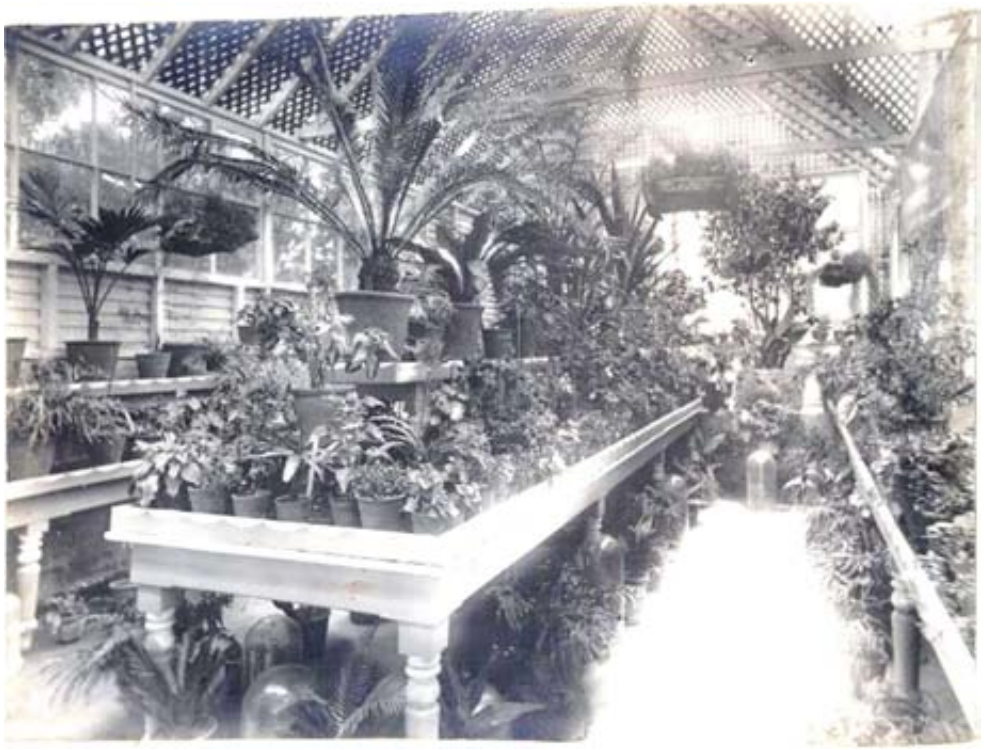

Figure 63: Inside the shade house 1908.

Photo: Vincent Kelly 1908. Image: Darren Wright Image: BHS

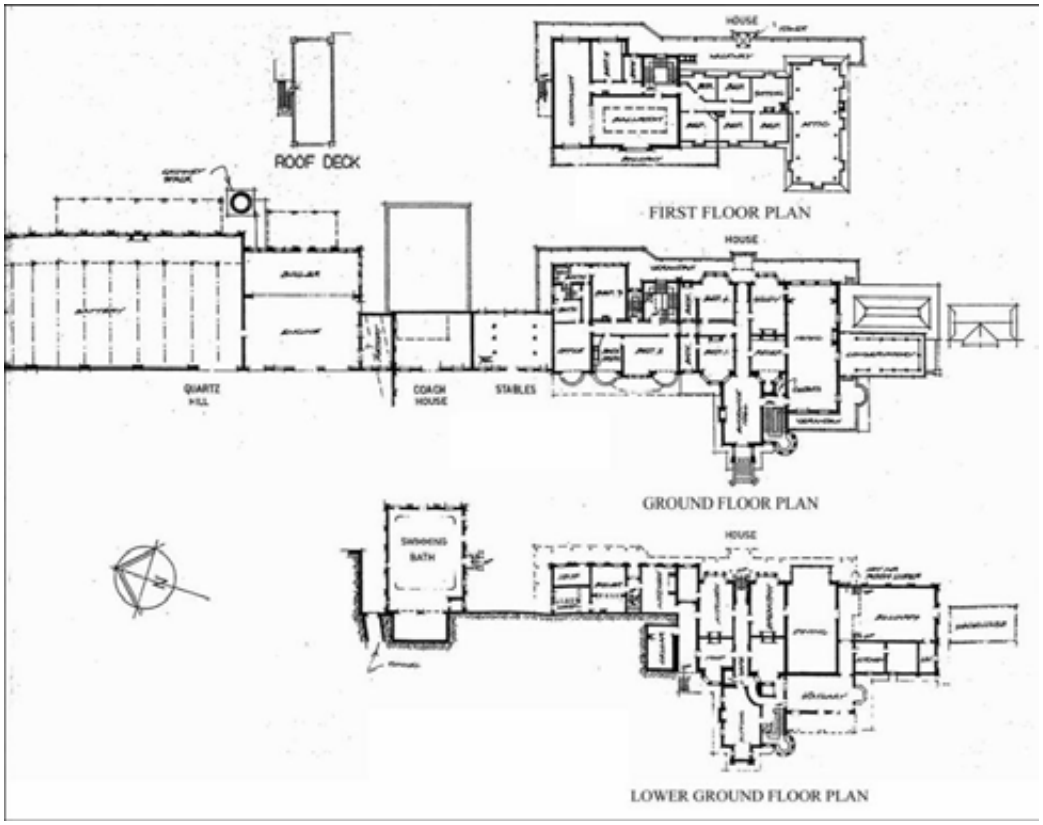

Figure 64: Fortuna 1907

Image: O'Connor

1919

Additional freehold land, formerly held under a mining lease, was acquired from the Crown in 1919 to take in those parts of buildings title boundaries.

Figure 65: 1918 plan of Fortuna.

Image: Bendigo Put Away Plan

1930

Further land, held under a mining lease, between the garden wall and Chum St, was purchased.

1934

Edith Lansell died in March 1934. The contents of the house were sold at a clearing sale before the property was auctioned on 11 August. It was purchased by Bendigo Mines Ltd.

1938

The property was sold to Maud Matilda Nott prior to auction on 22 June 1938.

1942

The Australian Survey Corps occupied the property as Cartographic Headquarters.

5. SITE INVESTIGATION: SITE AND HOUSE

5.1. INTRODUCTION

Various physical surveys of the site have been conducted since the site's occupation by the Army[66], notably the John and Thurley O'Connor Conservation Plan of 1987, the Allom Lovell Conservation Management Plan (CMP) of 2002 and the Heritage Management Plan (HMP) of Godden Mackay Logan in 2009. Both the Allom Lovell and Godden Mackay Logan investigations were at a time when the Department of Defence was investigating its options as to the future of the site and its capacity to meet the needs of an ever increasing technical complexity in the operation of its core business at the site. In 2008 the then occupier, the Defence Imagery and Geospatial Organisation (DIGO) relocated to a purpose built site in Bendigo and the process of disposal by the Department of Defence began in earnest.

Of the two later management plans the 2002 Allom Lovell CMP provides the most extensive investigation of the historic buildings on the site, particularly the fabric and condition of the Villa and associated historic structures. It draws heavily on the 1987 CMP by John and Thurley O'Connor,

This review draws on both of those documents with significant corrections and additions resulting from primary research by the authors. In most instances high definition images of historical photographs used in the 2002 CMP have been found and used in this review. Additional original photos have been found and used in the document.

The Allom Lovell CMP was based on an examination of the available documentary evidence and on a physical examination of the building fabric as it existed at the time. The objective of the original survey, and this one, is to "establish, as far as possible, those elements which are original and/or significant and those elements which may have been added or removed at various times and which may or may not be significant"[67].

To this end an extensive physical survey of the site was conducted during late 2015 to establish conditions at the site at that time and to note any additions and alterations to, or removal of, structures since 2002.

The 1987 CMP by John and Thurley O'Connor had been drawn on heavily by earlier CMPs but not attached to them. This document has been sourced and is attached to this document as Appendix E.

At the time of the survey the property was in private ownership having been sold by the Department of Defence in 2013. The owner has established a business in a section of the former Photo Print building west annexe, a further two rooms are leased to another business and a member of the owners' family currently lives in several rooms on the lower ground floor.

This chapter contains the physical analysis of the site and the house. As with the 2002 CMP detailed room survey datasheets of the house, including conservation policies for each room, are contained in Appendix A.

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[66] See Table 1 for a comprehensive list of studies.
[67] Allom Lovell p38

5.2. STRUCTURE OF THE 2016 PHYSICAL ANALYSIS

This section is substantially reproduced from the 2002 Allom Lovell CMP with comments added under the heading of '2016 Review', where required there has been some minor editing of the original text. Unless stated otherwise all modern images were taken by the authors in 2015/2016.

Conservation policies that relate to individual rooms are covered in Appendix A.

References used by Allom Lovell and Associates in the original documents are prefixed with a capital letter 'A' with the references shown at the end of each chapter.

5.2.1. NUMBERING OF BUILDINGS

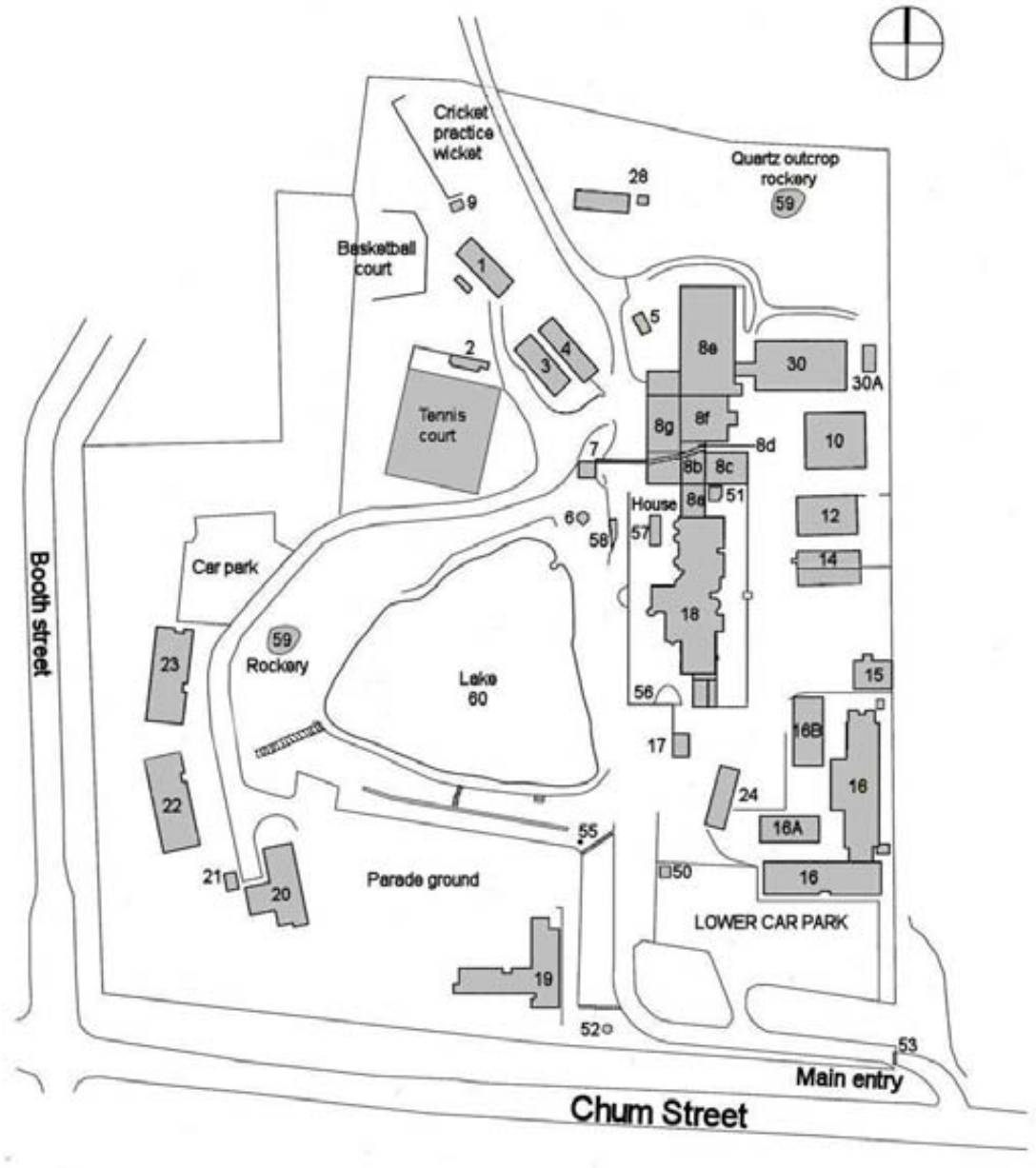


Figure 66: Site plan.

Godden Mackay Logan 2009.

The following identifying building numbers were originally used in the 1987 O'Connor report and subsequently by Allom Lovell (2002) and Godden Mackay Logan (2009). They are also used in this review (Figure 66). The above site plan is from Godden Mackay Logan 2009.

Those ~~struck through~~ have been demolished since 2009.

House, outbuildings and garden features

18 House

6 Summerhouse

7 Garage (1904)

8a Former stables

8b Former coach house (c.1880)

8c Swimming bath house

8d Former retort building

8e Former Battery

17 Former laundry

1 Shade house

53 Entrance gates

54 Driveway

45 Remnant pedestal

56 Garden walls

57 Pompeii Fountain

78 Arbour

59 Quartz Outcrop and Rockeries

60 Lake

61 Tunnel

Army buildings

1 Records Store

~~2 Tennis Hut~~

3 Change Room

~~4 Records Store~~

5 Storage Shed

8 Repro TP 8F & G

~~9 Storage Shed~~

10 Records

~~12 Q Expense Store~~

14 Q Store/TPT

~~15 TPT CES/Armoury~~

16DAS/PCS

~~16A PCS HQ~~

~~16B DAS HQ/TSG~~

19 Sergeants' Quarters

20 Kitchen and messes

21 Ration Store

22 Officers' Quarters

23 Officers' Quarters

~~24 Duty room/Change room~~

30 Wayzgoose Hall

50 Security

51 WCs

52 Cairn

5.2.2. Documentation

Historical information contained in this review is taken from the 2002 Allom Lovell and Associates CMP and the1987 *Fortuna* Conservation Analysis by John and Thurley O'Connor, which contained copies of historic architectural drawings, specifications and photographs sourced from Mike Butcher."[68]

Additional primary research has been conducted, particularly in accessing original images depicting the site at various times.

Historic photographs used throughout the document are from a variety of sources and are individually credited.

5.3. The Property

5.3.1. Site and Curtilage

Due to a number of changes to the property since 2002, and its inclusion on the Victorian Heritage Register in 2013, this section has been re written to better reflect the site as it is today.

Fortuna is located close to the centre of Bendigo on the line of the New Chum Reef, one of the most important gold reefs on the Bendigo Goldfields. The house and associated buildings are situated on rising ground in the midst of a disturbed mining landscape.

The site is bounded by Chum Street to the south, Booth Street to the west and adjacent properties to the north and west. The properties to the north west intrude into an otherwise regular shaped block. An additional block in the south west (the 'Bush Block') is owned by the same owner but is not included in the registered site.

The site is accessed in the south east corner from Chum Street through a set of gates via a driveway to the house (1858-1907), which is orientated north south with is main entrance facing west overlooking the lake. The association between the production of wealth and its display is seen to the north where stables (c.1860s) join the house to a group of buildings connected to the extraction and processing of gold. These include what was a swimming bath (probably originally housing a tailings treatment works, c.1860s), the battery building (1874, extended c.1899). The Army's photo printing building (1942, additions c.1967) is to the north east.

[68] Allom Lovell 2002 p.39

Figure 67: Aerial View of Fortuna detail of a 1934 photograph.

The extent of the extensive landscaping and gardens surrounding the villa and lakes can be seen in this image. Image: 1934 aerial photo number 23. Dept. Minerals and Energy.

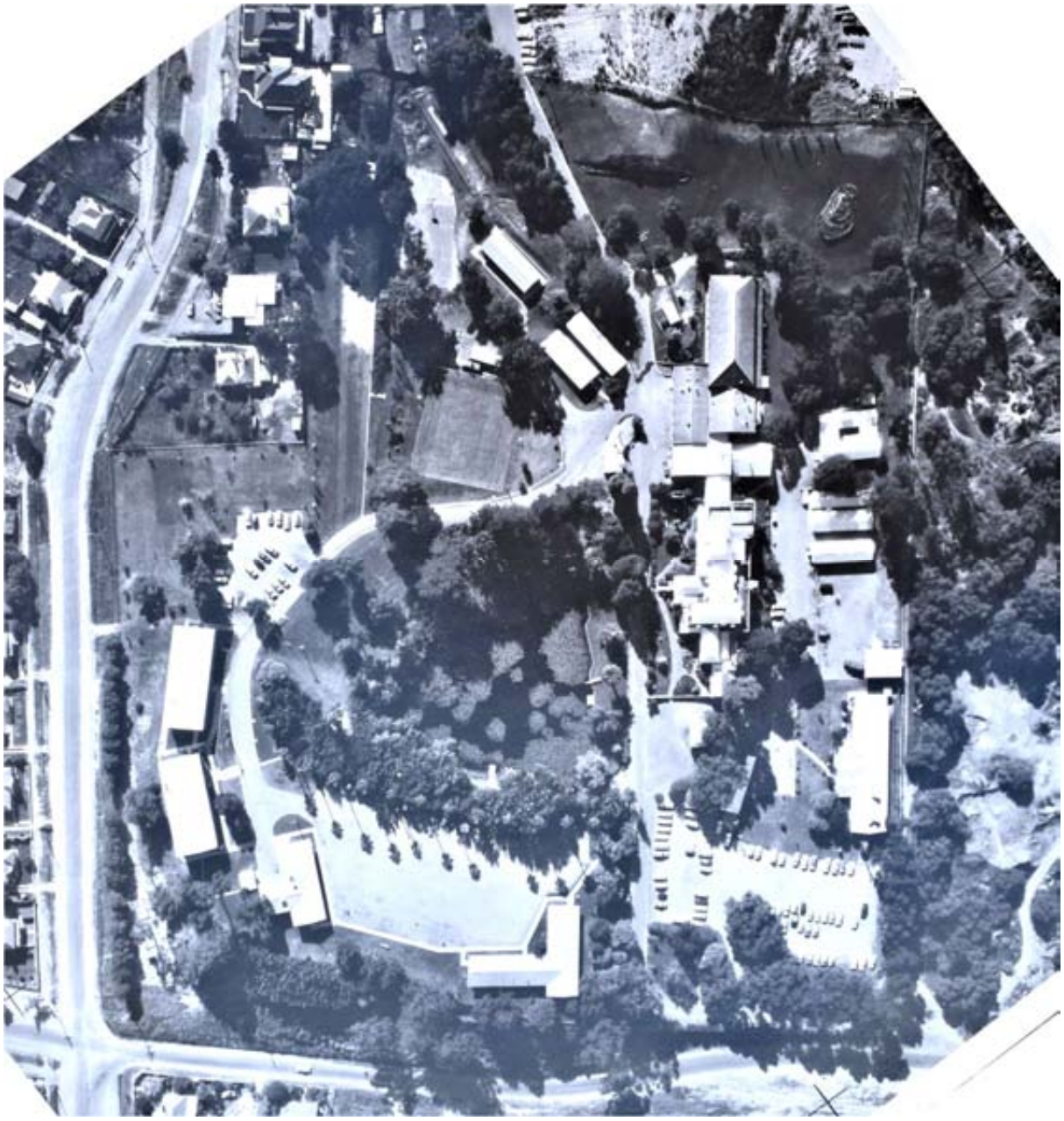


Figure 68: Fortuna from the air, 13 April 1970.

Image: Darren Wright

Figure 69: Aerial View of Fortuna Google Earth February 2016

Immediately to the south are the former shade house (c.1907 with pre-1934 alterations and c.1940s or 50s additions) and the detached laundry building (c.1904).

A range of single storey buildings relating to the site's ownership by the Department of Defence (1940s-1990s) are to the east and south east of the house, some of which have been demolished or removed post 2013 by the owner.

Directly to the west of the house can be found the last survivor of six lakes that formed portion of the extensive gardens and landscaping of the house. The extent of the gardens can be seen in Figure 67 taken in 1934. At that time two of the lakes were extant, the northern one, in the area of the Defence era tennis courts, has since been filled in.

The main entry road runs between the lake and house with a terrace wall (date unknown, possibly 1880s) on its east side defining a narrow formal garden running the length of the main house. At the north end of the garden can be found the Pompeii Fountain (1879).

An arbour (c.1900), the former garage (c.1904) and the summerhouse (c.1904) are located west of the road near the north east corner of the lake.

A range of Defence related buildings (from the 1940s to recent) are located in a semicircle around the lake from the south west of the house to the north of the lake. Those to the south

and west, the 1960s sergeants and officers' quarters and mess provided accommodation to the military staff while those on the lower ground more to the north provided recreation facilities, and store rooms.

Since the 2009 Godden Mackay Logan HMP both the tennis and basketball courts have been demolished, as well as a number of other Defence era buildings previously on the site. These are covered in detail later.

Remnants of the extensive landscaping is to be found throughout the grounds in the form of plantings, notably group plantings around the lake and specimen trees throughout the property as well as remnant garden edging and walls.

Whilst the 2002 statement remains substantially correct its broadness masks specific changes including the removal of some buildings and features, such as the tennis and basketball courts. As each element is covered in more detail further on in the document and review, comments will be made in relation to each element at that time.

The curtilage as defined in the Victorian Heritage Register, shown in Figure 70, is essentially the same as that depicted in the 2002 document.

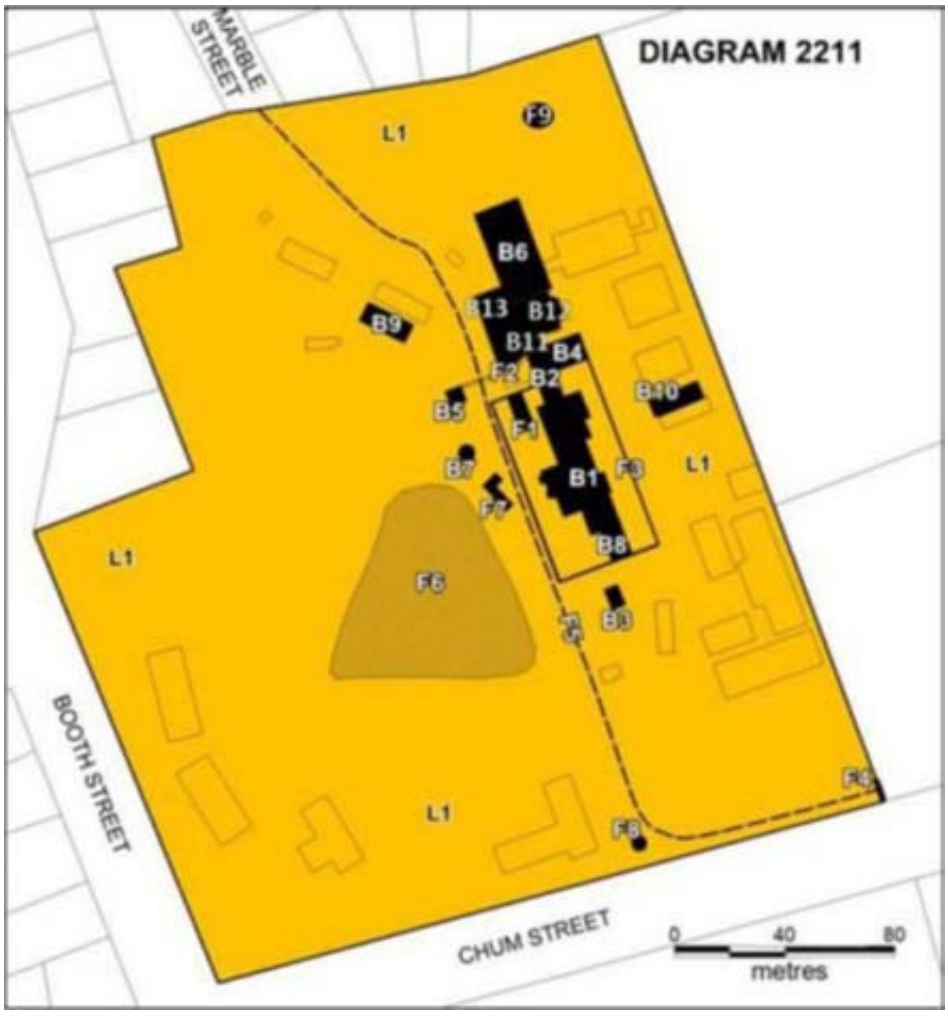


Figure 70: Extent of curtilage in the Victorian Heritage Register (VHR2211)

Image: Victorian Heritage Database Report (accessed 21/1/16).
http://vhd.heritagecouncil.vic.gov.au/places/1775/download-report

5.4. SITE INVESTIGATION: THE HOUSE

The following section was published in the Allom Lovell 2002 document and is reproduced as published. A small number of typographical errors have been corrected in the original text. In the cases where higher definition or more suitable images are available the originals have been replaced. Additional comments and corrections are provided at the end of each section under the heading '2016 Review'. Modern images, unless stated otherwise, are by the authors.

5.4.1. CONSTRUCTION AND FORM

The present form of the house, characterised by asymmetrical composition and irregular planning, is a consequence of the numerous extensive building campaigns conducted between 1860 and 1907 (Figure 71), as described in the previous chapter. The house is of rendered masonry construction with roofs variously clad in slate, corrugated galvanised steel and zinc tiles. Decorative timber and cast iron verandahs are located on the north, east and west elevations.

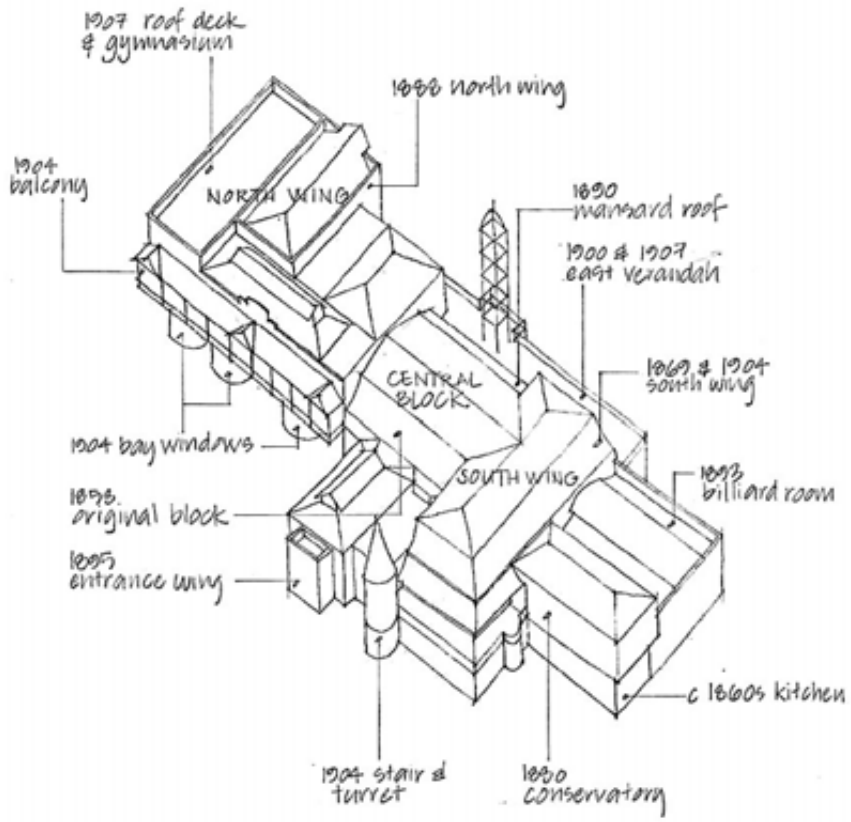


Figure 71: Sketch view of the house, showing principal additions and dates of construction

Image: Allom Lovell and Associates, 2002.

The house extends over three levels. The main entrance on the west side provides access to the middle level which, for the purpose of this survey, is referred to as the ground floor. This floor originally contained the principal living spaces. Beneath is the lower ground floor level, which is exposed to its full height on the east elevation and originally contained service rooms and some entertaining rooms. Above, the first floor level, including the former gymnasium, ballroom and attic bedrooms, extends over most of the footprint of the house.

Stylistically, the exterior is an amalgam of late nineteenth century French Second Empire and Italianate styles and the early twentieth century Queen Anne and Art Nouveau styles. The exuberant and lively character of the Lansell family's additions completely supplanted the comparatively austere classical revival style of the original Ballerstedt house apparent in early photographs.

2016 Review

There is evidence in a number of places that the external walls were lime washed, including on the 1907 roof deck. This was common practice at the time of construction to both colour and protect the rendered walls. Most has disappeared over time, or possibly been washed off. These remnant finishes should be retained and conserved. The walls were never painted and should not be painted in future.

Figure 72: Remnant biscuit coloured lime wash on Roof Deck ornament.

Figure 73: Remnant lime wash, Chimney on the walkway, First Floor.

Figure 74: Remnant lime wash North Wing.

On this console and sill to a blind window by Vahland on the West wall, First Floor verandah, two colours can be seen.

The overall biscuit coloured wash was highlighted with deep red on the sill and foliate decoration (arrowed).

5.4.1.1. Central Block

The original 1858, symmetrically planned, double-storey house survives in the approximate centre of the building, and has four rooms and a central corridor on each level. The mansard roofed attic dates from 1890, designed by Mauermann. Bay windows on the east elevation were added in 1904, while all other elevations are subsumed by the subsequent additions, as follows:

5.4.1.2. West Entrance Pavilion

To the west of the original core is ~~Beebe's~~ Vahland's double-storey entrance pavilion, added in 1895. This comprises a large entrance vestibule with hipped parapeted roof and clerestory, with an attached stair and corner circular candle-snuffer turret by William Beebe, added in 1904. These additions replaced the earlier, c.1875 entrance and stair. At that time the principal entrance had been moved from the east to the west side of the house.

2016 Review

The 1895 double-storey entrance pavilion was almost certainly designed by W C Vahland.

5.4.1.3. North Wing

At the north end of the house is the largest and most comprehensive of the additions, constructed in 1888 to Vahland's design. This three level, hip-roofed wing contained a cellar and boiler room at lower ground level, a bedroom and dressing room at ground floor level and, at the upper level, a billiard room. Internally, the circulation of the house was extended at this time by the addition of a corridor extending longitudinally to the original corridor, and the addition of square, open-well stair to the east. Additional accommodation was added at the lower two levels c.1900, and a gymnasium added to the upper level c.1907.

5.4.1.4. South Wing and Conservatory

To the south is a mansard-roofed double-storey wing comprising the former dining and music rooms and statuary gallery. This wing incorporates the first major addition to the house of 1869, designed by Vahland and Getzschmann, and remodelled and extended in 1904 by William Beebe. Projecting further south is the 1880 conservatory, constructed above the 1858 kitchen wing, and the 1893 hip-roofed billiard room, designed by Beebe and which replaced the earlier billiard room.

Externally, the various additions to the house are somewhat unified by their unpainted rendered finish and the timber and cast iron verandahs which extend across the west, north and east elevations, added in 1900, 1904 and 1907.

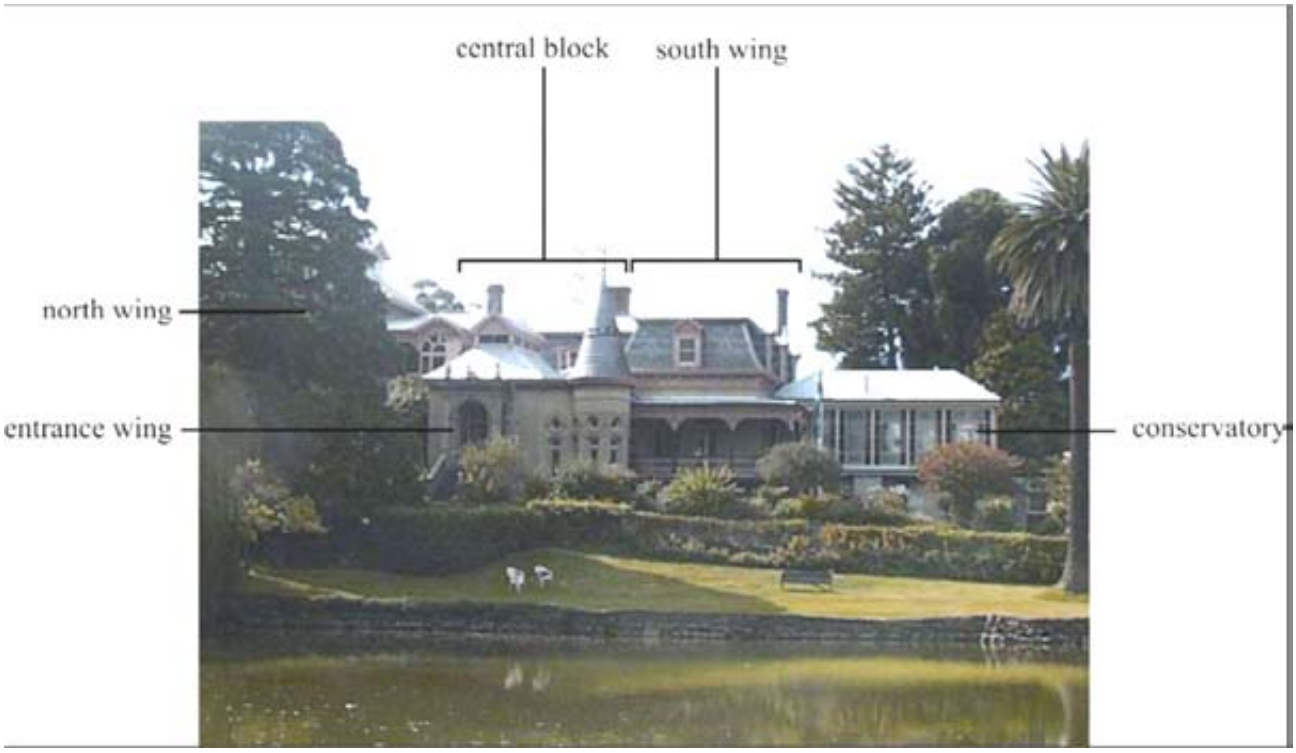


Figure 75: The west elevation of the house, facing the lake

Image: Allom Lovell and Associates 2002

2016 Review

The connecting passage (Room 4a) between the billiard room and the earlier conservatory on the lower ground floor has been substantially demolished as recommended in the 2002 report.

5.4.2. Exterior

5.4.2.1. West Elevation

The west elevation comprises the principal elevation of the house, facing the lake (Figure 75).

The c.1895 entrance wing is located in the approximate centre of the façade, flanked by the north and south wings.

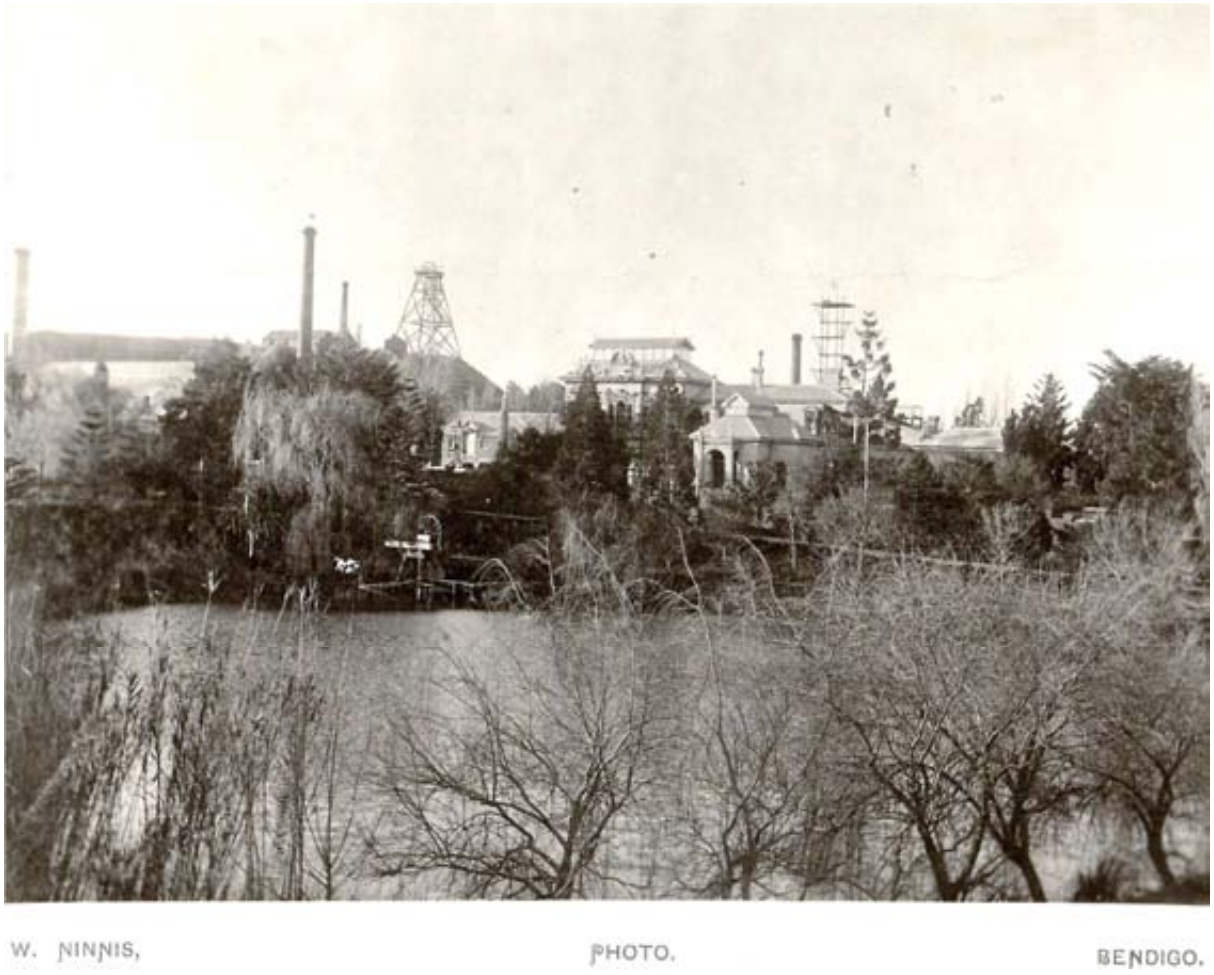


Figure 76: Fortuna from the West in 1904.

The Attic over the Music Room and the Gymnasium have not yet been built.

Photo: W. Ninnis Image: Darren Wright

5.4.2.2. West Elevation: Entrance Pavilion

The entrance wing is a cement-rendered rectangular volume with a hipped corrugated galvanised steel roof with bracketed timber eaves and gabled monitor with timber-framed windows (Figure 77). A short flight of bluestone steps leads to the projecting entrance porch, which has a semi-circular arched opening enriched with a vermiculated keystone, moulded archivolts and flanking classical pilasters with a repetitive rosette motif. White marble statuary surmounts a dentilated cornice, including cherubs and a reclining female figure. Attached to the south side of the entrance pavilion is the stair tower, circular in plan and crowned by a conical zinc-clad roof.

Figure 77: C.1895 main entrance porch and 1904 stair turret, west elevation

Figure 78: The entrance porch

5.4.2.3. WEST ELEVATION: SOUTH WING

Figure 79: West elevation, south wing

The mansard roof and verandah were added c.1904

The south wing comprises two levels and a slated mansard-roofed attic level, with a return cast iron and timber verandah at the lower ground and ground floor levels (Figure 79). Stained glass French doors with semi-circular arched fanlights open out onto the verandah, while a small balconette above a canted bay window projects to the south. A simple string course extends across the rendered façade at impost level. Moulded timber pediments with timber orbs surmount the dormer windows.

5.4.2.4. WEST ELEVATION: NORTH WING

Vahland's 1888 north wing is a large double-storey block, approximately symmetrical with a breakfront composition (Figure 80). Walls at ground and first floor levels have a rusticated rendered finish, and the roof is hipped corrugated galvanised steel with a timber bracketed eaves and gabled clerestory. A Mannerist style broken pediment with vermiculated scrolls crowns the central projecting bay, flanked by white ~~marble~~ *painted stucco* statuary.

A cast iron and timber verandah extends across the facade at first floor level, supported on decorative steel brackets. Added in 1904, the verandah is somewhat *retardataire* in design, typical of verandahs of the 1870s and '80s. Small timber gables with turned timber finals at the ends and centre of the verandah roof, together with fish-scale pressed metal balustrade panels at the north and south ends, allude to the fashionable Queen Anne style of the early twentieth century (Figure 83).

2016 Review

The statuary flanking the top of the central projecting bay of the entrance is of white painted stucco not marble as earlier reported.

The previously painted timber elements are in the process of being repaired/replaced and painted and the cast iron verandah elements removed and powder coated. The cast iron elements have been refitted using a variety of modern fixings. Beebe's design for the turret can be found in Appendix E.

Figure 80: West elevation: north wing

Figure 81: West side of north wing

Figure 82: Vahland's 1888 north wing with Beebe & Garvin's 1907 verandah.

Photo Vincent Kelly, 1908. Image: BHS. The Lansell's Benz car was said to be the first in Bendigo.

At ground floor level are three bow windows with stained glass highlights, contemporary with the verandah (Figure 84). Only one bay retains its original stained glass casements, the remainder having been replaced with clear glazing. The central window at ground floor level is a tripartite double-hung sash with rendered architraves enriched with a repetitive rosette motif, part of Vahland's 1888 facade. His 1893/5 entrance also uses this decorative element. At first floor level, a pair of French doors with leadlight sidelights and highlights opens out onto the verandah, flanked by blind windows.

A small basement area with cast iron railings and gate provides access to the lower ground floor level at the south end (Figure 85).

Figure 83: Queen Anne style timber gables and fish-scale pressed metal balustrading

Figure 84: Bow windows added to the north wing in 1904

Figure 85: North wing basement railings

2016 Review

The ground surface between the west wall and rendered retaining wall, lower ground floor, is concreted with a small spoon drain discharging to a drain pipe leading towards the lake. This appears to be restricted.

Figure 86: Lower Ground Floor drain.

Garvin and Beebe's plans for the detail of the upper balcony (verandah) and Beebe's bow windows are extant and can be found in Appendix E.

5.4.2.5. CONSERVATORY

The c.1880 conservatory is attached to the south wing and was created when the lower level of the look-out tower was glazed. (Figure 89, Figure 90). The upper levels of the tower were removed and relocated to the grounds. Elevated above garden level, the conservatory is constructed above the former kitchen and has a hipped roof clad with recent corrugated galvanised steel. Unusually, the structure cantilevers over the lower level, with the soffits lined with beaded timber lining boards.

Figure 87: Original cast iron vent and soffit on West side of Conservatory.

Figure 88: Conservatory cantilevers over former kitchen walls

The conservatory has floor-to-ceiling, patterned etched glass windows on the west, south and east sides, divided into panes with timber glazing bars. The etched glass panes, which feature figurative designs of various inspiration, are interspersed with narrow margins of red

flashed glass of various geometric and floral patterns. Some of this glass was installed during the 1990s conservation works, replacing non-original glass and glass louvres.[A1] At lower ground floor level walls are unpainted ruled ashlar, as elsewhere.

Figure 89: The conservatory from the south

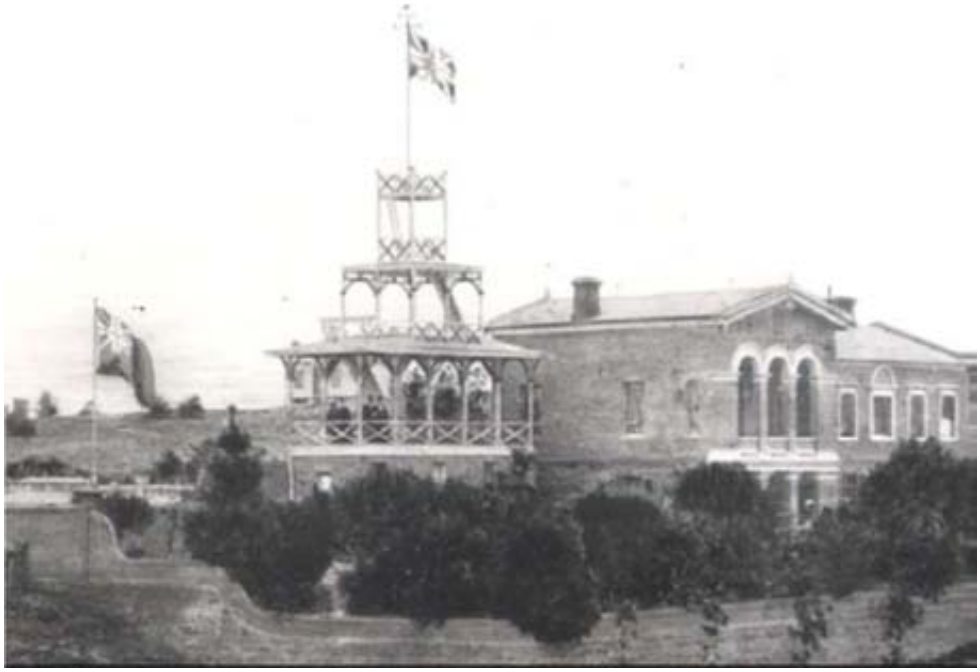


Figure 90: The lookout tower, from the south-east c.1871.

The lower level was glazed to form the conservatory c.1880. Image: Detail of Fig. 43.

5.4.3. East and North Elevations

The lower ground floor level is exposed to its full height on the east elevation, owing to the slope of the site (Figure 93), and thus presents as a triple-storey building on this elevation. The east elevation is divided into four main sections: the c.1888/1900 north wing; the original 1858 central block; the 1869/1904 south wing; and the 1893 billiard room. The whole façade has a ruled ashlar finish.

A timber and cast iron verandah extends across the façade at lower ground and ground floor levels, and has a balustraded walkway at first floor level. The verandah was constructed in two stages. The section to the centre and south was added in 1900, and subsequently extended to the remainder of the façade and returning around the north elevation in 1907.[A2] It is supported on cast iron columns with foliated capitals, and has decorative cast iron frieze and balustrade panels and cast iron brackets on both levels. Above the ground floor friezes are unusual open panels with cast iron fringes, surmounted by a decorative dentilated timber cornice. The upper walkway has cast iron balusters and simple steel mesh balustrading.

2016 Review

The cast iron brackets, frieze, balustrade and posts of the verandah were very probably reused from the 1875 verandah. The unusual open frieze above was added later to support the walkway.

The cast iron posts on the upper level walkway and the external bracing brackets are original. The internal bracing brackets and the water pipe and mesh infill are later, relating to the Army occupation. The hand rail is timber. The original was probably similar to the 1907 stair to the roof platform seen in Figure 52 (detail below). There is no evidence of a decorative cast iron balustrade.

Figure 91: Detail of stair from Figure 52

5.4.3.1. East Elevation: Billiard Room

The east elevation of the 1893 billiard room (Figure 94) is largely obscured by a post-War timber escape stair. The ruled, cement rendered walls are articulated by blind arcading and shallow pilasters with moulded caps. A cement rendered chimney breast and flue, added c.1945, obstructs this ornamentation. The roof is hipped corrugated galvanised steel, with timber bracketed eaves.

2016 Review

The top of the billiard room roof, above the skylights, is of original curved corrugated steel. The hipped roof is also original. The original ribbed plate glass skylights have been replaced with blue Perspex, probably c. 1970s. The Perspex should be removed and replaced with ribbed or obscure toughened glass similar to original. Beebe's detailed specifications for the Billiard Room are extant. They are reproduced in Appendix E, O'Connor 1987 CMP.

Figure 92: Roof of the 1893 Billiard Room by W Beebe.

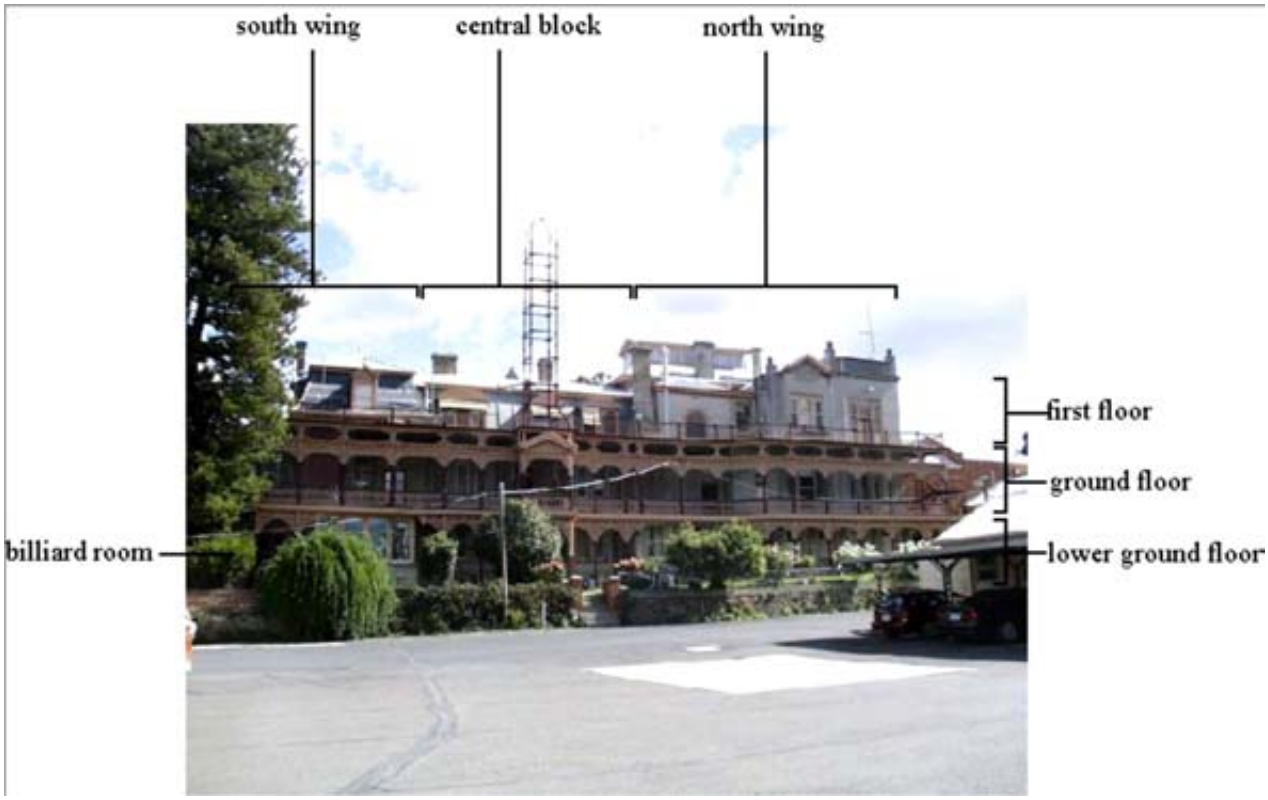


Figure 93: The east elevation

Image: Allom Lovell and Associates 2002

Figure 94: East elevation, 1893 billiard room with 1945 chimney and fire escape stair

Figure 95: East elevation, south wing with complete cast iron in 2013

5.4.3.2. East Elevation: South Wing

The east elevation of the south wing projects forward slightly and has a slated mansard roof (Figure 95). At lower ground floor level is a rectangular-plan bay window to the dining room added ~~in 1904~~ shortly after 1908; some of the double-hung sashes retain original leadlighting. Above are three pairs of French doors with semi-circular arched fanlights; these openings are remnants of the 1869 arcaded east loggia which was incorporated into the music room in 1904.

2016 Review

The cast iron lacework is currently being removed, sand blasted and powder coated over most of the building's verandahs. Some sections of damaged timber are being replaced as part of this process, however there are still some timber sections displaying damage which, subject to permit conditions or exemptions, should be conserved where possible or replaced if repair is not possible. A 2013 photo by the authors with all verandah iron in place is used above.

5.4.3.3. East Elevation: Central Block

Little remains externally visible of the original 1858 house on the east elevation (Figure 96). The semi-circular arched opening and steps at lower ground floor level mark the location of the original entrance, matched by a semi-circular arched opening with door and fanlight on the level above. These are flanked at both levels by canted bays with casement windows added c.1900, some of which retain original leadlighting. Above, at first floor level, is Mauermann's 1890 originally slated mansard attic, with its dormer windows probably altered to the current configuration in 1907 when the walkway was constructed. Chimneys are cement rendered: that at the north end is embellished with a rendered pedimented aedicule containing a cartouche bearing the initials 'GL'

Figure 96: East elevation, central block 2013

Figure 97: Detail of the steel tower, east elevation

A small gabled bay projects from the verandah across this section of the east elevation. Surmounting this is a tall, steel-framed tower supported on a steel structure which carries though to ground level and which is also an integral structural element of the verandah. At the ground floor level some horizontal bracing has been removed. Its original function is unknown, possibly relating to the mining activities of the property (Figure 97), however the pulleys and swinging hoist indicated that it was used for hauling up to the second floor level.[A3]

2016 Review

The steel tower, originally a viewing platform, once carried external stairs to the upper level (Figure 99). What appears to be a lantern is hung from the top.

Despite our research early photographs of the Eastern side of the building showing the walkway were not found. A 1945 image (below) is the earliest found, and shows the balustrade similar to how it appears today.

The original dormer windows seen in Figure 99of Mauermann's 1890 attic addition were replaced c.1907 with casements in bays on the Western side of the building. The dormer windows on the Eastern side were probably altered to their current configuration at this time. All of the roof was originally slated, but some time after it was photographed in 1945 Eastern side of the mansard roof was altered and the slates were replaced with sheet galvanised steel panels flashed into the walkway.

Figure 98: The walkway in 1945

From Souvenir of the L.H.Q. Cartographic Coy, Australian Survey Corps at 'Fortuna" Bendigo 1942-45

The hexagonal vent pipe on the North side of the chimney (Figure 97) is original and should be retained and conserved. The fire hose reel and air conditioning units should be moved to a less obtrusive position.

Figure 99: Detail of the tower. 1904

Detail of Figure 74. Image: Darren Wright.

5.4.3.4. EAST ELEVATION: NORTH WING

The east elevation of the north wing is purposefully asymmetrical (Figure 100), in contrast to the symmetrical west front. It is three bays wide, with the northern two projecting forward. Each bay has a different room form and windows differ on each level.

Windows at lower ground floor level are two-pane double-hung sashes; some window openings have been infilled with rendered masonry. Between the windows are rendered piers with moulded capitals surmounted by scrolls. A semi-circular arched opening originally provided access to the kitchen service area. At ground floor level all windows are of different types, including a conventional two-pane double-hung sash window, a tripartite arrangement of narrow, semi-circular arched double-hung sashes with leadlighting, and the c.1904 moon shaped window, also with leadlighting. At first floor level is a pair of tripartite double-hung sash windows: that to the north contains non-original French doors, providing access from the gymnasium to the verandah walkway. These were probably relocated from Room 23 when the new circular window was installed.

Figure 100: East elevation, detail of north wing during renovation of verandah 2016

Figure 101: In 2013 with all verandah iron in situ

Figure 102: Roof deck over the North wing looking east, added in 1907

Figure 103: North elevation

The roof of the North wing is varied. The southern bay has a hipped corrugated galvanised steel roof, the central bay has a small timber-bracketed gable projecting over a decorative rendered panel, while the north bay has a roof deck concealed behind a rendered parapet surmounted by pressed cement orbs (Figure 102).

5.4.3.5. NORTH ELEVATION

The north elevation is essentially a continuation of the east and has an identical timber and cast iron verandah extending across the façade (Figure 103). An external timber fire escape stair has been added by the Department of Defence possibly c.1960s, providing access to the verandah at each level. The stair from the walkway to the roof deck is original and was installed c.1907, when the gymnasium was added, and can be seen in

Figure 52 taken in 1908.[A4]

2016 Review

The original stair from the upper walkway to the roof deck has been refurbished during the Army occupation since 2002, with steel replacing original timber treads and landing. The other elements are original.

5.4.4. INTERIOR

The 2002 original document was written during the occupation of the site by the Army and references use of rooms at that time. The references to the use of rooms by the army have been struck through in the following.

5.4.4.1. PLANNING

As with the exterior, the sprawling internal planning is reflective of the house's complex and extended building history. Over the decades of consecutive refurbishment works, several rooms changed their functions until 1907 when the building reached its final form. Service rooms, breakfast, dining and billiard rooms were located at lower ground floor level; entrance hall, music room, conservatory and bedrooms at ground floor level; and bedrooms, ballroom and gymnasium at first floor level (Figure 104, Figure 105 and Figure 106).

The 1895 west entrance hall (Room 37) opens onto a short east-west corridor, a remnant of the original Ballerstedt house. Two rooms open from either side of the corridor on both lower ground and ground floor levels. Openings in the rooms to the south provide direct access to the former dining room (lower ground floor, Room 9) and music room (ground floor, Room 32).

A north-south corridor (Room 38) extends the length of the north wing at ground floor level, providing access to the original bedrooms on each side. The former service rooms at lower ground floor level are accessed externally off the east verandah (Rooms 23 to 28). At first floor level, a north-south corridor (Room 65) connects the 1890 attic bedrooms (Rooms 59 to 64)

with the former billiard room (Room 65) and gymnasium (Room 71) in the north wing. Throughout, walls are generally hard plastered. Floors are mostly timber, some with parquetry added c.1904. Ceilings are variously hard plastered, decorative fibrous plaster and pressed metal. Following the 1990s refurbishment works, many of the rooms have been carpeted and brass reproduction light fittings installed. Detailed room surveys are included in Appendix A. The following is an overview of the principal interior spaces of each wing.

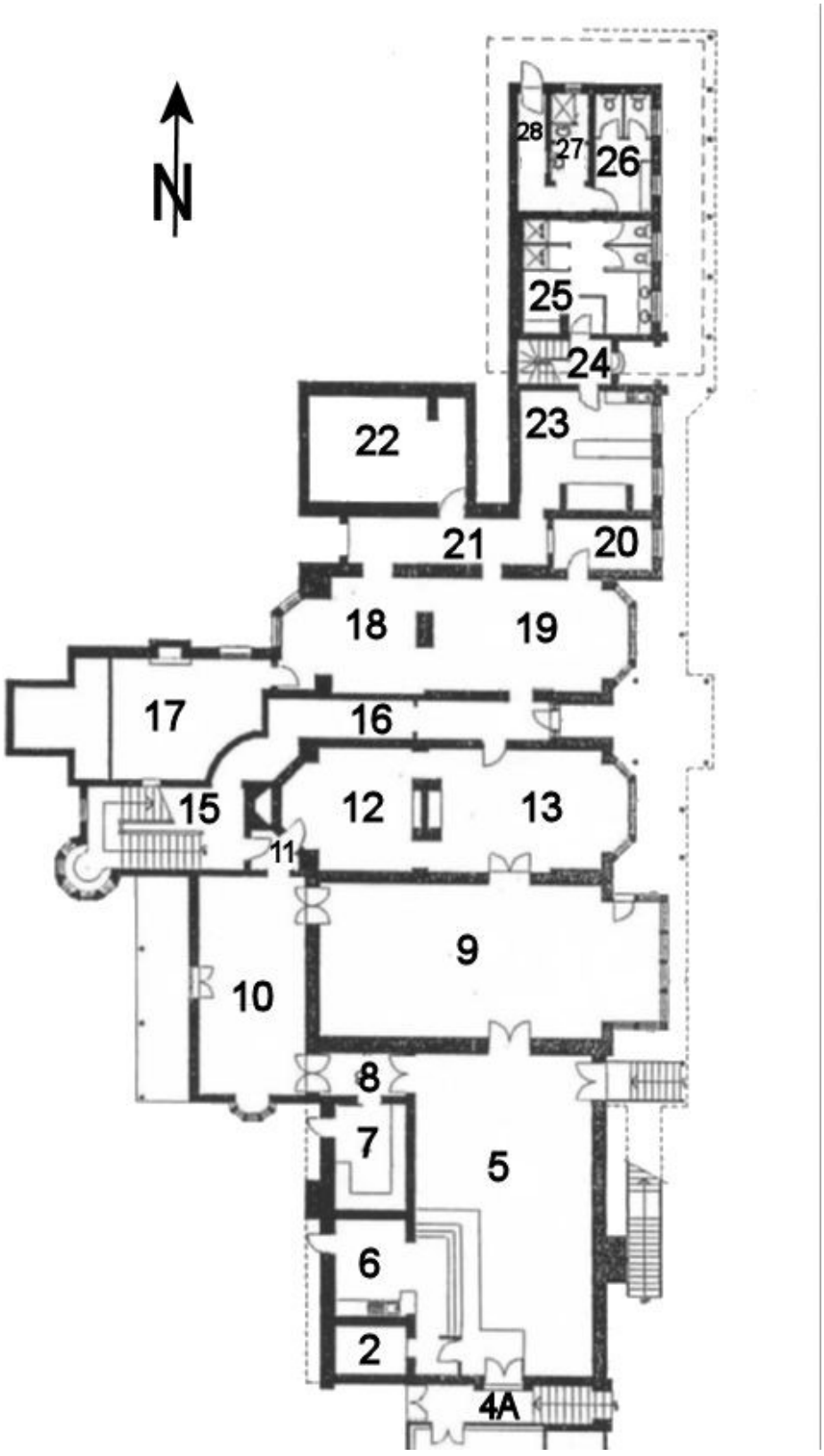


Figure 104: Lower ground floor plan 2016, not to scale

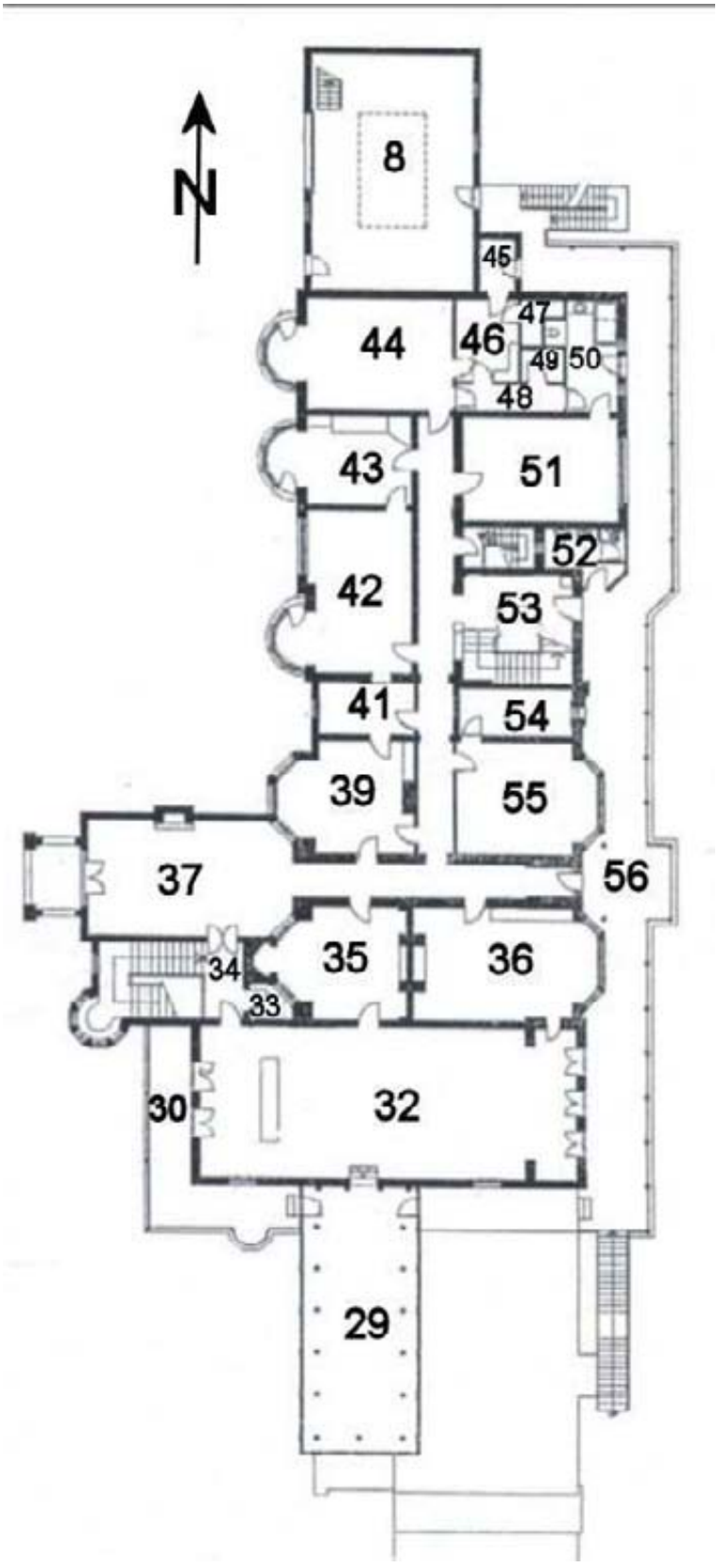


Figure 105: Ground floor plan 2016, not to scale

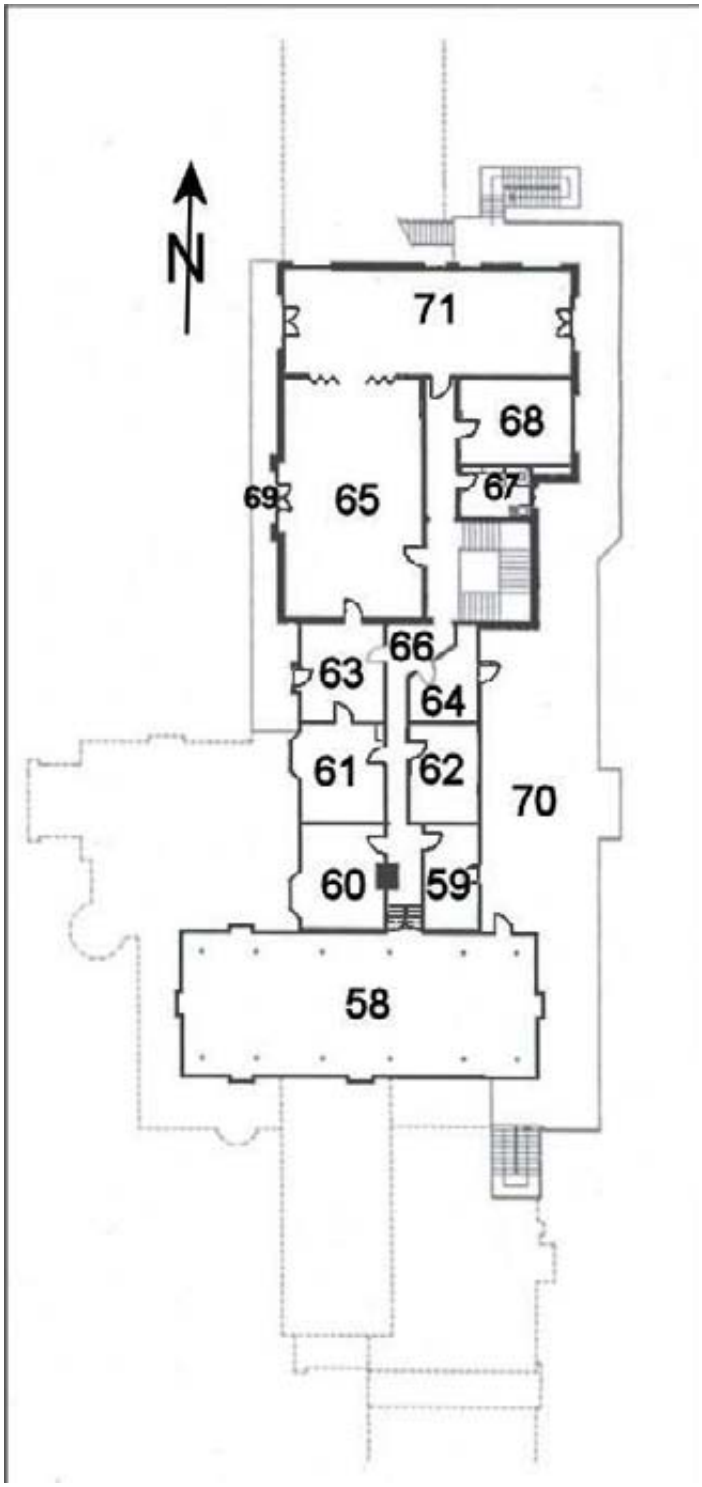


Figure 106: First floor plan 2016, not to scale

5.4.4.2. Entrance Wing

The entrance vestibule (Room 37) designed by ~~Beebe~~ Vahland is substantially intact as originally constructed in 1895 (Figure 107). The angled east walls of the room each have a double-hung sash window, and flank a semi-circular arched opening leading to the original 1858 residence beyond. Sidelights and highlight to the entrance door retain original leadlighting, while the door's upper panels have c.1940s etched glass bearing the crest of the Army Survey Corps. The plaster ceiling is deeply coved, rising above a dentilated and foliated cornice terminating in a clerestory.

The original white marble fireplace survives on the north wall. The present decorative painted stencilled scheme is based on the original[69], which is visible in an early photograph (Figure 109). Carpets and brass pendant light fittings are recent.

Figure 107: Entrance hall, current colour scheme early 2016

Figure 108: Entrance hall, designed by Vahland (2013)

The original colour scheme as determined by Allom Lovell and Associates in 1982 is seen in this image.

[69] The hall has recently been repainted since 2002.

Figure 109: The entrance hall in 1903

Image: Darren Wright.

2016 Review

The carpet has been removed exposing the tongue and groove pine flooring, which has been polished. Sections of the flooring in the east end had been lifted to gain access for services and replaced with chipboard in the past, this remains in situ. The chipboard should be left in place until new services are installed. The original wall paint scheme based on the 1982 investigation has been painted over recently. The entrance was almost certainly designed by Vahland.

5.4.5. South Wing and Conservatory

The south wing contains most of the principal formal entertaining and living rooms of the house. At lower ground floor level are the billiard room, former dining room and statuary gallery. The ground floor contains the music and reception rooms and conservatory, and the attic contains bedrooms.

5.4.5.1. South Wing: Lower Ground Floor

The 1893 billiard room (Room 5, Figure 110 and Figure 111) is a large, rectangular plan room with exposed timber-trusses with carved details and brackets. The ceiling is lined with V-jointed timber boards. Originally, the floor level was lower and had a raised dais at the north end: the present floor was installed at an unknown date by the Department of Defence.

2016 Review Billiard Room

The top of the Defence era bar has been removed exposing more of the original features of the room. The floor coverings have been removed and the floor polished. The panels in the skylights are Defence era blue Perspex. They were originally uncoloured ribbed English plate glass with a

floral motif.[70] The Perspex should be removed and glass similar to the original reinstated. The original floor, skirting, and steps to the platform are extant below the current floor, and are almost complete. These should be retained and conserved.

Beebe's detailed specifications for the Billiard Room can be found in John and Thurley O'Connor's 1987 CMP, Appendix E.

2016 Review Room 4A

Room 4A, connection between Room 5 and the former shade house has, with the exception of the tiled concrete floor, been removed recently. The remaining floor should also be taken down to its original level.

Figure 110: Room 5 former billiards room 2015

[70] As described in the Bendigo Advertiser, 26 August, 1893.

Figure 111: The billiard room in 1908

Image: BHS.

Figure 112: Former dining room (Room 9), lower ground floor

Figure 113: Dining room bay window

The dining room (Room 9) features a rectangular bay window at the east end (Figure 112, Figure 113). The fabric of the room incorporates remnants of the 1869 addition, which contained a much smaller dining room in this location with a loggia facing east. The room was subsequently extended c.1900 and again in 1904. Pairs of elaborately panelled timber doors with carved ornament are located on the north and west walls. The parquetry floor and ornate plaster ceiling date from the 1904 refurbishment. Textured wallpaper was added probably c.1970s.

2016 Review Dining Room

A photograph taken in 1908 shows that the works to the dining room bringing it to its current configuration were yet to be completed. The design for the refurbishment may have been extant. Note the electric lights seen in this photo.

Figure 114: The Dining Room in 1908

Image: BHS

Figure 115: Inside the dining room 1904

Image: Darren Wright

The former statuary gallery (Room 10) forms a vestibule to the dining room (Figure 116, Figure 117). Added as part of the 1904 works, it was described at the time in the Bendigo Advertiser as follows:

> *…The lower hall, which is to be used principally for a statuary gallery, will remind one of some of the chambers of the Ufizzi gallery in Florence. This hall has a very rich ceiling, and is lighted by leaded glass windows. The entrance to the billiard and dining rooms is through this hall.* [A5]

The room remains substantially intact, retaining original timber panelled doors to the dining room, elaborate plasterwork to the ceiling and small bow window in the south wall. Wallpaper, carpet and light fittings appear to date from c.1970s.

2016 Review Former Statuary Gallery

The leadlight and stained glass in the bow window at the southern end of Room 10 is extant and intact. The 1970s wallpaper and carpet have been removed. The floorboards have been polished.

The leadlight windows in the West wall are defence era and match those in Room 17.

Figure 116: The former statuary gallery (Room 10), lower ground floor, looking south

Figure 117: 1908 view of the statuary gallery

Two of the arches have been infilled. Image: BHS.

Figure 118: Room 10 looking North.

5.4.5.2. SOUTH WING: GROUND FLOOR

At ground level is the former music room which extends the full width of the house from east to west. Perimeter walls are remnants of the 1869 addition. Following the refurbishment works of 1904, this room was also described in the Bendigo Advertiser:

> *…The music room has a specially designed ceiling, to secure the best acoustic results. From the deep frieze there is seen enriching the large cove at the intersection of the wall a series of vine stalks, with bold leaves. The main part of the ceiling is panelled. A large portion of the floor is covered with parquetry – the different woods, in two colours, inlaid and polished, being very fine. It is finished with a bold key border of Grecian design. At the eastern end of this magnificent room there is a remarkably fine grille of turned and carved wood, finished with white and gold. One of the features of the room is a handsome mantel and overmantel of beautifully-figured mahogany. It is richly carved and moulded, and stands over 12 ft [3.6m] high. It has many bevelled glass mirrors of unique design, and carved panels and festoons. The carved panel in the front is symbolical of music. The windows are arranged to give the best effect to the room. A plate-glass one with a bay looks direct into the conservatory. The windows at each end are of leaded glass, worked in floral and scenic designs. The internal finish of the room is in white and gold. The room is certainly one of the most beautiful upon which one may look.*[A6]

The principal fabric and 1904 decoration of the room remains, however the timber overmantel and the turned timber grille at the east end described in the article have been removed and the parquetry concealed by recent carpet. Some of the original leadlighting has been replaced by clear glazing. That which remains contains depictions of various musical instruments, fruit and puttis and musical-related mottoes. In place of a window to the conservatory are a pair of French doors, which appears to date from c.1940s or 1950s. Fluorescent light fittings are recent.

Figure 119: The former music room (Room 32), ground floor, looking east

Figure 120: Music room, detail of the French doors in the east wall

Figure 121: The music room looking west, 1908

Image: BHS

Figure 122: View of the music room, looking east 1908 after remodelling by Beebe

Image: BHS

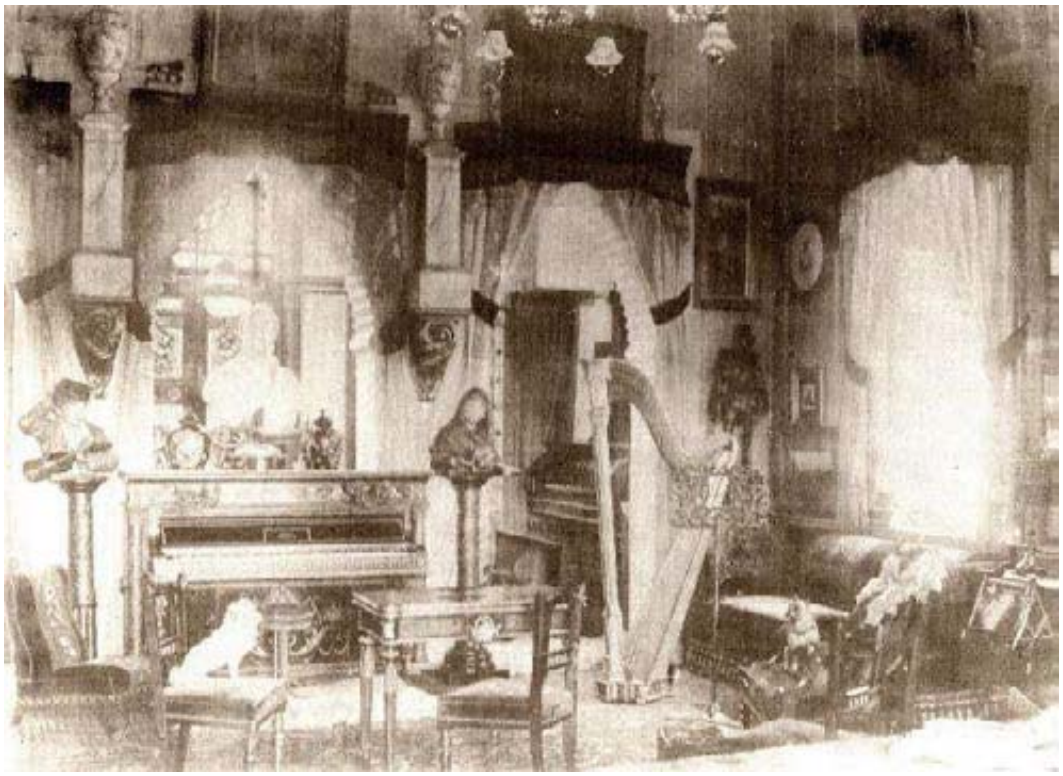


Figure 123: Music room c1904 before Beebe's remodelling

Image: Darren Wright.

Figure 124: Music room c1904 South west corner

Image: Darren Wright. Vahland's interior before Beebe's remodelling.

Opening off the music room to the north is the former reception room (Room 35, Figure 126). This small room was part of the original Ballerstedt house. A canted bay was added to the west wall c.1875, to which a decorative mirrored niche was added probably c.1895.[A7] Early photographs show the niche housing a marble statue. The bay has a pressed metal ceiling with unusual circular glass skylights.

2016 Review

The reception room is described in an August 1893 article. The marble statue "Spring" had earlier been purchased in Rome, and the especially built niche to house it was lined with bevelled plate mirrors. The Bendigo Advertiser of the 26th August 1893 reported that the *"leaded jewel lights enhance the effect*."

Figure 125: The reception room (Room 35)

Figure 126: The reception room in 1908

Image: BHS

5.4.5.1. CONSERVATORY

The 1880 conservatory opens off the music room (Figure 127). The timber-lined ceiling is supported by a series of regularly spaced timber columns with moulded capitals and curved timber brackets. Floor-to-ceiling windows on the east, west and south sides are of etched patterned glass with red flashed glass margins.

The etched glass windows, each divided horizontally into three panes depicts numerous mythological and religious scenes and heraldic emblems, including the crests of St David, St Andrew, St George and St Patrick, Australian fauna, swans, putti and various neoclassical figures.

2016 Review

An unusual series of underground miners are depicted in one window. The original colour scheme seen here had been reinstated in the 1990s conservation program, but has recently been painted over. Timber balustrading, visible in early photographs of the conservatory interior, and later removed is being at least partially replaced since the photographs were taken (Figure 129 and Figure 130). The design for the new railing should replicate the original in these images.

Figure 127: The conservatory looking south

Figure 128: Conservatory with recent paint scheme (2016).

Figure 129: Early view of the conservatory looking south

Image: Darren Wright. Note pet Rhesus monkey.

Figure 130: The conservatory c. 1900.

Image: Darren Wright.

Figure 131: Detail of the east windows

Figure 132: Detail of the south windows

Figure 133: Detail of the West windows

5.4.5.2. SOUTH WING: ATTIC

Within the 1904 attic is a large, rectangular-plan room extending the width of the house (Room 58, Figure 134). The original function of the room is unknown. The fibrous plaster wall and ceiling linings probably date from Defence ownership of the house, c.1940s or 1950s.

Windows are double-hung sash dormers.

Figure 134: Room 58 in the 1904 attic over the music room

This attic room was added during refurbishment of the Music room below it in 1904 and is not actually part of Mauermann's 1890 attic. The 'fibrous plaster' wall and ceiling cladding is now Masonite. The structural timbers are original.

5.4.6. Central Block

The central block of the house incorporates the original, double-storey eight-room 1858 Ballerstedt house. The original plan-form is discernible; however most of the original decorative finishes have been replaced by successive refurbishment works. Original ceilings, where they remain, and walls are typically hard plastered.

5.4.6.1. Central Block: Lower Ground Floor

Rooms at lower ground floor level were altered by the Department of Defence for use as mess rooms in the 1940s (Figure 135). The treatment of these interiors is typical of mess rooms found in army drill halls constructed by the Commonwealth during the inter-War period, featuring dark-stained timber dado panelling, strapped fibrous plaster ceilings and tapestry brick fireplaces. Other rooms have been remodelled c.1970s (Rooms 13 and 14) and c.1980s or '90s (Rooms 18 and 19).

Figure 135: Room 12, lower ground floor.

This room was refurbished by the Department of Defence for use as a mess room c.1940s.

5.4.6.2. Central Block: Ground Floor

Within the ground floor corridor (Room 37), simple moulded timber joinery (Figure 136) may date from 1858, contrasting with the more elaborate skirtings and architraves in the adjacent 1895 entrance hall and elsewhere. Rooms opening off the corridor at ground floor level (35, 36, 40 and 55) have been altered by the addition of canted bay windows in 1900 and decorative plaster ceilings in 1904 (Figure 138).

Figure 136: The east-west corridor of the original Ballerstedt residence

Figure 137: Ceiling and bay window Room 55

Figure 138: Room 36, ground floor

The flanking cupboards and ceiling light and fan were added c.1990s. The mantel is the original, returned by family members in 1991.

Figure 139: Mrs Bassford's room in the attic. C.1904

Image: Darren Wright.

Figure 140: Room 61, typical of the first floor (attic) bedrooms.

The dormer bay window possibly dates from the 1920s

5.4.6.3. Central Block: Attic

Four rooms open off a narrow central north-south corridor within the attic, which was added in 1890 to the original 1858 central block. Formerly bedrooms, their interiors are conventional, substantially intact except for the alteration of the dormer windows. Walls and ceilings are hard plastered, and floors have recent carpet. Of interest is some early, possibly 1920s, wallpaper retained in Room 62. Fanlights to the doors retain original stained glass.

2016 Review

There are 6 rooms opening off the hall. No fanlights (transoms) contain or appear to have contained stained glass. All have plain clear glass.

The current windows and doors on the eastern side probably date to the construction of the walkway in 1907. They replace the 1890 dormer windows in Mauermann's 1890 mansard roof, which was modified at this time.

5.4.7. North Wing

The north wing originally provided service accommodation at lower ground floor, including the boiler room to the central heating system, bedroom accommodation at ground floor and a billiard room, gymnasium and further bedrooms at first floor.

5.4.7.1. North Wing: Lower Ground Floor

The lower ground floor level comprises a series of small rooms accessed off the east verandah. These rooms have been substantially remodelled by the Department of Defence. A kitchen is located in its historical location, however it is fitted out with post-War and recent fittings and commercial appliances (Figure 141, Figure 142). Adjacent rooms to the north have been remodelled c.1980s to provide male and female WCs and change rooms (Rooms 25 to 28). No evidence remains of the original boiler to the central heating system.

2016 Review

Following the sale of the property the commercial fittings in the kitchen have been removed and replaced with domestic appliances.

Figure 141: The kitchen, Room 23, lower ground floor

Figure 142: The kitchen looking south-east

5.4.7.2. North Wing: Ground Floor

The former main bedroom is located on the ground floor (Room 42), facing west (Figure 143,).This room was refurbished in 1904 and has an elaborately decorative plaster ceiling, parquetry floor and bow windows. Some of the original lead lighting to the window has been replaced with clear glazing. The adjacent room (Room 43) was remodelled at this time to form a dressing room. It has built-in floor-to-ceiling panelled varnished timber wardrobes and shelving on the north wall. Two of the wardrobe doors open to reveal a marble bath and basin (Figure 146, Figure 147) – an unusual feature. Nickel-plated plumbing fixtures are original. The bow window in this room retains its original lead lighting.

Figure 143: The main bedroom (Room 42), ground floor level.

The plaster ceiling decoration and bow window (altered) dates from 1904.

Figure 144: The main bedroom, looking east

Figure 145: Main bedroom c 1880s prior to the 1888 remodelling

Image: Darren Wright.

Figure 146: Former dressing room window (Room 42).

Figure 147: Detail of the leadlight window in the former dressing room

Figure 148: 1904 white marble bath and basin concealed in the wardrobe

Across the corridor, facing east, is another bedroom (Room 51) which was likewise substantially remodelled in 1904 (Figure 149). The principal feature is the distinctive moon-shaped window and door, added by Beebe. This comprises a central double-hung sash window with narrow, curved sidelight windows, all retaining original Art Nouveau style leadlighting.[A8]

The adjacent ensuite bathroom was added in 1904 (Room 51, Figure 150). As with the bathroom in Room 43, it has a parquetry floor and decorative plaster ceiling. Fixtures are of white marble, including a combined bath/shower and vanity. The WC, pan not original, is housed in a small niche. The parquetry flooring has recently been exposed and restored.

Figure 149: Former bedroom, Room 51, with moon-shaped window and door

Figure 150: Bathroom Room 50, ground floor

Figure 151: Room 46, former bathroom, now kitchenette

Remnants of a third bathroom survive in Room 46, now used as a kitchenette (Figure 151). This small room is believed to have originally been a dressing room c.1900, and refurbished as a bathroom in 1907. All that survives is a dado of white glazed tiles, partly obscured by relatively recent kitchen cupboards and fittings. Fluorescent light fittings, carpet and vinyl flooring are also recent.

2016 Review

Original white glazed tiles are extant behind wall panelling on the north and west walls of Room 46. The marble shelf above the sink is original. A former WC, Room 45, is located off Room 46, which may also be accessed from the verandah. The original fittings have been removed from inside however the plumbing remains intact on the exterior.

A small former WC (Room 49) with floor drain is located between Rooms 46 and 50 off the corridor, Room 48.

5.4.7.3. North Wing: First Floor

Figure 152: The 1888 picture gallery/ billiard room, later ball room, looking north

At first floor level of the north wing is the former billiard room (Room 65), which, after the construction of Beebe's billiard room in 1893, became a ballroom (Figure 152). The room was described in the Bendigo Advertiser:

> *…This will be a room of a very unique character having a length of 37 feet [11.3m] by a width of 21 [6.4m] and a height of 22 feet [6.7m]. There will be an open ceiling, as the room will be covered from the top of the walls by an arched cove 4 feet [1.2 m] high, crowned with a lantern light 26 feet [7.9m] by 10 feet [3.0m]. Two iron principals and two iron girders are the support of this peculiar roof, but they will be invisible. The cornices will be highly enriched, and the other embellishments of the gallery will be in keeping. The centre of the room is to be occupied by a billiard table. A bay window will give a view into the beautiful garden.*[A9]

Figure 153: The picture gallery, George Lansell (right) playing billiards. Prior to 1893.

Image: Darren Wright.

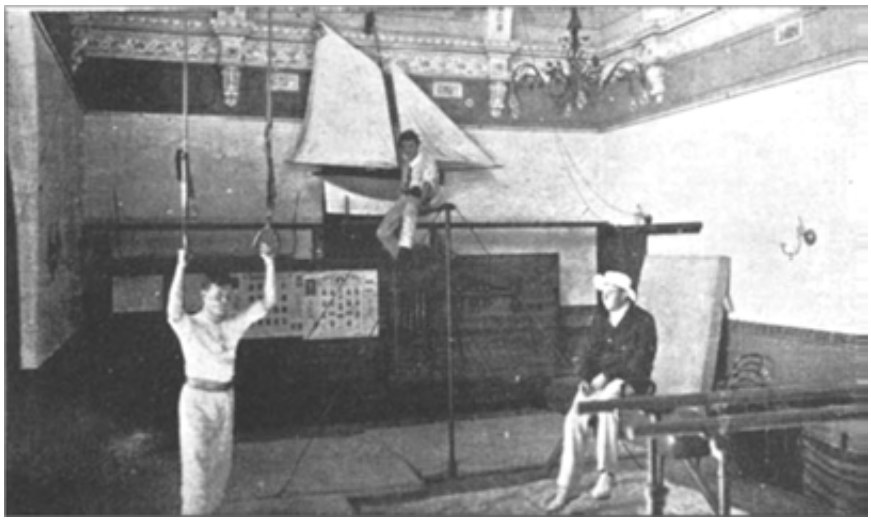


Figure 154: View of the billiard room, later ballroom, in 1903.

The room at this time appears to have been used as a gymnasium, prior to the construction of a purpose-built gymnasium in 1907. The model yacht on the north wall is also visible in a contemporary panoramic view of the lake.

The room is substantially intact, except for the removal of a fireplace on the east wall and the forming of a large opening in the north wall which connected the room with the gymnasium. Walls and ceiling are hard plastered, and the floor is of strip timber boards. The bay window referred to in the Advertiser is in fact a pair of leadlighted French doors housed within a slightly projecting bay. A coved ceiling rises from a decorative plaster frieze and is embellished with decorative plaster ribs. The decorative painted stencilled scheme has been reinstated in the 1990s to match the original, visible in early photographs (Figure 153 & Figure 154).

Opening from the north of the billiard/ballroom is the former gymnasium, added in 1907. This is a long, rectangular-plan room, extending the width of the house (Figure 155). Pairs of French doors with semi-circular arched sidelights and rectangular fanlights open on to the verandahs to the east and west. Double-hung sash windows on the north wall appear to date from the 1920s. The floor is of tongue and groove timber boards

2016 Review

The opening between the gymnasium and the ballroom originally had folding wooden doors. The gymnasium floor is now carpeted. Beebe's plans for the pressed metal ceiling are extant. The ceiling retains its original colour scheme.

Figure 155: The former gymnasium, looking West.

Figure 156: The gymnasium looking East.

Figure 157: The gymnasium 1908.

Photo: V. Kelly Image: BHS.

5.4.7.4. STAIRS

The house is served by two principal stairs and one service stair. Beebe's 1904 west stair (Room 34, Figure 158) opens off the entrance hall and features a semi-circular corner bay window with built-in seating and leadlighted casements. The return timber stair has carved decorative balustrade panels, and was described in the Bendigo Advertiser as

> *… massive, of blackwood and cedar, rich in design, carved and ornamented and polished. The newels are ornate, and the panelling and balustrading are unique in style. The landings are of dull polished blackwood. One landing opens into a turret, whilst below the landings there are "broken" panels of blackwood, with bolection mouldings…*[A 10]

The east stair (Room 53) was added as part of Vahland's 1888 north wing extension. Featuring timber and marble panelling, turned timber balusters and a built-in timber seat, the open-well stair provides access to the first floor level (Figure 159, Figure 160). There is a large semi-circular arched window on the east wall, interrupted externally midway by the 1904 verandah.

Both principal stairs retain their original timber finishes and these should be retained and conserved.

Adjacent is a service stair (Room 24), providing access from the kitchen and service areas on the lower ground floor. This is a simply detailed return timber stair with plain timber newels and balusters (Figure 162).

Figure 158: Semi-circular bay window and seat in the west stair (Room 34).

A motto in the leadlighting reads, from left to right, 'East or West, Home is Best'

Figure 159: West stair, ground floor level (Room 53).

Figure 160: The East stair c.1908

Source: BHS

Figure 161: East stair ground floor

Figure 162: The service stair, Room 24, lower ground floor

5.5. CONCLUSIONS

5.5.1. EXTERIOR

The exterior of the house is substantially intact to its 1904 and 1907 stages of development, the last major phases of additions and alterations. There remain externally visible remnants of most periods of development, including the 1880 conservatory, 1888 north wing, 1890 and 1904 mansard roofs, 1893 billiard room, 1895 entrance wing, 1900 bay windows, 1904 stair turret and the verandahs dating variously from 1904 to 1907. Alterations dating from the inter-War period are minor, including windows added to the north elevation of the former gymnasium and alterations of some of the dormer windows on the attic rooms.

The house has been well-preserved during the Department of Defence period of occupation. Exterior elements dating from after 1942 include the billiard room chimney on the east elevation and the escape stairs. Some of the decorative glass has been removed.[A11] More recent works have included repainting and reproofing. Unusually for a house of this age, the cement render finish has remained unpainted as intended, except for a small area on the west elevation.

2016 Review

Although, as stated, the rendered finish has never actually been painted, there is evidence of small remnants of biscuit coloured lime wash on some sheltered surfaces of all ages up to 1907 which would indicate that, as was common practice, the render was given several coats of tinted lime wash. This remnant finish should be retained and conserved. The walls should not be painted.

The roofs are generally of galvanised corrugated steel, with the exception of the Western face of Mauermann's 1890 attic addition and the mansard roof of Beebe's 1904 attic to the music room, which are of slate. The Eastern face of the 1890 attic was originally of slate but changed to galvanised steel sheet, probably in 1907 when the upper walkway (Room 70) was constructed. The turret is clad with original pressed metal 'fish scale' tiles.

All guttering was originally of an ogee profile.

5.5.2. INTERIOR

Likewise, the overall plan form and principal interior spaces remain substantially intact to the 1904/1907 period. Later alterations include the conversion of the some of the rooms on the lower ground floor for mess rooms by the Department of Defence in the 1940s, and the relatively recent refurbishment of the lower ground service area to provide a kitchen and WCs.

Some original fittings, such as fireplaces and mantles, appear to have been removed during this period.

Since that date, most of the works undertaken by the Department have been relatively unobtrusive and generally executed with care. Alterations made c.1970s, such as the installation of wallpaper and carpet in the lower ground floor areas, are reversible.

The most recent phase of works of the 1980s and 90s included partial restoration and reconstruction of the principal spaces, including the reconstruction of decorative schemes, restoration of parquetry flooring and reinstatement of missing decorative glass.

2016 Review

Some of the interior decoration which matched the original paint schemes has been painted over since 2002.

Allom Lovell and Associates CMP References

[A1] Personal communication, David Baillie, Defence Topographic Agency, April 2002.

[A2] O'Connor, op.cit., p.12.

[A3] It has been suggested that the tower was used by George Lansell, an amateur astronomer, for astronomical observations. F Doak. *Australian Defence Heritage,* p. 83.

[A4] O'Connor, op.cit., p.98.

[A5] Cited in O'Connor, p.10.

[A6] Cited in O'Connor, ibid., p.10.

[A7] O'Connor, ibid., p.58.

[A8] This room featured in an article on *Fortuna* in the *Australian Home Beautiful* in 1929.

[A9] Cited in O'Connor, ibid., p.8.

[A10] Cited in O'Connor, ibid., p.10.

[A11] Some of the glass was damaged by the fire brigade when a fire broke out in the house, date unknown.

Personal communication with staff member, Defence Topographic Agency, April 2002.

6. SITE INVESTIGATION: LANDSCAPE, GARDEN FEATURES AND OUTBUILDINGS

6.1. INTRODUCTION

The History, Description, Conclusions and Policy section of the 2002 Allom Lovell and Associates CMP are generally still relevant today and have been retained in the following. Where new information has been found, circumstances changed or policies have required updating the alterations have been inserted under the heading of "2016 Review". The policies in the original document stand unless struck through and are to be considered as current along with any additional policies under the 2016 Review heading. A small number of factual errors have been struck through in the text where required.

To maintain the intent of the original authors all historical images used in this section of the 2002 CMP have been retained, however they have been replaced with images of higher resolution where available. Images sourced from the Bendigo Historical Society are credited "BHS". Where historic images have been inserted which did not appear in the original document they have been marked as such in the caption by the insertion of '(2016)'

2002 images have been replaced with current ones.

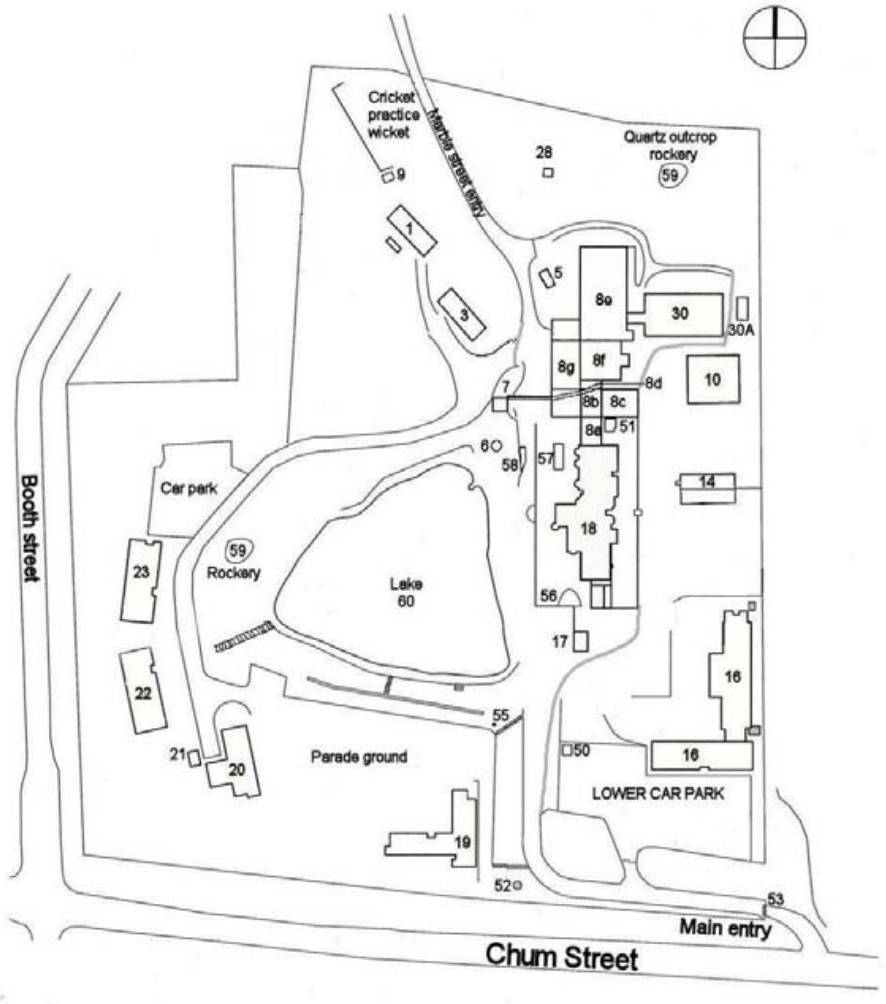


Figure 163: Site plan 2016, not to scale

6.2. LANDSCAPE, GARDEN FEATURES AND OUTBUILDINGS

Landscape elements, garden features and outbuildings described in the following sections include:

No.	Building / element
53	Entrance gates
54	Driveway
56	Garden walls
	Garden
	Specimen trees
61	Tunnel
58	Arbour
60	Lake
57	Pompeii Fountain
6	Summerhouse
7	Garage (c.1907)
17	Former laundry
18	Former shade house
8a	Former stables
8b	Former coach house (c.1880)
8c	Former swimming bath
8d	Former retort building
8e	Former quartz crushing battery

6.2.1. Entrance Gates

Figure 164: The entrance gates

Figure 165: Gate detail

History

The wrought iron entrance gates were probably completed in 1900. [A1] The flanking granite pillars and cast iron palisading may be earlier, possibly 1880s. [A2] A plaque affixed to one of the pillars commemorates the gates' designer and creator, Mr Thomas Pierce, one of Lansell's employees.

Description

The entrance gates comprise a pair of roughly-hewn granite pillars, with chamfered granite bases and simple moulded granite caps. The central gates feature decorative sunburst motifs and scrollwork in wrought iron. Above, spanning across the two pillars, is a decorative iron curved archway. This appears to have been altered: early photographs show that it originally was semi-elliptical, rather than semi-circular, in profile (Figure 167). The Department of Defence Australian Survey Corps crest has been added to the crown of the archway.

Conclusions

The entrance gates are substantially intact, except for the addition of the archway. They are associated with the late nineteenth and early twentieth century period of additions and alterations of the property. Aesthetically they provide an imposing entrance and visually mark the presence of *Fortuna* in Chum Street.

Policy

Retain and conserve.

Figure 166: Entrance gates c.1907

Image: BHS.

Figure 167: View of the gates, undated (post 1964)

2016 Review

The Department of Defence Australian Survey Corps bronze crest is a later addition. Three of these crests were made by Dennis O'Hoy of Bendigo in 1964; one at *Fortuna*, one at the Survey Corps Headquarters Melbourne and one at Duntroon, Canberra. (One of the other two has been returned to Fortuna and is now over external door to former billiard room).

Policy: The crests should be retained in situ and conserved.

6.2.2. Driveway

Figure 168: Driveway looking North 1908

Image: BHS Note original planting of eucalypts on left and timber paling fence on right

Figure 169: Western end of the driveway in 1908.

The steps are extant near the Survey Corps Cairn. Image: Darren Wright.

History

Early photographs dated c. 1908 show an aggregate driveway to be in its current position along the front of the house and extending south in a straight line to return along Chum Street to the front gates. As the house was originally entered from the east, it is possible that the driveway originally terminated on the eastern side of the house. An 1882 survey plan indicates that the property was also accessible via two driveways off the present day Marong Road to the north of the site, the alignment of which remains today. An avenue of eucalypts, as seen in photographs dated c.1908, extended along the east-west axis of the driveway parallel to Chum Street; however these have since been removed.

Figure 170: Driveway looking north 2016

Figure 171: Driveway, from the Chum Street entrance

Description

The main driveway commences at the Chum Street entrance, extending west along the southern boundary of the site before turning on a right angle and extending north past the house to the garage then forking and continuing to the northern boundary of the grounds. The driveway has been sealed with asphalt and is edged with modern concrete kerbs and bluestone rubble edging to the section between the front entrance gates and the entrance to the visitor car park. Also, on the north side is an early planting of four original Peppercorns (*Schinus molle*) with two self-sown seedlings, now mature trees which are growing in a lawn area, edged with bluestone.

Conclusions

While the surface and edging has been altered over time, the driveway appears to be in its original position. Peppercorn trees appear to be early elements to this front section of the property.

Policy

Retain driveway alignment. Remove concrete edging and replace asphalt with aggregate finish.

2016 Review

Policy: The current drive and edging may remain, but if alterations are planned in the future the asphalt should be replaced with an aggregate finish and suitable edging installed. The row of Peppercorn trees to the north of the Chum St alignment of the driveway (Figure 171) are of primary significance and should be retained and conserved.

6.2.3. GARDEN WALLS

Figure 172: West Terrace wall looking north

Figure 173: West terrace wall southern end

Figure 174: South garden wall

History

The main garden wall edging the eastern formal garden is visible in the earliest photograph of the house. Views dated 1871 indicate that the stepped wall extended around the south, east and west sides of the formal garden and was entered via vehicular and pedestrian gates at various points. An 1880s view from the west shows the extent of the wall to be greater than its present form and much higher, without the iron palisade, which was probably altered in 1907 during the major redevelopments of the site. In addition, there are remnant rubble retaining walls throughout the site, including along the southern side of the Wayzgoose Hall and southern side of the main driveway which also appear to be very early.

Description

The main garden wall surrounding the house contains the formal garden. The wall is constructed of a coursed random rubble stone base surmounted by a rendered brick capping and iron palisade to the west and red brick wall to the south and east sections. The section of wall along the front of the house and adjacent to the Pompeii Fountain are rendered. A Gothic archway is located to the north-east of the Pompeii Fountain, separating the northern section of the house from the former stable yard beyond. The arch is of rendered masonry construction with a moulded capping (Figure 177 and Figure 178).

The south wall has been largely altered with some sections replaced towards the western end, where concrete blocks have been used to reconstruct the alignment. The south section of wall also contains a pair of red brick piers either side of a pedestrian opening. The retaining wall along the southern side of the Wayzgoose Hall is constructed of random rubble.

Figure 175: c.1871 view of the house from the south-east.

View showing the extent of the original garden wall. Image: Darren Wright.

Figure 176: c.1880s view of the property from the west.

Showing retaining garden wall in front of the house. Image: Darren Wright.

Figure 177: Gothic arch

Figure 178: Photograph of the Gothic archway, undated.

Image: Allom Lovell and Associates

Conclusions

The garden wall, archway and retaining walls are significant elements of the original and early landscape. The walls remain largely intact.

Policy

Retain and conserve original and 1907 remodelled sections of wall. Remove concrete blockwork from south wall and reconstruct.

2016 Review

Check for damage from overgrown vines and plants and remediate.

6.2.4. GARDEN

Figure 179: Garden and fountain south of front entrance

History

The front garden was reputedly in place before 1880, as it was extended down to the edge of the dam at this time. [A3] A photograph, c.1908, shows the garden to be established with standard roses in individual circular beds flanking the edge of paths, and containing planted flower beds, shrubs and ornamental fountain.

Figure 180: The front garden looking south 1908

Image: Darren Wright

Figure 181: East side garden looking South

Description

The formal garden bed is divided into two sections around the front entrance to the house. North of the main entrance the garden consists of scalloped edging on the west boundary and lawn edged with individual circular beds featuring standard roses along a curved path. Plantings adjacent to the house consist of mature camellia and magnolia over an herbaceous border. A mature camellia, growing within a large circular cut-out adjacent to the Pompeii fountain, forms a feature in the centre of the lawn.

This layout is essentially mirrored on the southern side of the main entrance, with a small cast iron fountain with stone edging forming a feature within the lawn area. The paths have all been surfaced with asphalt and are finished with concrete edging. Some of the concrete edging appears to be very early towards the southern end of the path. Adjacent to the southern wall, a semi-circular garden bed is bordered by basalt rock with an inner edging of original bluestone. While the planting may have changed over the years, the formal garden retains the same lay-out depicted in the early photographs.

The garden on the eastern side of the house is less formal however it reflects a similar design approach. Planting includes mature specimen trees and standard roses.

Conclusions

Largely intact landscape, retaining early layout and features which has been reconstructed and managed to reflect the original garden.

Policy

Retain present plantings, layout and features.

Figure 182:The front garden looking north 1908

Image: BHS

6.2.5. SPECIMEN TREES

Figure 183: Norfolk Island hibiscus (Tree number 115)

Figure 184: Norfolk Island Pine and Bunya Bunya Pine

Bunya Bunya Pine is Tree Number 179, Norfolk Island Pine is Number 178. Flame Tree Number 180 is part of this early planting at the South East corner of the house.

Figure 185: Conifers on the Northern side of the Lake.

Norfolk Island Pines Numbers 102 and 103(left) with Pinus Pinea (94) and Pinus Pinaster (95).

Figure 186: Pepper Tree, (Number 175) left and Moreton Bay Fig (174), right.

History

The earliest photographs of the site indicate a landscape containing semi-mature trees, many of which remain as mature specimen trees today. Based on photographic evidence, the early species surrounding the lake and house generally appear to be coniferous, however these were soon complimented by Peppercorns and palms, which have since self-seeded throughout the site.

Some specimen trees such as the rows of Poplars (Niagara Italica), Moreton Bay Fig and Golden Elms would appear to date from the early Army occupation.

2016 Review

The Lombardy Poplars (Niagara Italica) have all been removed. All Moreton Bay Fig trees on the site are original Lansell era plantings. The only self-seeded Pepper Trees of any size are near the Marble Street entrance at the northern end of the property (see below). Some small Pepper Tree seedlings have appeared over the past several years. All others are Lansell era plantings.

Description

The most notable tree is the Giant sequoia (Sequoiadendron giganteum). Originally one of a pair flanking the steps from the driveway to the lake, they are clearly visible as mature trees in a photo dated c.1895. The remaining tree lost the upper section of trunk in a recent storm, otherwise the tree appears to be in good condition. To the north of the Giant sequoia is a Norfolk Island hibiscus (Lagunaria patersonii) growing within a stone retaining wall. This was also an early addition to the garden, possibly around the time when the site was completely developed in 1907.

East of the house, two mature pines are located between the garden wall and the house. The southern tree is a mature Bunya Bunya pine (Araucaria bidwillii), which appears to be an early planting. Just north of this is a mature Norfolk Island pine (Araucaria heterophylla), which is also an early addition. No photos clearly illustrate their presence so it is difficult to determine exactly when they were planted, however given their impressive size, it would appear that they date from early development of the site.

The broader site and area surrounding the quartz mill contains a number of possibly self-seeded semi-mature specimen trees which continue the early planting theme including Peppercorns, palms and coniferous species.

Significant specimen trees also include those discussed in Chapter 8.

Conclusions

The mature specimen trees are significant as early, possibly original, plantings which are enhanced by the contributory semi-mature trees of the same species throughout the site.

The later specimen trees introduced to the site by the Army are of contributory significance.

Policy

The significant specimen trees should be retained and protected. Seedlings should be propagated from each of the significant trees for their eventual replacement.

2016 Review

The last remaining Giant Sequoia (Sequoiadendron giganteum) has deteriorated and been removed. A young Giant Sequoia planted south of the path to the lake in 1997 has been recently removed and replaced with a Weeping Cherry. This should be removed and replaced by a Giant Sequoia (Sequoiadendron giganteum).

The 'two mature pines' (Bunya Bunya and Norfolk Island Pine) mentioned earlier and an Illawarra Flame Tree (Brachychiton acerifolius) were planted as a group and are the earliest plantings identified at *Fortuna*. While Pepper Trees are generally considered a weed species in Victoria they are a distinctive feature of goldfield landscapes and, where original, considered of significance. There is no evidence of self-seeded Pepper Trees at *Fortuna* being allowed to grow to maturity with the exception of a group of 11 trees located just inside the Marble Street gate. These were aged at between 30-50 years old during the review of plantings conducted in 2015. The youngest of the remaining Pepper Trees at the site have been aged at between 100 and 130 years old with four, (#1,2, 4 and 175), recommended for inclusion on the National Trust Significant Tree Register and another (#77) classed as a fine specimen.

6.2.6. TUNNEL (61)

Figure 187: The tunnel looking west

Note salt glazed drainage pipes on the right.

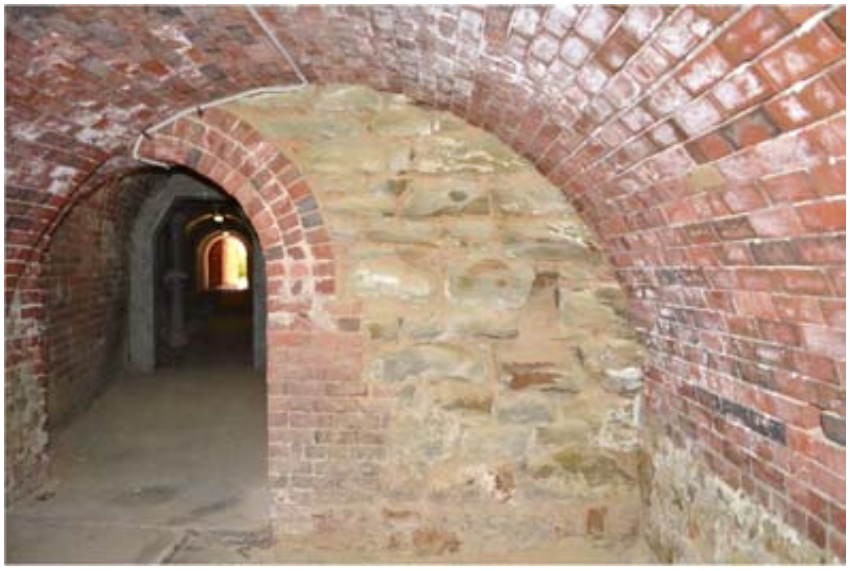


Figure 188: Tunnel interior looking East

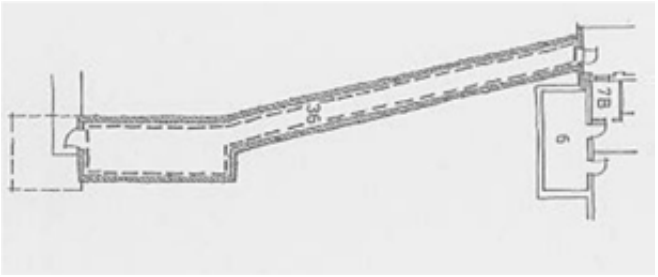


Figure 189: Sketch plan of the tunnel, not to scale

Source: O'Connor, Part II

History

The date of construction of the tunnel is unknown, but is believed to date from the Ballerstedt period of ownership of the property. [A4] Its original function is also not known, however it has been suggested that it was constructed to provide secure access for gold bullion to be loaded onto armed coaches for transport. [A5]

Description

The tunnel is located to the north of the former swimming bath building. It extends approximately east-west, with semi-circular arched entrance openings at each end. It is of brick construction with a barrel vaulted brick ceiling. The floor is of earth and concrete.

The east entrance has been partially bricked-up, and has a timber-V-jointed boarded door. The west entrance, located in the basement of the former coach house, has a recent flush-panel door.

The tunnel is presently used for storage.

Conclusions

Possibly associated with the period of Ballerstedt's ownership, the tunnel is of historic significance as a remnant of the early development of the property.

Policy

Repoint brickwork where missing and deteriorated.

Replace eroded bricks.

2016 Review

As vehicles had free access to both sides of the house and treatment works it is highly improbable that it was used for security reasons. It is more likely that it provided access from the east to the west without going through or around the house with gardening equipment etc. It also provided access to a large salt glazed drainage pipe with a salt glazed inspection cover and a similar vertical pipe probably associated with the crushing battery are visible in the eastern (narrower) section of the tunnel.

The tunnel has been constructed in two phases, the eastern section being the earliest. Both ends of the tunnel have been partially bricked up and doors fitted. This has severely restricted the flow of air through the tunnel and contributed greatly to the build up of damp and salts in and on the brickwork and their deterioration.

Policies: The tunnel entrances should be restored to their original full openings. If it is desirable to secure the tunnel the ends may be enclosed with steel mesh or grille, including the door, to ensure maximum air flow. Lack of airflow is contributing to rising damp in the area of the old coach house and Ballerstedt's retort building.

The brickwork should be treated to remove salt deposits by poulticing or current best practice methods. The brickwork should be repointed with suitable lime putty mortar. This work should be given priority as vehicular traffic passes over it

The floor of the tunnel should be cleaned of salt contaminated material, but left as an earth floor. The salt glazed pipes should be retained in situ.

6.2.7. ARBOUR

Figure 190: Arbour from the south

Figure 191: Arbour from the North

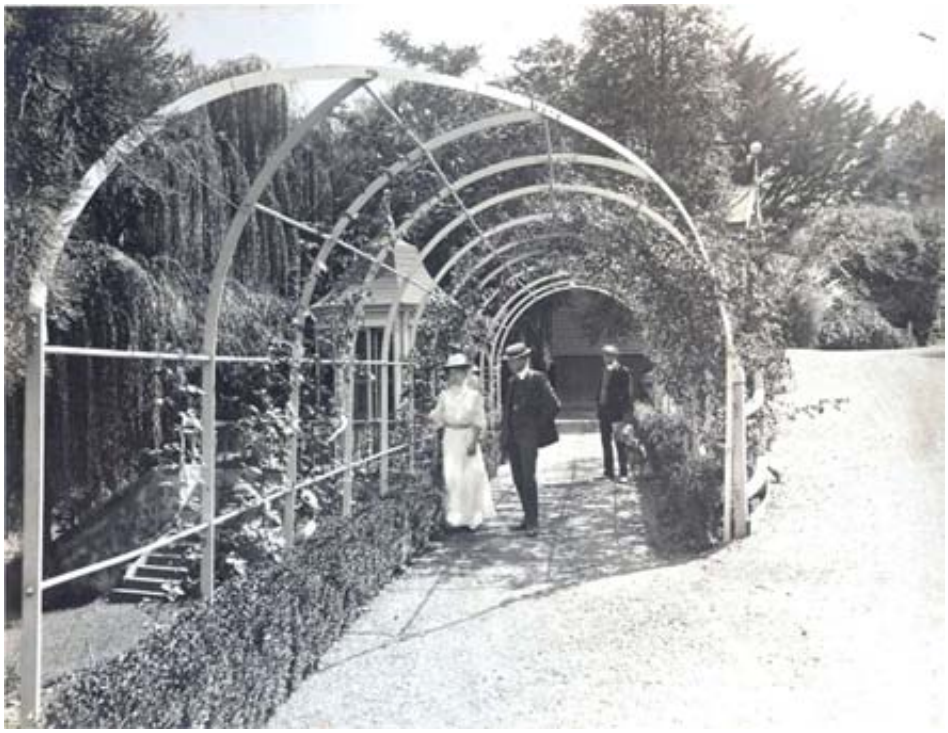


Figure 192: A 1908 view of the arbour.

Photo: Vincent Kelly Image: Darren Wright.

History

The arbour was constructed c.1900. [A6] It originally supported climbing roses.

Description

Situated to the east of the lake, the arbour is a bolted steel-framed structure comprising a series of flat bars forming a semi-circular arched profile, braced laterally by circular steel rods. The arbour is nine bays long on its western side, and five bays on its eastern side.

Planted on the northern side of the arbour are a number of mature wisteria climbers. These have been trained to grow over the arbour. The western side remains unplanted, however is largely over-shadowed by a mature sweet pittosporum (Pittosporum undulatum) located in the garden bed below.

Conclusions

The arbour is associated with the early twentieth century period of alterations and additions, one of the significant phases of redevelopment of the property. It is a remnant of the numerous garden structures which originally existed on the property and forms a picturesque element within the immediate the environs of the house.

Policy

Retain and conserve.

Repaint in same olive green or original colour.

Consider replacing concrete block edging with more suitable material, eg bluestone pitchers.

The sweet pittosporum should be trimmed back to allow more light onto the arbour. As the wisteria senesce, they should be removed and replaced with climbing roses to re-create the original planting of the arbour.

Policies: Remove bitumen and replace with compacted gravel type material. The steel framing of the arbour has been distorted out of shape over the years and the stone retaining wall on the western side of the arbour requires repair. The arbour should be dismantled, the steel elements straightened and then re-erected in its original position when the wall has been repaired. It was originally painted in a light colour. The sweet pittosporum has been trimmed. Two fence posts next to the Wisterias adjacent to the arbour are remnant of the fence visible in the 1907 photo and provide physical evidence of the post design. They should be retained.

6.2.8. LAKE

Figure 193: The lake from the south

Figure 194: The lake from the west

Figure 195: View from the West 1908

Image: Darren Wright

History

It has been suggested that at its peak around 1907, there were a total of six lakes within the grounds, four of which were constructed c.1880 from remnant tailings ponds indicated on an 1882 survey plan (Figure 204). [A7] An early photograph dated c.1880s shows the main lake to the west of the main entrance to the house, landscaped heavily with young trees and shrubs. Subsequent photos dated c.1908 show young palms and statues along the eastern and southern embankments; a lookout tower in the location of the present parade ground which was the formed by the deconstructed viewing platform removed from the conservatory; a gazebo at the south-east corner; a jetty opposite the main steps from the driveway; a rustic gazebo in the northern corner and a boat house in the south-west corner. Adjacent to the boat house was a bridge over what would appear to be an inlet, or gully, feeding the lake.

Description

The lake is almost triangular in shape, forming a centrepiece to the landscaped area west of the house which is fed from natural surface water run-off. The lake is edged with a coursed random rubble stone retaining wall and remnant tailings, some of which has crumbled into the lake. The eastern boundary is the exception where the wall is largely intact. The lake is surrounded by specimen trees within expansive lawns, planted with palms and a Blue Atlas cedar (Cedrus atlantica 'Glauca') on the eastern side and coniferous species on the western side. On the southern side, the edge of the lake is lined with both Thread and Cotton palms (Washingtonia filifera and W. robusta), Cottonwoods (Populus deltoides) and White poplars (Populus alba), a number of which are growing right to the edge of the lake. A formal line of Thread palms

extend to form an avenue along the ridgeline between the lake and the Sergeants' Quarters. An asphalted path on the south side delineates the lake from the surrounding slope which is terraced with non-original granite retaining walls and niches containing timber seats. To the west of the lake a steep grassed embankment contains a quartz rockery with typically Edwardian planting of succulents and palms. To the north is a grove of Norfolk Island pines (Araucaria heterophylla), separated from the lake by a small quartz wall. A number of these pines appear to be early plantings, added to over time to create a grove.

Conclusions

The lake is an early landscape feature, dating from at least c.1895. The stone edging is largely intact, although unsympathetic repairs have been made in places. A number of the mature Canary Island and Thread palms, Blue Atlas cedar, cypress, and Norfolk Island pines would appear to be early plantings around the lake area, with later additions of poplars and willows.

Policy

Retain form and fabric of lake and retain and protect early plantings. Reverse unsympathetic repairs to retaining walls and conserve to match existing.

As for all specimen trees, seedlings should be propagated from each of the significant trees for their eventual replacement.

2016 Review

The red brick stair on the southern side of the lake leading from the path to the upper level is original and led to the lookout tower.

The remnants of a heavy timber structure and a number of cast iron pipes of various sizes can be seen in the north east corner of the lake bed when the lake is partially full. Figure 196 shows the extent of the structure in the late 1800s.

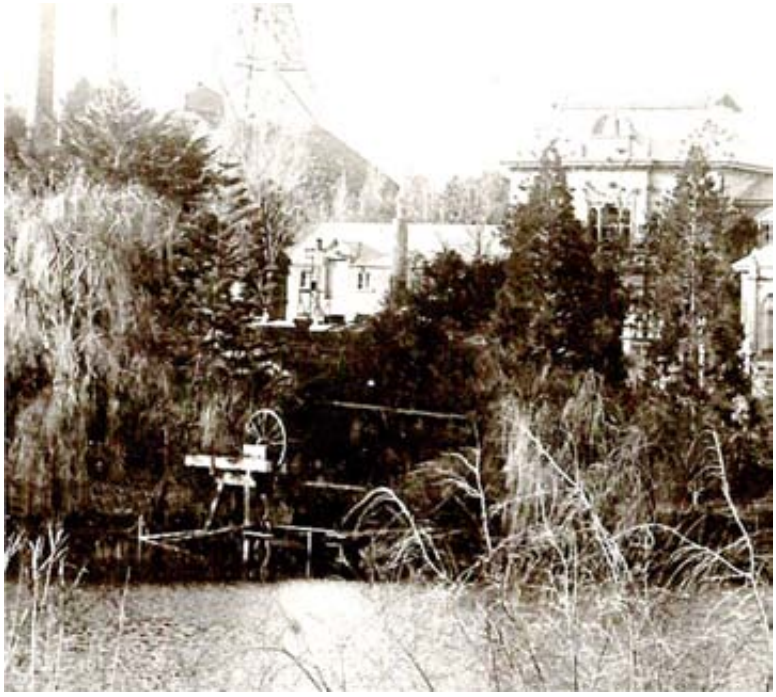


Figure 196: Apparatus/structure at the north east corner of the lake in 1904.

Detail of Photo by W. Ninnis.(Figure 74)

Image: Darren Wright.

Figure 197: Steps to the original lookout tower

Figure 198: Remnants of the structure at north west corner of the lake

Figure 199: View of the lake, 1908

Image: BHS

Figure 200: View from west 2015

Figure 201: Southern embankment of lake looking west.

Note one statue base is still extant. The Washingtonia palms seen here as recent plantings are extant.

Image: BHS

Figure 202: Looking west over lake, c.1908

Image: BHS.

Figure 203: The lake from the front entrance porch.

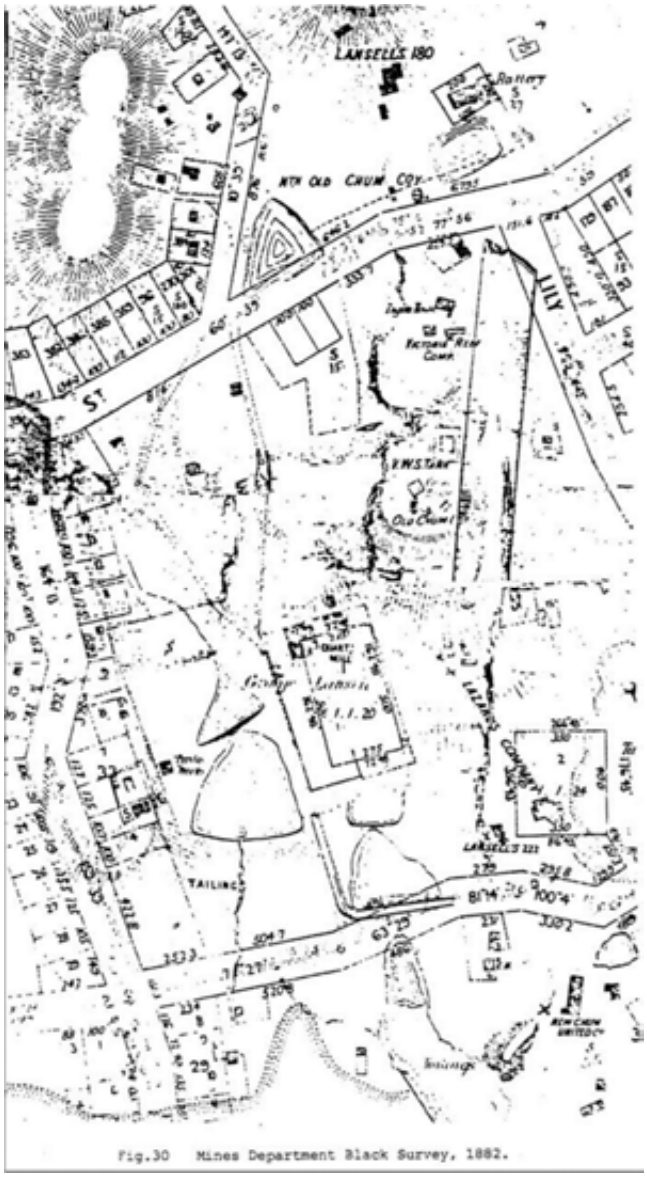


Figure 204: 1882 survey plan which indicates extent of lakes at the time.

Source: O'Connor, 1987 Part I

6.2.9. Pompeii Fountain

Figure 205: The Pompeii Fountain from the south-west 2016

Figure 206: Pompeii Fountain, c. 1900

Image: Darren Wright.

Figure 207: Pompeii fountain, 1908

Image: Darren Wright.

History

The Pompeii Fountain is a scaled replica of the fountain in the House of the Great Fountain, Pompeii. It was constructed 1879-80, after Lansell had visited Italy and returned with lantern slides of the ruined city. [A8] The column is likewise of ancient classical inspiration, modelled on Roman columns of victory.

In 1904 a Shade House was constructed adjacent to the fountain, subsequently demolished (Figure 206 & Figure 207).

Description

The fountain comprises a shallow cement-rendered basin, rectangular in plan, terminated at the north end by a classically derived pedimented niche and at the south end by a tall, cement rendered fluted column. The niche is embellished with a variety of pressed cement decoration including vermiculated panels, lion masks, raised geometric repetitive patterns, moulded archivolts and spandrels and, in the tympanum of the pediment, relief rendered foliation. Unusual, small, spherical buttons extend across and around the principal decorative elements. In the centre of the basin is a marble urn supported on an octagonal pedestal.

The column is astylar, that is, of no specific classical order. An eighteenth century style marble figure of an adolescent boy crowns the column. The original statuary which stood at the north and south ends of the fountain have been removed (Figure 206).

No longer active, it appears that water originally sprung from the lion masks in the niche and from the marble urn.

Conclusions

The exuberant decoration of the fountain and its allusions to Roman antiquity demonstrate the confident aspirations and material wealth of the Lansell family in the late nineteenth century. Its unusual design, claimed to be unique in Australia, [A9] provides a distinctive visual focal point in the garden.

Policy

Restore damaged stucco elements. Restore the fountain to working order.

2016 Review

The fountain is not a scaled replica as often stated, but is very heavily based on the original in the House of the Great Fountain, Pompeii, with the coloured mosaic of the original replaced by decorative stucco. The hemispherical "buttons" appear on the original. A more recent and accurate replica may be seen at the Getty Villa and Museum in Los Angeles[71].

Repairs are required to the rendered elements and plumbing in a number of locations. The fountain has been made partly operational.

The column is rendered over an iron core structure which is showing deterioration at the base on the Southern side.

Figure 208: A 1923 photo of a fountain at The House of the Great Fountain, Pompeii

Image: Donald McLeish 1923

Figure 209: Replica of the fountain at Getty Villa (Right).

Image: http://www.getty.edu/visit/

[71] http://www.getty.edu/visit/

6.2.10. SUMMERHOUSE (BUILDING 6)

Figure 210: Detail of a 1908 photograph showing the summerhouse from the south

Photo Vincent Kelly Image: BHS

Figure 211: Lansell family members in front of the Summer House and balustrade in 1908.

Photo: Vincent Kelly Image: BHS Edith Lansell seated at right, next to her mother, Mrs Bassford.

Figure 212: The summerhouse

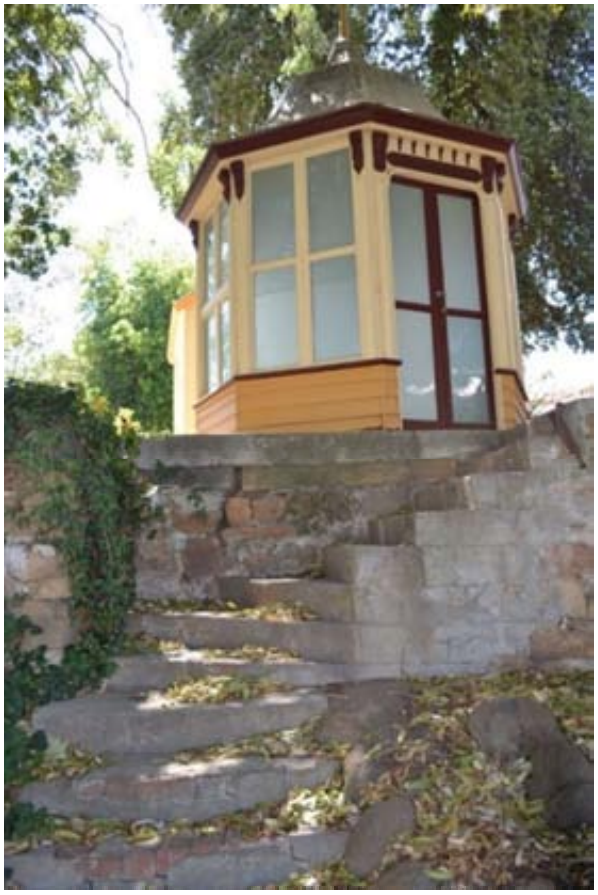


Figure 213: The Summer House from the south with steps to the lake

Figure 214: Interior of the summerhouse

Figure 215: Survey mark on the summerhouse floor

History

The summerhouse was constructed in 1904, contemporary with Beebe's alterations and additions to the house. The roof was apparently originally shingled, and the windows glazed with clear glass. [A10]

Description

Situated to the north-east of the lake, the summerhouse is an eight-sided timber structure with a curved roof clad in sheet metal. A simple timber moulded cornice encircles the building, supported on decorative carved timer consoles. Windows are four-pane fixed-sashes with etched glass.

Accessed by a pair of timber-framed French doors, the interior has a non-original concrete floor and a small bracketed timber shelf on seven sides. Ceiling and lower walls are lined with timber beaded lining boards.

Conclusions

The summerhouse is an important picturesque feature of the landscape. It is associated with the early twentieth century period of additions and alterations at *Fortuna*, one of the significant phases in the history of the development of the property.

Policy

Reinstate shingled roof, based on photographic evidence where available.

Prune back tree over roof and finial to avoid damage.

Repaint existing colour.

2016 Review

The roof was originally covered with horizontal zinc sheeting. The finial was capped with a timber orb. The sides originally had timber venetians with French doors at the entrance. The frosted glass is not original. Sections of timber are displaying excessive degradation and require maintenance. There was a balustrade along the retaining wall on the southern side of the summer house which should be reinstated. The Army Survey Mark in the floor should be retained.

Figure 216: The Arbour with summer house in background 1908.

Detail of Figure 192

6.2.11. GARAGE (BUILDING 7)

Figure 217: East elevation of the former garage

Figure 218: The former garage from the north west

History

The coach house may have been constructed in 1907, as part of the general additions and alterations to the property undertaken at this time. [A11] The building may have served to house George Lansell's motor car, the first automobile in Bendigo. [A12]

Description

The coach house is a small, square-plan building with weatherboard external walls and a gabled corrugated galvanised steel roof (Figure 217). Two-pane double-hung sash windows are located on the north and south elevations (Figure 218) and there is a pair of large, diagonal timber boarded doors on the east elevation. Internally, walls and ceilings are lined with timber beaded ~~floors~~ **boards**, and the floor is of strip timber boards (Figure 220).

There is a small basement area, screened with timber trellis. The west entrance to the tunnel is located to the immediate north.

The coach house has undergone recent repair and restoration work, and is in good condition. It is presently used for storage.

Conclusions

The former coach house is associated with the early twentieth century period of additions and alterations, one of the significant phases in the history of the development of the property. Aesthetically the building forms a picturesque element in the immediate environs of the house.

Policy

Retain and conserve.

2016 Review

This building was constructed in 1904 as a garage for George Lansell's Benz car, said to be the first in Bendigo. This is reported in O'Connor (Appendix E Volume 1 p12) but has mistakenly been called a coach house or converted coach house in later reports. It may well be the earliest specially constructed garage in Bendigo. The finial seen in Figure 216 is missing. It was surmounted with a shiny orb of unknown composition. Several of these can be seen in other photos, including inside the Conservatory.

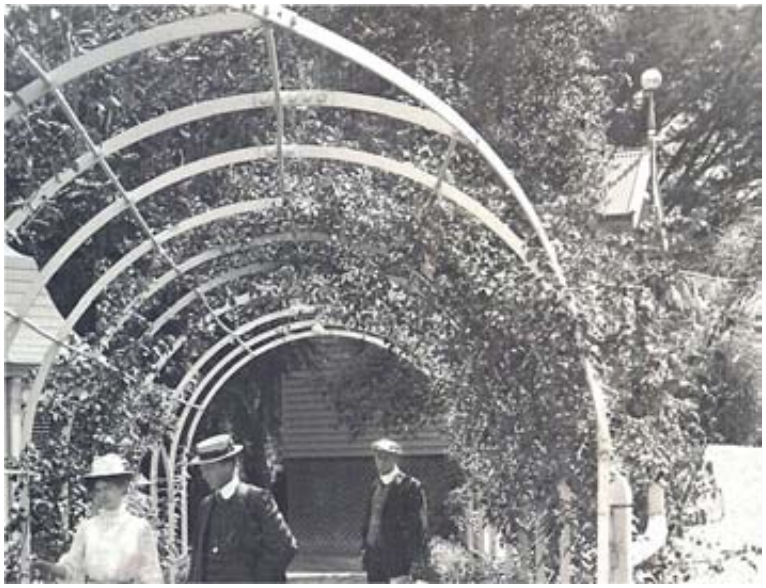


Figure 219: The garage can be seen behind the arbour. 1908.

Detail of Figure 192

Figure 220: Garage interior

6.2.12. Former Laundry (Building 17)

Figure 221: The laundry from the South-East

Figure 222: Laundry from the East

Figure 223: The Laundry door

Figure 224: Interior of the laundry

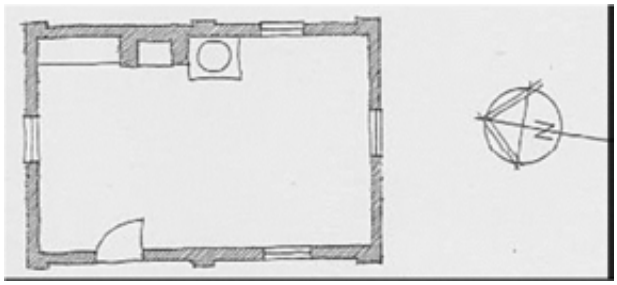


Figure 225: Sketch plan of the former laundry, not to scale

Source: O'Connor, Part II.

History

The laundry was constructed c.1904 or 1907.[A13]

Description

Constructed to the south of the conservatory, the laundry is a small brick building with a corrugated galvanised steel gambrel roof. Windows are two-pane double-hung sashes, the entrance door is timber four-panelled and there is a brick chimney on the east side. The brickwork has been painted.

Internally, the building has been recently divided into two rooms by a stud wall partition. There is a brick fireplace on the east wall, adjacent to which is a cast iron range of unknown date. The floor is original concrete. The ceiling is lined with strapped asbestos cement sheet.

The building is presently used as a garden store.

Conclusions

The former laundry is associated with the early twentieth century period of additions and alterations, one of the significant phases in the history of the development of the property. Substantially intact externally, it demonstrates the type of service domestic services required to support a large residence during the Edwardian period.

Policy

Remove paint from brickwork. Retain cast iron range.

2016 Review

Recently repainted. Paint should be removed from brickwork. All original internal features of the laundry to be retained, including stove, fireplace, mantel shelf and copper. The concrete floor is early and may be original.

6.2.13. Former Shade House (Building 18, Room 4)

Figure 226: Former shade house from the east

Figure 227: Former shade house from the south

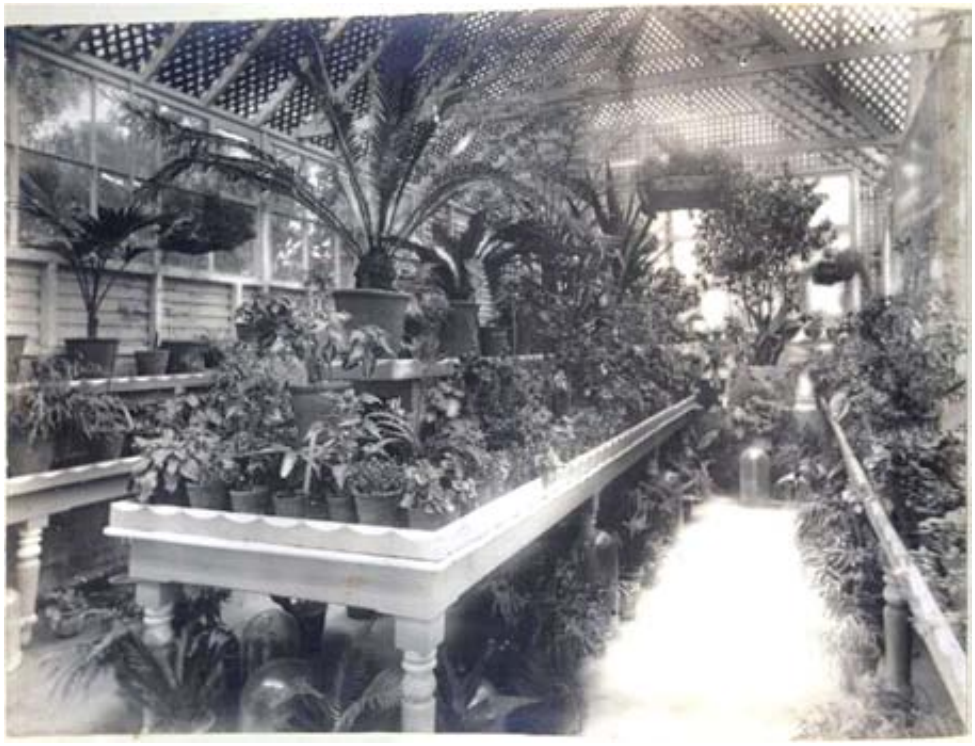


Figure 228: The shade house in 1908

Image: Darren Wright.

History

The shade house was built in c.1907, and originally had a timber lattice roof and glazed and latticed walls. At some time prior to 1934 it became a glass house when the roof was rebuilt and glazed.[14] Rooms 3 & 3A were added in the post-War period. Recently used as an office, the building is presently disused.

Description

The former shade house is a rectangular-plan building attached to the south of the conservatory. It is linked to the main house by a covered passage.

The building has external walls clad in strapped fibrous cement sheet and a corrugated galvanised steel gabled roof. A secondary timber gable extends longitudinally from the main ridge, facing west, with a fretted gable end.

The interior has been substantially altered by its conversion to an office (Figure 229).

Conclusions

The shade house is associated with the early twentieth century period of additions and alterations, one of the significant phases in the history of the development of the property. It is a remnant of the numerous garden structures which originally existed on the property and, although altered, it forms a picturesque element within the immediate the environs of the house.

Policies

Demolish non-original covered passage (Room 4A) between shade house and house.

Demolish rooms 3 and 3A.

Reconstruct original external wall and roofing trellis where photographic evidence survives.

Figure 229: View of the interior of the former shade house

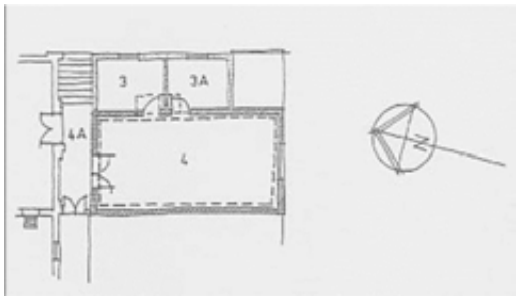


Figure 230: Sketch plan of the former shade house, not to scale

Source: O'Connor

Figure 231: The west facade of the shade house in 1908.

Detail of a 1908 photo by V. Kelly

The west semicircular window was removed from the main house during 1907 renovations, and added to the shade house as it was constructed, also in 1907.

Despite the alterations made to the building an amount of the early glass remains behind the current wall and roof cladding. Care should be taken to ensure original fabric is not damaged when working on the restoration of the building. A 1945 Army photograph of the villa shows the shade house with a glass roof. The now demolished room 4a appears in the same photo, but was not original to the building.

A number of original features survive and all should be retained.

Room 4A, with the exception of the raised concrete floor, has been removed following the sale of the property by the Department of Defence.

Policy: The tiled concrete floor should be taken down to its original level.

A small weatherboard clad skillion roofed structure to the south of room 3A protects a reasonably sized ringbarked stump from the elements. A 1904 report in 'Punch' of a tour of the property given by George Lansell describes how after inspecting the bath

> *Mr. Lansell led me off to show me, as he said, one of the most interesting relics of the olden times of Bendigo.*
> *"There you see," pointing to the stump of a tree, "the remains of the first stamper erected in Bendigo. It was just one head, and was put up originally in order to crush specimens.*[72]

It is likely that this is the stump referred to as there had been a conscious effort to retain and protect it.

Policy: The stump is of historic significance and should be retained and conserved by keeping it in its shed.

Figure 232: Stump, possibly from the first stamper head

[72] Punch, Melbourne 11/02/1904, p. 21

6.2.14. Former Stables (Building 8a)

Figure 233: Former stables exterior, east elevation

Figure 234: Former stables interior

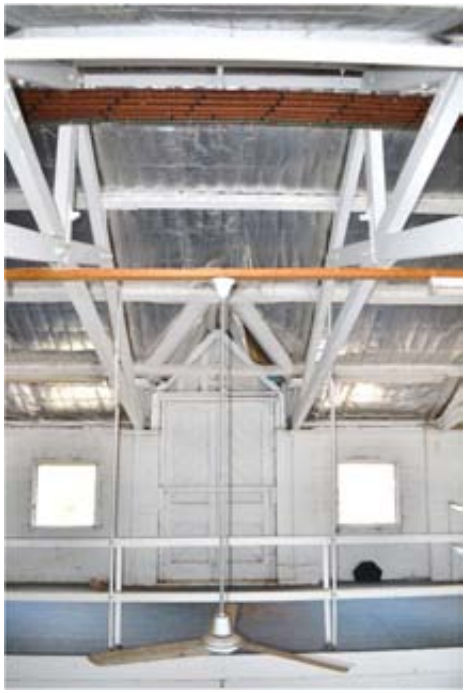


Figure 235: Former stables interior roof

History

The stables were probably built during the 1860s, after completion of the Ballerstedt's house in 1858.

Description

The former stables of a rectangular-plan, double-storey building of garden wall bond brick construction with a gabled corrugated galvanised steel roof. The brickwork has been painted, and the steel roofing is recent.

On the west elevation are a pair of large V-jointed boarded doors. Windows are timber-framed fitted with non-original glass louvres; one of the window openings has been infilled.

Internally, the space has been substantially altered by the forming of an opening in the centre of the former loft floor. The original timber post supports for the loft have been replaced with suspension rods from the timber roof trusses.

Walls are of painted brick, and the floor lined with recent carpet and vinyl.

The building is presently used as a table tennis room.

Conclusions

The stables are moderately intact externally.

Associated with the Ballerstedt period of ownership of *Fortuna*, the former stables building is of historic significance as a remnant of the early development of the property.

Policies

Reinstate doors and windows to match the original.

Remove paint from the exterior brickwork.

Adapt the interior as required, retaining remnant original fabric.

2016 Review

The room is currently vacant.

There is significant rising and falling damp in the south and west walls with the south west corner being the most affected. The guttering at the junction of the stable roof and the north wall of the house requires attention. The double doors have been repaired post 2002. The tops of the original timber posts and two of the original supporting beams of the loft are extant and should be retained. Original windows and openings should be reinstated.

POLICY: Remove paint from the interior walls and remove salt deposits. The walls should only be painted with a polymer free lime based paint that will breathe. Repoint with appropriate lime mortar where required.

6.2.15. Former Coach House (Building 8B)

Figure 236: The c.1880 coach house (arrowed)

The coach house is located behind the former swimming bath building.

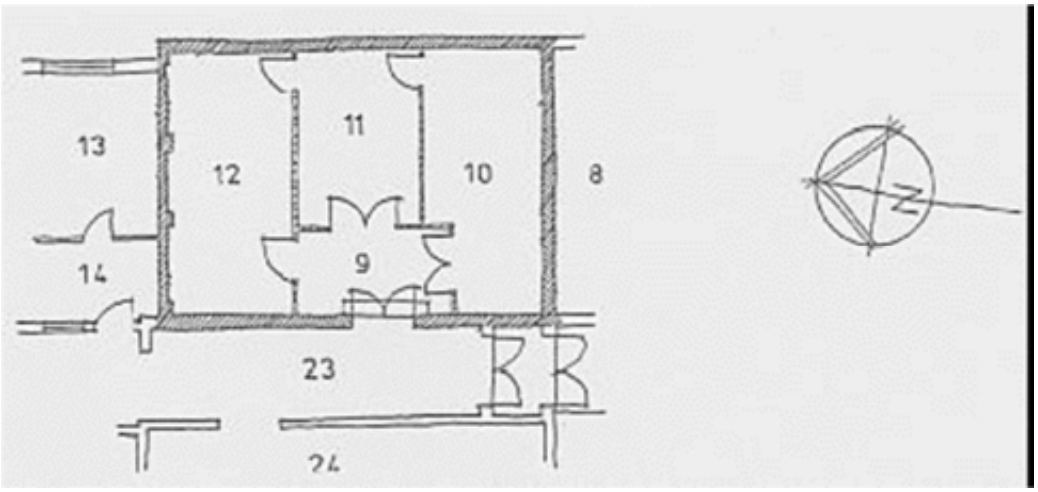


Figure 237: Sketch plan of the former coach house

Source: O'Connor, Part II

Figure 238: Inside the Coach House facing West.

History

The coach house was constructed for Lansell c.1880. The building's west elevation is concealed behind the 1942/67 photo printing building.

Description

The coach house is situated to the west of the former swimming bath building (Figure 236). It is a rectangular-plan building of red brick construction with a parapeted gabled roof clad in recent corrugated galvanised steel.

The interior has been completely altered by recent (1990s) refurbishment works, and contains two offices with hardboard partitions, vinyl sheet floors and a suspended ceiling grid. Part of the original arched door on the north wall has been bricked up.

Conclusions

The former coach house is associated with the late nineteenth century phase of additions to *Fortuna*, demonstrating Lansell's continual expansion of the original Ballerstedt property. Although altered, it demonstrates the type of utilitarian structures required to support a large residence during the late nineteenth century.

Policy

Retain and conserve original exterior fabric.

Adapt and refurbish the altered interior as required.

2016 Review

There is considerable damp in the walls. A later steel framed window and flush panel door have been installed.

Policy:

Retain and conserve original exterior fabric.

Adapt and refurbish the altered interior as required.

Remove all paint from the original fabric and poultice masonry surfaces to remove salts. Walls should not to be sealed and if painted only a polymer free lime based paint should be used.

Replace flush door and window with appropriate replacements.

Ensure adequate sub floor ventilation is provided below the timber floor.

Provide ventilation to exterior through roof.

6.2.16. Former Swimming Bath (Building 8C)

Figure 239: View of the former swimming bath, 1904

Source: Defence Topographic Agency

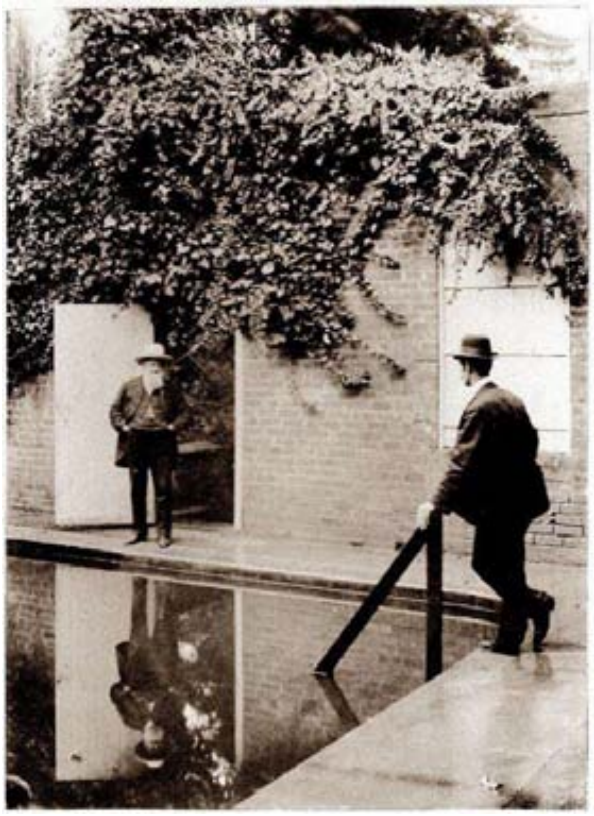


Figure 240: George Lansell at the bath, c 1904

Image: Darren Wright

Figure 241: Bath with toilet or change room in south west corner 1908.

Image: BHS. The stairs to the roof platform above the Gymnasium are visible. Note pipe extending to over centre of the pool with what appears to be a spray nozzle on the end.

Figure 242: Arched entrance to 'change rooms' seen in 1908 photo above.

These are likely to be related to Ballerstedts' retort and assay rooms.

Figure 243: The original sloping concrete surface of the pool is extant.

Figure 244: Exterior of the swimming bath from the south-east

Figure 245: Exterior of the swimming bath from the south

Figure 246: 1871 view of the former tailings treatments works

Image: Darren Wright Detail Figure 175

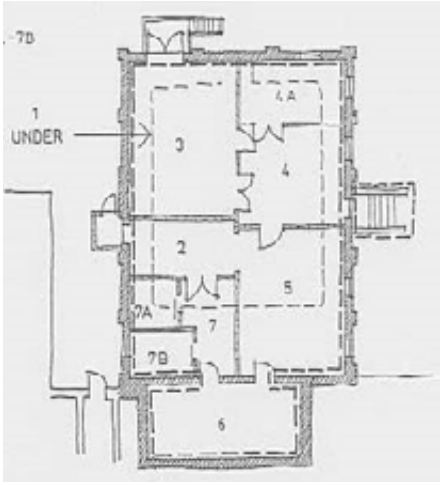


Figure 247: Sketch plan of the former bath house, not to scale

Source: O'Connor. The partition walls are Defence Era. The dotted line delineates the bath.

History

The swimming bath is believed to have been formed within an earlier building associated with mining activities of the property. The precise date of its construction is unknown, however according to O'Connor, in 1869 it probably housed a tailings treatment works, such as a slime labyrinth: 'a German device consisting of a number of connected settling pits of graduated volumes for sizing the tailings from the crushing battery'. [A15]

The building was subsequently converted to a swimming bath c.1870s ~~or 1880s~~. [A16] It was an open air pool, enclosed on four sides by brick walls with window openings fitted with timber ledged and braced shutters (Figure 239).

Following Army ownership of the property, the building was converted for use as a photographic studio.

Description

The former swimming bath is a rectangular plan building of red face brick construction with expressed piers and a random rubble freestone base.

Window openings on the east and south elevations are semi-circular arched with vermiculated stone keystones. The original entrance remains, though not used, on the south elevation, accessed by a short flight of bluestone steps (Figure 245). The semi-circular arched opening is flanked by rendered pilasters with moulded caps.

The building has been altered by its conversion to a photographic studio. Externally, a gabled roof has been added, clad with corrugated galvanised steel and with asbestos cement sheet gable ends. Internally, a timber floor has been constructed over the original bath, finished with vinyl tiles, and Masonite partitions erected. Some of the windows have been infilled or sheeted over.

Beneath the floor, the pool is largely intact, including rendered walls. Brick piers supporting the non-original floor have been added, and a doorway formed in the east wall.

The alterations are potentially reversible.

Conclusions

The former tailings treatment building, albeit altered, is one of the few structures remaining on the property associated with gold mining activities. Constructed probably c.1860s, it is also one

of the oldest structures on the site, dating from the period of Ballerstedt's ownership.

Its subsequent conversion to a swimming bath by the Lansell family is also of significance, demonstrating the recreational activities of the Lansell family. In the national context, it is an unusual and rare surviving nineteenth century private bath structure.

Policy

Reconstruction of the swimming bath, including demolition of the roof, floor and interior partitions is recommended.

2016 Review

The wall of 'Mr Lansell's Bath' was damaged when the chimney stack of Lansell's new crushing battery fell during a violent storm in 1874. As can be seen in Figure 248 the north wall was originally higher.

The rooms at the rear of the baths with arched openings run under the extant coach house and possibly predate it. They were most likely related to Ballerstedt's retort and treatment works (arrowed in Figure 248). Portion of an original Ballerstedt era building stonework wall is exposed at the rear of this structure.

Policy: If restored to a bath the original cement rendered appearance of the walls and bottom of the bath should be retained.

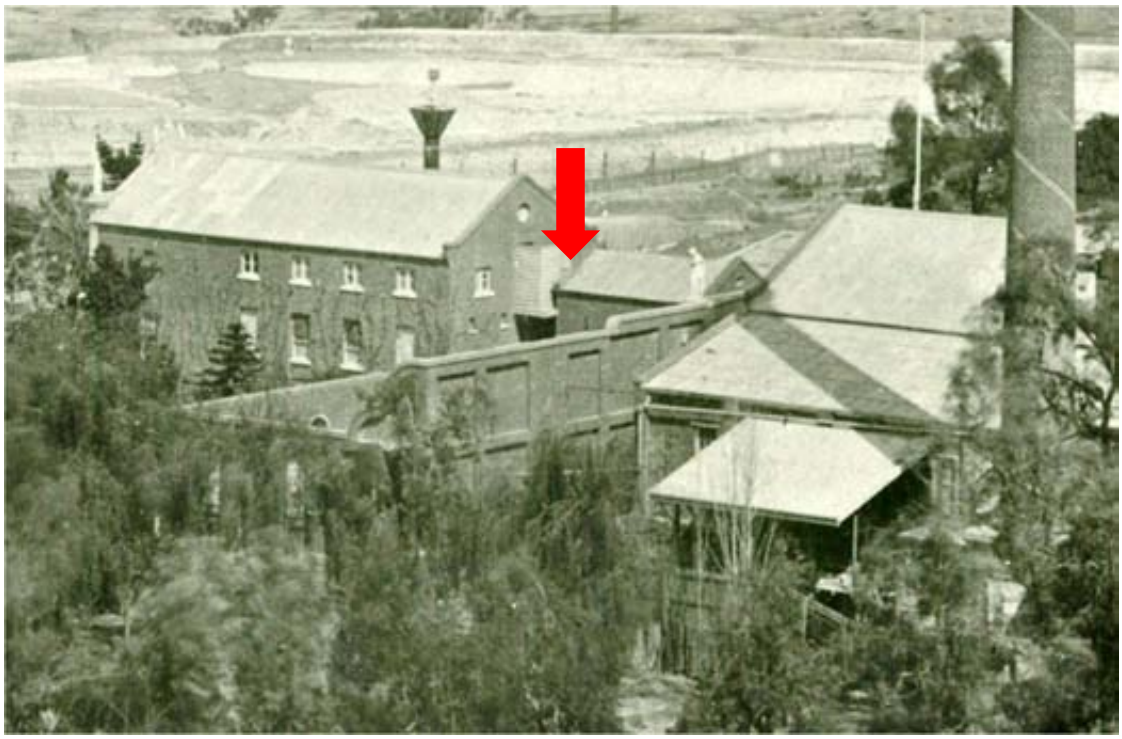
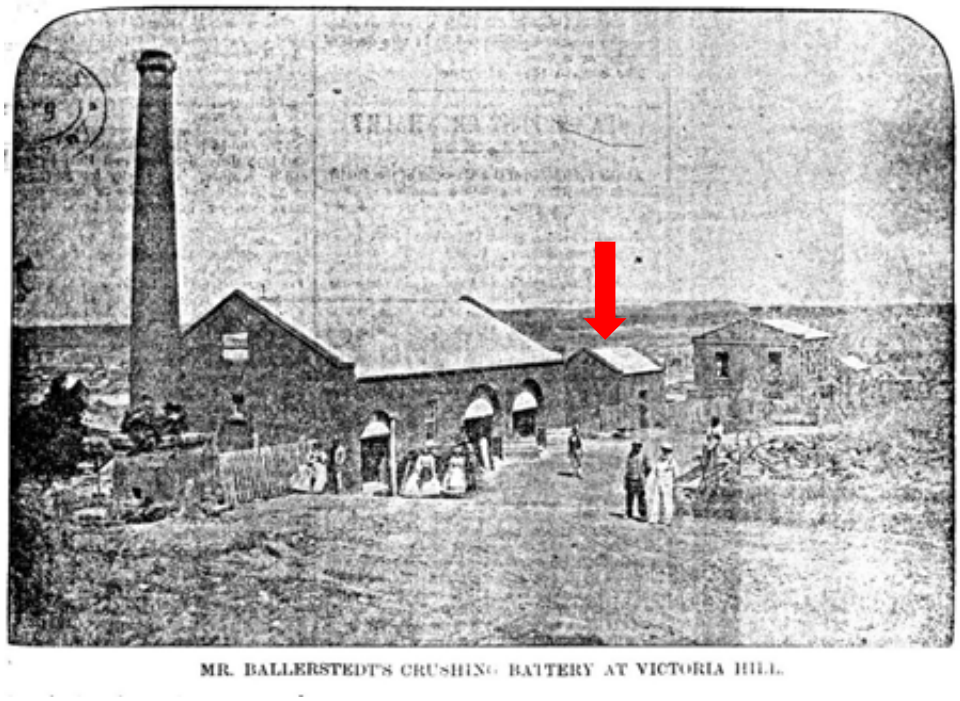


Figure 248: 'Mr Lansell's bath'

The bath and retort room can be seen in this detail of an 1879 photo by N J Caire.

6.2.17. Former Retort Building (Building 8D)

Figure 249: Exterior of the retort building (centre)



MR. BALLERSTEDT'S CRUSHING BATTERY AT VICTORIA HILL.

Figure 250: Ballerstedt's Crushing Battery 1860.

Assay office and retort arrowed.

View from the North. The crushing battery is on the left, house on the right. Image: courtesy Mike Butcher

Figure 251: The corner of the original retort building arrowed.

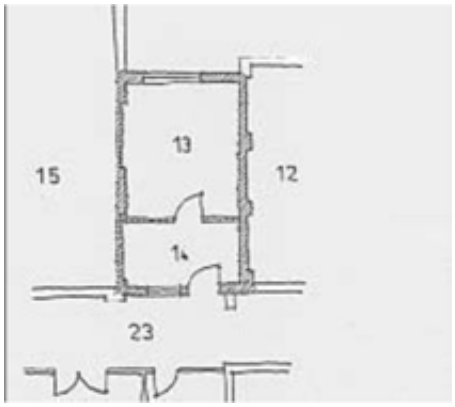


Figure 252: Sketch plan of the former Retort building

Source: O'Connor

History

Originally in this location, adjoining Ballerstedt's battery, was a weatherboard engine room. This was replaced by the present brick structure c.1880, probably housing the retort room. [A17]

Conclusions

Although considerably altered, the former retort building is one of the few structures remaining on the property associated with gold mining activities. Constructed c.1880, it demonstrates Lansell's expansion of Ballerstedt's original gold mining venture.

Policy

Retain original external fabric.

Adapt and refurbish the interior as required.

2016 Review

There is rising and falling damp in the north and south walls with salts visible on the surface.

Policy: Treat rising and falling damp in the north and south walls. Remove interior paint and improve ventilation. If repainted a polymer free line based paint should be used.

6.2.18. Former Quartz Crushing Battery (Building 8E)

Figure 253: Battery east elevation

Figure 254: Lansell's 1874 battery in 1879/80 from the east.

Ballerstedt's battery has become the engine room for the new battery in this image. Lansell's battery was later extended to the north. The building in the right foreground and the skillion verandah along the battery building to its left were removed later. Image: Darren Wright. Detail of Figure 54.

Figure 255: View of the western side with drain.

Figure 256: Battery from the north-west 2009

Image: Victorian Heritage Database.

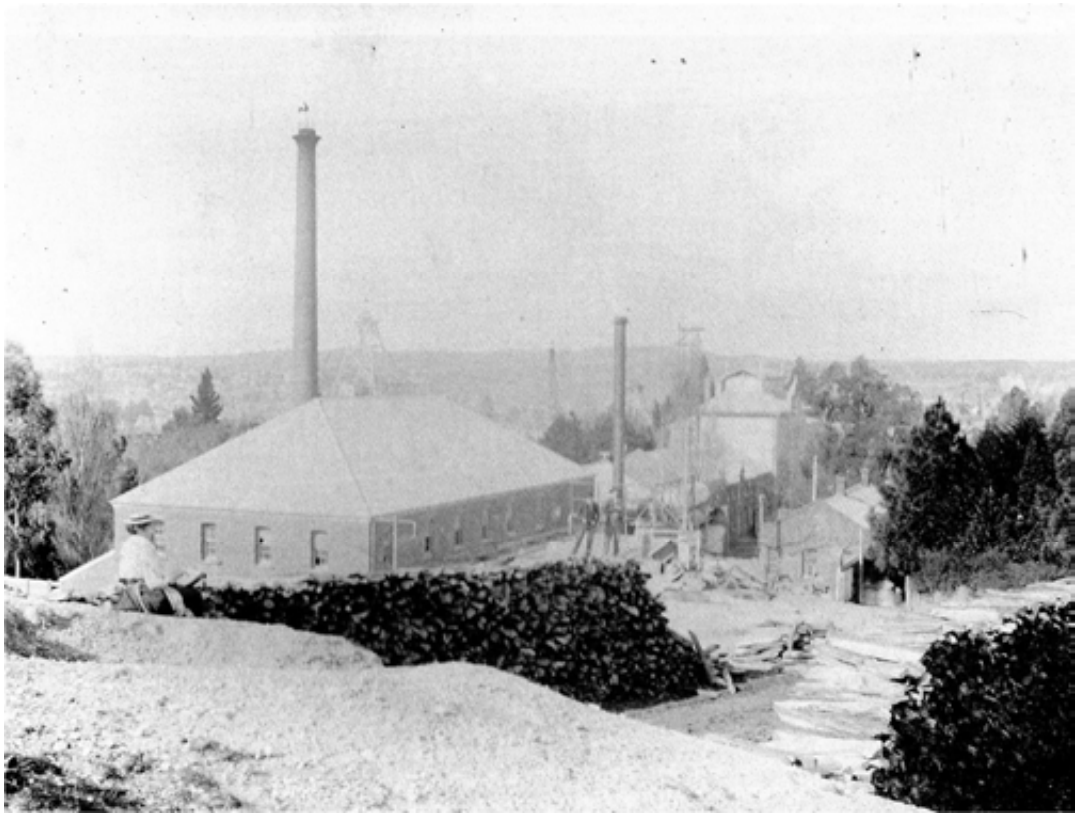


Figure 257: Crushing Battery from the North West c. 1900.

Undated view, c. 1900 Image: Darren Wright.

History

Tenders for a thirty head stamper battery at *Fortuna* were called in the Bendigo Advertiser on 28 July 1874, and the foundation stone was laid in the same year.

The building housed stamper batteries for crushing quartz from the mines. The process was described in Bendigo and Vicinity in 1895:

> *The quartz on reaching the surface is crushed in a battery to powder that will pass through a very fine sieve. Any coarse gold remains in the battery, but the fine gold in the sand is all washed over copper plates amalgamated with quicksilver. The gold, coming in contact with the quicksilver, amalgamates with it, forming a thin layer of hold amalgam on the surface. This amalgam is very fortnight scraped off the copper plates, the amalgam being afterwards separated from free mercury by squeezing through chamois leather or unbleached fin calico.* [A18]
>
> *The gold and quicksilver amalgam was then distilled in the adjacent retort room in iron retorts:*
>
> *The necessary heat for distilling is applied very slowly by a wood fire, and in the course of a few hours the whole of the quicksilver is distilled over and caught in the bucket, and the gold remains as a cake in the retort. This gold is afterwards melted into a cake, assayed, and forwarded to the Melbourne Imperial Mint. The sand from which the free gold has been extracted may still contain some very fine free gold, and it always contains some iron pyrites, arsenical pyrites, galena, and zinc blende. This is saved on coarse baize or shaking tables, or some contrivance by which the minerals, being heavier than the sand, are separated from the sand itself. These minerals almost invariably contain gold in microscopic particles, and to obtain the gold from them the minerals are saved and sent to pyrites works.* [A19]

Following transfer of ownership of the property to the Army, the building was converted for use

as a printing press room. All the stamper batteries and associated equipment have been removed.

The building underwent refurbishment in the 1990s.

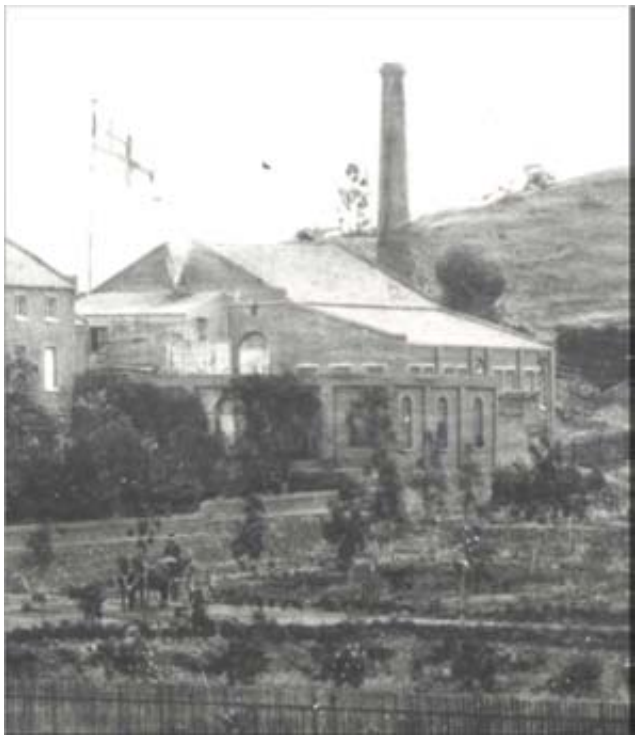


Figure 258: c. 1871 view of the battery from the south-east.

2016 Review

This building is incorrectly identified in the 2002 CMP as the Lansell battery which was modified by the inclusion of a weatherboard highlight wall. It is the current battery's predecessor and became the engine house for the extant battery which was built to the north of this structure in 1874 as seen in Figure 254 (2016 Review). It was replaced by building 8F (Photo Printing Building East Annexe), but its stone foundations are extant.

Figure 259: Stone foundations of Ballerstedt's crushing battery under building 8F

Description

The former quartz battery is situated to the north of the former swimming bath. It is a large, rectangular-plan building, of red English garden wall bond construction with a gabled roof clad in recent corrugated galvanised steel. The timber-framed windows on all elevations are recent.

To the east, the original skillion-roofed annexe, visible in early photographs, has been altered by the addition of a weatherboard highlight wall (Figure 153, Figure 151)

Building 30, known as Wayzgoose Hall has been constructed on the east side, and is connected to it by a narrow link.

Internally, the building comprises a single large room with painted and rendered brick walls, and the floor is painted concrete. The interior has been altered by the installation of a false ceiling and the addition of a mezzanine office in the south-west corner.

The steel beams and columns which support the eastern highlight wall are later additions, replacing the original timber posts.

Figure 260: Battery west elevation

Figure 261: The former quartz crushing battery from the east

Conclusions

Although altered, the former quartz crushing battery is one of the few structures remaining on the property associated with gold mining activities. Constructed in 1874-99, it demonstrates the increasing wealth derived from Lansell's expansion of Ballerstedt's original gold mining venture.

Policy

Conserve exterior fabric.

Reconstruct original timber window and doors.

Adapt and refurbish the altered interior as required.

Figure 262: Interior of the former battery

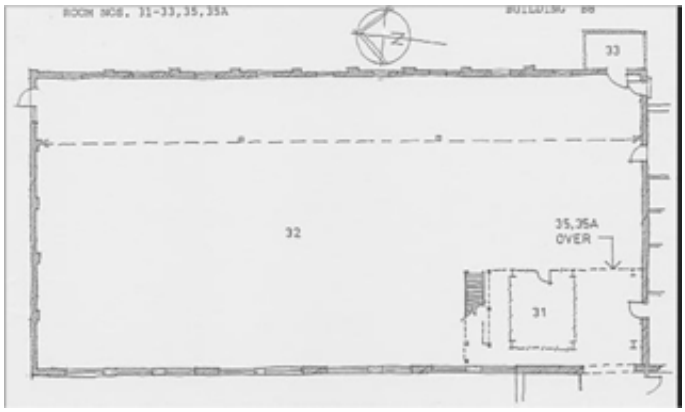


Figure 263: Sketch plan of the former battery.

Source: O'Connor, Part II.

2016 Review

In 1874 the battery as seen Figure 258 was converted to become the engine room for a new battery built directly to the north. The second paragraph in the '***Description'*** above should be disregarded.

A steel mezzanine housing air conditioning plant has been built along the north wall. The west

wall has been altered following its use as a battery with new steel lintels, brickwork and steel framed windows in two bays at the southern end ground floor. A timber beam supporting the upper level wall, a central timber post and the two end posts of the eastern highlight wall are original. This is the last remaining original in situ crushing battery building in Victoria.

Policies: All original elements should be retained. The current false ceiling should be removed to expose the original king post trusses seen in the 1945 photo below.

Figure 264: 'The Machine Room' 1945 Former battery looking north

Image: Darren Wright

6.2.19. Tennis Court

Figure 265: Tennis court from the north

History

A tennis court was constructed as part of the major site developments in 1907, and can be seen in use in a photo dated c.1908

Description

The existing grass tennis court is located towards the north-western corner of the site, north of

the lake. The tennis court is enclosed with a 3 metre high metal steel mesh fence, set in concrete. There is no evidence of tennis lines on the court, however the grass is still maintained.

Conclusions

The tennis court is of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

The tennis court fence and hut have been demolished.

The earlier 1907 tennis court (below) was located to the south east of the house in the area of Building 16.

Figure 266: The original tennis court c. 1904

Image: Darren Wright.

6.2.20. CRICKET PRACTICE WICKET

Figure 267: Cricket practice wicket

History

The cricket practice wicket was added by the Department of Defence. Its precise date of construction is not known. It is not currently in use and is in a state of neglect.

Description

The practice wicket is a cricket pitch area located between the western boundary and basketball court. The area is fenced on the eastern side with a 3m wire fence set in concrete, with a red brick edge and concrete gutter. There is evidence of the pitch with a linear strip of coarse sand. A mature Moreton Bay fig (Ficus macrophylla) in the far north-west corner would appear to be an early addition to the grounds. The Moreton Bay fig may be a remnant from this planting (Figure 267).

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition of the cricket practice wicket.

2016 Review

The Moreton Bay Fig is an early planting, recommended for the NTSTR.

Allom Lovell and Associates References

A1 O'Connor, op.cit., p. 160. A2 O'Connor, ibid., p. 160.

A3 O'Connor, ibid., p. 155.

A4 O'Connor, ibid., p. 104.

A5 Australian Heritage Commission citation.

A6 O'Connor, op.cit., p. 9.

A7 As indicated on interpretive site plan in O'Connor, ibid. p.120.

A8 O'Connor, ibid., p. 7.

A9 O'Connor, ibid., Part I, p.188.

A10 O'Connor, ibid., Part II, p. 105.

A11 O'Connor, Part I, op.cit., p. 1.

A12 F Doak. *Australian Defence Heritage*, 1988, p. 83.+

A13 O'Connor, Part II, op.cit., p. 11.

A14 O'Connor, Part II, ibid., p. 29.

A15 O'Connor, Part I, op.cit., p. 5.

A16 O'Connor, Part I, op.cit., p. 159.

A17 O'Connor, Part II, op.cit., p. 99.

A18 W B Kimberly. *Bendigo and Vicinity*, 1895, p.46, cited in O'Connor, Part I, ibid., p. 29.

A19 Kimberly, ibid., p. 29.

7. SITE INVESTIGATION: ARMY BUILDINGS

7.1. ARMY BUILDINGS NUMBERING

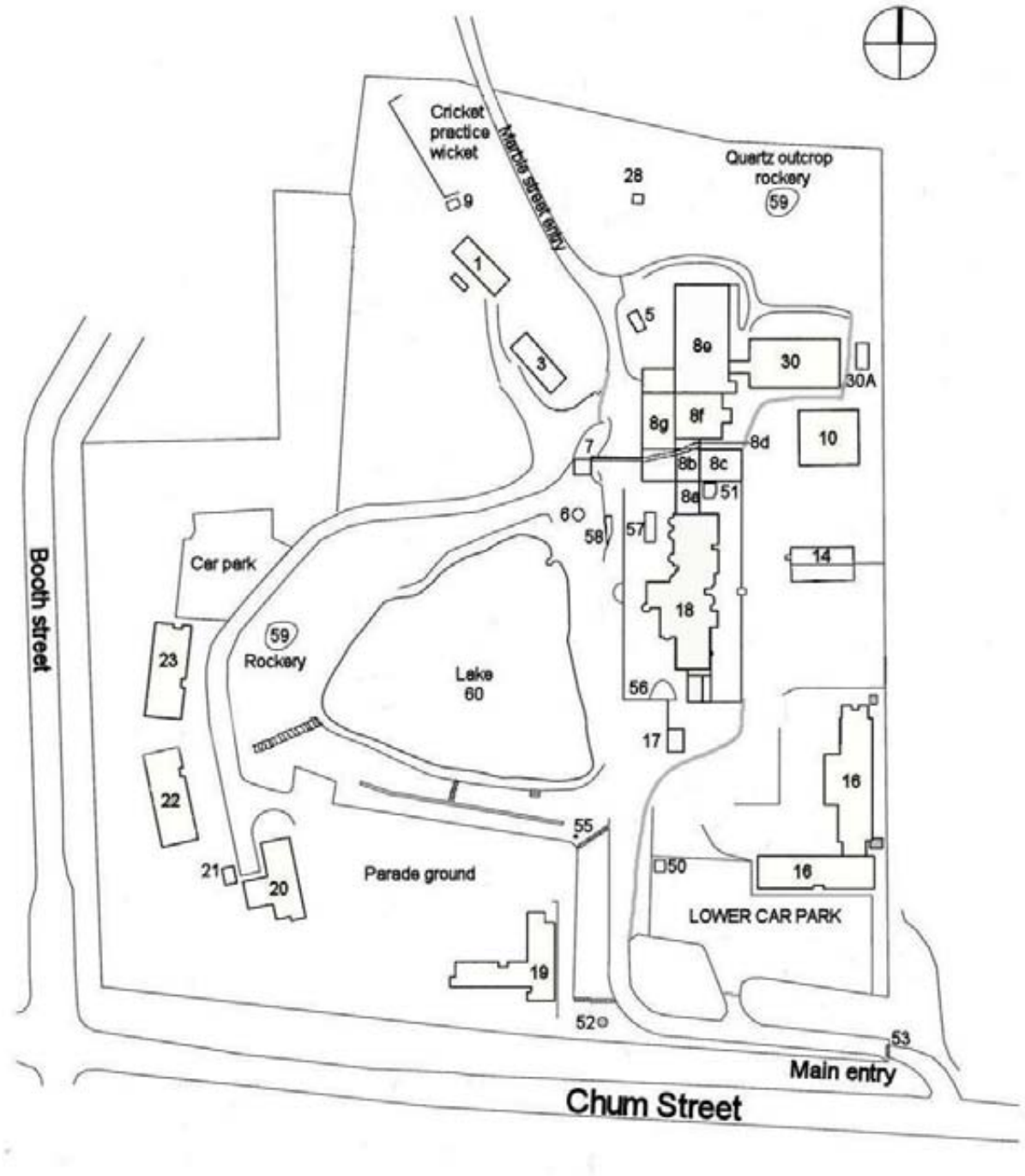


Figure 268: Fortuna site plan 2016, not to scale

Extant Army buildings and structures listed below are described in the following sections.

Army buildings

1 Records Store

2 Tennis Hut DEMOLISHED

3 Change Room

4 Records Store DEMOLISHED

5 Storage Shed

8 Repro TP

9 Storage Shed

10 Records

12 Q Expense Store DEMOLISHED

14 Q Store/TPT

15 Shed DEMOLISHED

16 DAS/PCS

16A Managers Office and Kitchenette DEMOLISHED

16B ITC DEMOLISHED

19 Sergeants' Quarters

20 Kitchen and messes

21 Ration Store

22 Officers' Quarters

23 Officers' Quarters

24 Shelter DEMOLISHED

Duty room/Change room

30 Wayzgoose Hall

50 Security

51 WCs

52 Cairn

7.1.1. BUILDING 1: RECORDS STORE

Figure 269: Building 1 Records Store

History and description

The Records Store is a c.1950s or 1960s cream brick building with a low-pitched gabled roof clad

in recent steel tray decking. There are pairs of timber V-jointed boarded doors at the north and south ends.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition.

7.1.2. BUILDING 3: CHANGE ROOM/P1 HUT

Figure 270: P1 Hut Former Change Room

Figure 271: Steel truss inside the P1 hut

Description

Building 3 appears to have been constructed soon after Army acquisition of the property, c.1940s or 1950s. It is a variation of a standard P1 type hut featuring external corrugated galvanised steel external wall cladding and low-pitched gabled roof.

Conclusions

Building 3 is typical of a World War II P1 hut structure and, with many surviving examples

existing on other defence sites, it neither unique nor rare. It is, however, of some historical interest in the context of defence-related construction during the World War II period, and demonstrates the early period of defence occupation of *Fortuna*.

Policy

Retain and conserve, specifically:

- repair or replace corner cover strips where damaged.
- make roof possum proof. Infill all holes (excluding pipe access) in external walls to exclude vermin.
- refix corrugated galvanised steel sheets where lifted.
- replace external architraves and door frame at back end to match existing.
- repair broken glazing.
- repaint generally.

2016 Review

This significant example of a P1 type hut is the only currently known example with steel angle iron posts supporting steel angle iron roof trusses. There is some cladding missing from the north wall and some borer damage to sap wood of some timber elements and the south door has suffered some recent impact damage. P1 huts in their original configuration have become increasingly rare since 2002.

A number of P1 huts were on the site during WW II (Figure 272).

Policy: The P1 hut should be retained and conserved. It may be relocated to another position on the site.

Figure 272: P1 Huts at Fortuna 1945

Image: Souvenir of LHQ Cartographic Coy. Australian Survey Corps At Fortuna Bendigo 1942-1945

Collection: Darren Wright

7.1.1. BUILDING 5: STORAGE SHED

Figure 273: Building 5 Storage Shed

History and description

Building 5 is a small, rectangular-plan shed with corrugated galvanised steel wall and roof cladding. The shed has a pair of timber boarded doors and timber-framed louvred window. The building probably dates from the early period of Defence occupation, c.1940s or 1950s.

Conclusions

Of utilitarian design and construction, the shed is of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

The electrical control cabinets and air conditioning units located to the east of Building 5 are intrusive and, when no longer required, should be removed.

7.1.2. BUILDING 8G: PHOTO PRINTING BUILDING – WEST ANNEXE

Figure 274: 1942 addition from north west.

Figure 275: The 1967 addition, from north west

History and description

The east printing annexe was added to the west side of the former mill** (sic) in 1942 by the Department of Defence. It was extended at the south end in 1967. The building is now used for orthophoto mapping and offices.

The building is a rectangular-plan structure of red stretcher bond brick construction with a gabled roof clad in recent corrugated galvanised steel. The west wall is divided into bays by brick piers. The original 1942 northern section has steel-framed windows with exposed concrete lintels, and north gable ends are parapeted with corbelled kneelers.

The 1967 addition is similar, also of red brick construction, and has a stepped gabled end wall to the south. Metal louvres have been added to the windows.

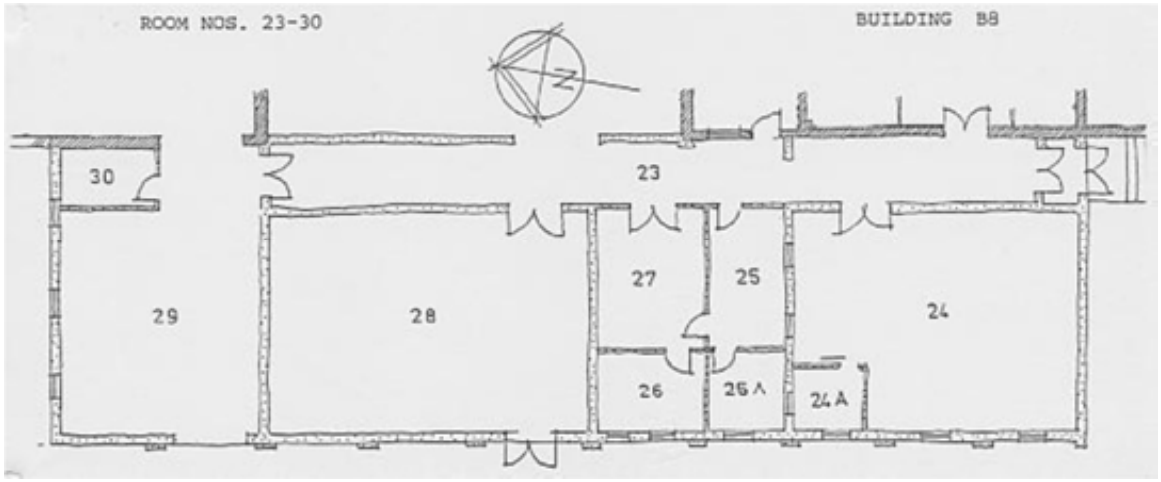


Figure 276: Sketch plan of the photo printing building, not to scale

Source: O'Connor, Part II.

Internally, there are number of offices and printing rooms open off a north-south corridor. Partition walls are lined with plasterboard and hardboard, and the concrete floor variously painted or covered with vinyl sheeting.

Conclusions

The 1942 building is of some historical interest, demonstrating the early period of defence occupation of *Fortuna*. The 1967 addition is of no individual heritage significance.

Policy

Retain or demolish as required.

2016 Review

Modern buildings and hard surfaces joined to, or close to original fabric increases the water retention in the original fabric, which is detrimental to that fabric. Building 8c encloses the original Coach House on the west side severely restricting the capacity of the walls to dry. There is no ventilation in these rooms.

Policy: Demolition of 8c (1967 addition) is desirable as it is detrimental to the walls of the Coach House (8b).

If removed no new building or hard surface should be constructed within 5 metres of an original wall.

7.1.3. BUILDING 8F: PHOTO PRINTING BUILDING – EAST ANNEXE

Figure 277: The photo printing building –east annexe, from the east

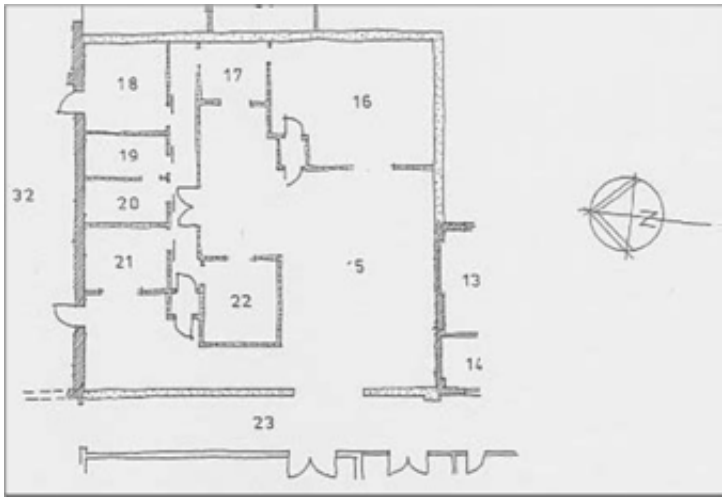


Figure 278: Sketch floor plan, not to scale

Source: O'Connor, Part II.

History and description

The east printing annexe was constructed on the site of the original battery building by the

Department of Defence.

The building is a rectangular-plan structure of red stretcher bond brick construction with a gabled roof clad in recent corrugated galvanised steel. The west elevation is divided into bays by brick piers. The original 1942 northern section has steel-framed windows with exposed concrete lintels, and north gable ends are parapeted with corbelled kneelers.

The 1967 addition is similar, also of red brick construction, and has a stepped gabled end wall to the south. Metal louvres have been added to the windows.

Internally, there are a number of offices and printing rooms open off a north-south corridor. Partition walls are lined with plasterboard and hardboard, and the concrete floor variously painted or covered with vinyl sheeting.

Conclusions

The 1942 building is of some historical interest, demonstrating the early period of defence occupation of *Fortuna*. The 1967 addition is of no individual heritage significance.

Policy

Retain or demolish as required.

2016 Review

Modern buildings and hard surfaces joined to, or close to original fabric increases the water content in the original fabric, which is detrimental to that fabric.

Policy: Demolition is desirable. If removed no new building or hard surface should be constructed within 5 metres of an original wall. Care should be taken to conserve the stone foundation of the original crushing battery upon which this building was constructed. There may be significant archaeology in this area.

Figure 279: Stone foundation of Ballerstedts' crushing battery

7.1.4. BUILDING 9: STORAGE SHED

Figure 280: Building 9 storage shed

History and description

Building 9 is a small metal tray deck shed with a corrugated galvanised steel gabled roof, of recent construction.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

No alteration.

7.1.5. BUILDING 10: RECORDS STORE

Figure 281: Building 10 Records Store

History and description

Building 10 is a large rectangular plan building with metal tray deck walling and roofing, of recent

construction.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

No alteration.

7.1.6. BUILDING 14: Q STORE / TPT

Figure 282: Building 14 Q Store

Figure 283: Interior of Building 14

History and description

Building 14 appears to have been constructed soon after Army acquisition of the property, c.1940s or 1950s. It is a variation of a standard P1 type hut, featuring external corrugated galvanised steel external wall cladding and low-pitched gabled roof. The building has been altered by the addition of a skillion-roofed porch to the west and a carport to the south.

Conclusions

Building 14 is typical of a World War II, P1 hut structure, and, with many surviving examples existing on other defence sites, it neither unique nor rare. It is, however, of some historical interest in the context of defence-related construction during the World War II period, and demonstrates the early period of defence occupation of *Fortuna*.

Policy

Retain and conserve.

Remove intrusive carport and weatherboard porch.

2016 Review

A number of P huts were on the property by 1945 (Figure 272). Intact original P1 huts have become rarer since 2002. With the removal of the front porch this is a good example of a P1 variant and should be retained and conserved. The carport is not physically attached to the building.

7.1.7. BUILDING 16: DAS / PCS

Figure 284: Building 16 DAS / PCS

History and description

Building 16 is an L-shaped, single-storey building constructed at various dates from c.1960s to c.1990s.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

No alterations to policy.

7.1.8. Building 19: Sergeants' Quarters

Figure 285: Building 19 Sergeants' Quarters

History and description

Building 19 is a single-storey L-shaped building of red brick construction with low-pitched gabled roofs clad in corrugated asbestos sheet. The building was constructed c.1960s.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition. The building is visually intrusive when view from the west side of the lake, and should preferably be demolished.

7.1.9. Building 20: Kitchen and Mess Building

Figure 286: Building 20 Kitchen and Mess Building

Figure 287: Interior Building 20

History and description

Building 20 is a single-storey L-shaped building of cream brick construction with timber-framed windows and low-pitched gabled roofs clad in corrugated asbestos sheet. The building was constructed c.1950s or 1960s.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition. The building is visually intrusive when view from the west side of the lake, and should preferably be demolished.

7.1.10. BUILDING 21: RATION STORE

Figure 288: Building 21 Ration Store

History and description

Building 21 is a small, utilitarian cream brick structure with a gabled corrugated asbestos sheet roof, constructed c.1950s or 1960s.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition. The building is visually intrusive when view from the

west side of the lake, and should preferably be demolished.

7.1.11. Building 22: Officers' Quarters

Figure 289: Building 22 Officers' Quarters

History and description

Building 22 is a rectangular plan, double-storey residential building of cream brick construction with a gabled roof, constructed c.1950s or 1960s. The original steel-framed windows have recently been replaced with aluminium-framed windows, and the roof re-clad in corrugated galvanised steel.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition. The building is visually intrusive when view from the west side of the lake, and should preferably be demolished.

7.1.12. Building 23: Officers' Quarters

Figure 290: Building 23 Officers' Quarters

History and description

Similar to Building 21, building 22 is a rectangular plan, double-storey residential building of cream brick construction with a gabled roof, constructed c.1950s or 1960s. Windows are steel0framed and the roof is clad in corrugated asbestos sheet.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition. The building is visually intrusive when view from the west side of the lake, and should preferably be demolished.

7.1.13. BUILDING 30: WAYZGOOSE HALL

Figure 291: Building 30, Wayzgoose Hall

History and description

Wayzgoose Hall is a large rectangular plan building of red brick construction with a gabled clerestory roof clad in corrugated galvanised steel. Attached to the east elevation of building 8 (the former Battery), the building was constructed in the early 1990s. The building houses printing plant.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

The building is currently vacant. The storage shed east of the hall is of no heritage significance and there are no restrictions on its future use or demolition.

7.1.14. BUILDING 50: SECURITY POST

Figure 292: Building 50 Security post

History and description

The security post is a relatively recent pre-fabricated building with aluminium-framed windows and a skillion roof.

Conclusions

Of no individual heritage significance.

Policy

No restrictions on future use/demolition.

2016 Review

No alterations to policy.

7.1.15. BUILDING 51: MEN'S WCS

Figure 293: Men's WCs

History and description

The men's WCs is a small, rendered brick structure constructed to the north-east of the main house, in the courtyard formed by the former stables and swimming bath buildings. The building has a skillion corrugated galvanised steel roof.

Conclusions

Of no individual heritage significance.

Policy

The building is intrusively sited in the vicinity of the house, stables and swimming bath, and should preferably be demolished.

2016 Review

While the structure is intrusive it is currently needed as a toilet for visitors to the site and may be retained.

Ensure clear air circulation around building at all times while it remains to protect the walls of surrounding buildings from damp.

7.1.16. Element 52: Cairn

Figure 294: Cairn, interpretation board and seats in 2016

History and description

The cairn is a small domical structure of irregular squared granite construction, erected in 1996. A small bronze plaque affixed to the face of the cairn reads as follows:

THE DIGGERS MARK *FORTUNA*

WORLD GEODETIC SYSTEM 1984

36 45' 42.7" SOUTH 144 15' 34.6" EAST

THIS CAIRN WAS UNVEILED ON 27TH APRIL 1996

BY COLONEL S W LEMON, DIRECTOR OF SURVEY – ARMY

TO PAY TRIBUTE TO THE MANY SERVICE MEN AND WOMEN

WHO SERVED AT "*FORTUNA*" BETWEEN THE ARRIVAL OF

THE LAND HEADQUARTERS CARTOGRAPHIC COMPANY IN 1942

AND THE DISBANDMENT OF THE ARMY SURVEY REGIMENT

IN 1996

IT ALSO SERVES AS A MEMORIAL TO AUSTRALIA'S MILITARY SURVEYORS WHO MADE THE SUPREME SACRIFICE DURING CONFLICT.

LEST WE FORGET.

Affixed to the top of the cairn is a brass nineteenth century triangulation marker.

Conclusions

Of contributory significance. The cairn is of historical interest insofar as it demonstrates Army occupation on the site.

Policy

Retain, to commemorate Defence Department occupation of *Fortuna*.

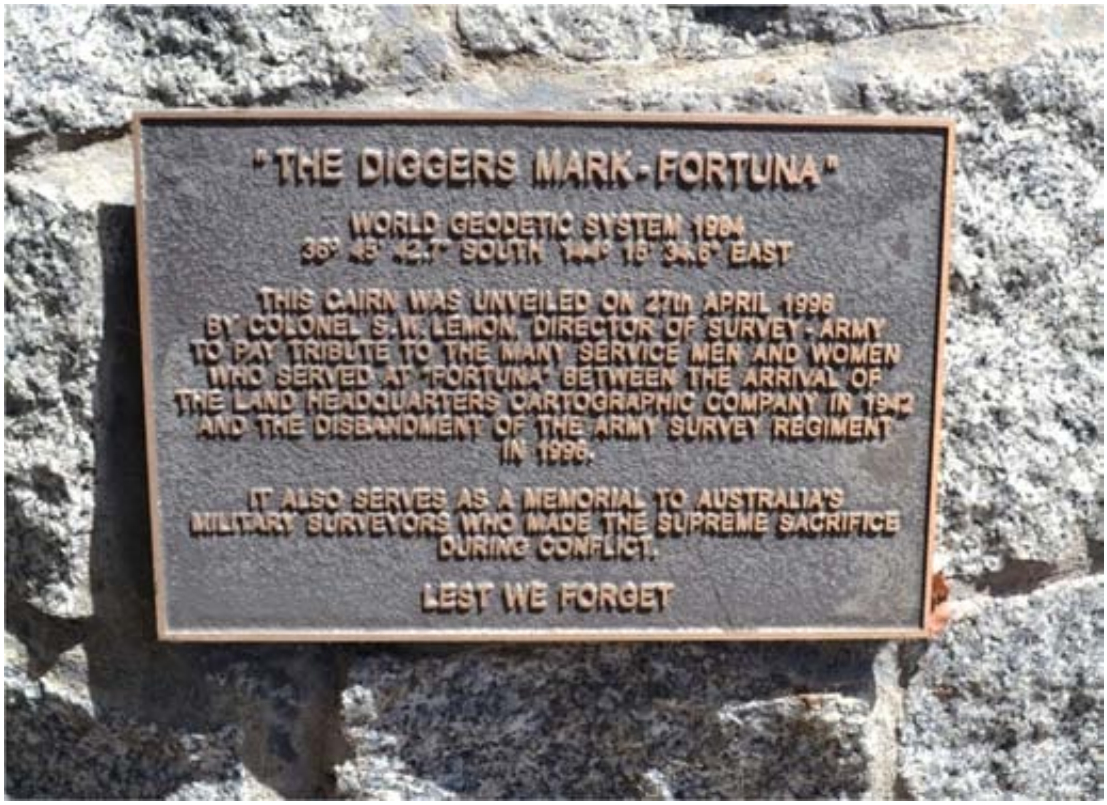


Figure 295: Memorial plaque

Figure 296: The last Digger's Mark

Figure 297: 2015 centenary plaque

Figure 298: Interpretation board 2015

2016 Review

The cairn is a War Memorial, commemorating the sacrifice of Australia's Military Surveyors who were killed during conflict. It now bears three plaques, one of which contains the last digger's mark placed when Defence left the site. The most recent plaque was placed by past serving members to commemorate the centenary of Army Survey Regiment in July 2015. At the same time an enamelled information board with text and images giving the history of Defence occupation of the site was erected, with seating.

The memorial cairn and attached plaques are of Primary significance.

Policy: The cairn, and the plaques on it should be retained and conserved in situ. The associated interpretation board and seating should be retained.

Allom Lovell and Associates 2002 References

A1 O'Connor, op.cit., p. 160.

A2 O'Connor, ibid., p. 160.

A3 O'Connor, ibid., p. 155.

A4 O'Connor, ibid., p. 104.

A5 Australian Heritage Commission citation.

A6 O'Connor, op.cit., p. 9.

A7 As indicated on interpretive site plan in O'Connor, ibid. p.120.

A8 O'Connor, ibid., p. 7.

A9 O'Connor, ibid., Part I, p.188.

A10 O'Connor, ibid., Part II, p. 105.

A11 O'Connor, Part I, op.cit., p. 1.

A12 F Doak. *Australian Defence Heritage*, 1988, p. 83.+

A13 O'Connor, Part II, op.cit., p. 11.

A14 O'Connor, Part II, ibid., p. 29.

A15 O'Connor, Part I, op.cit., p. 5.

A16 O'Connor, Part I, op.cit., p. 159.

A17 O'Connor, Part II, op.cit., p. 99.

A18 W B Kimberly. *Bendigo and Vicinity*, 1895, p.46, cited in O'Connor, Part I, ibid., p. 29.

A19 Kimberly, ibid., p. 29.

8. ANALYSIS OF EVIDENCE

8.1. ANALYSIS METHODOLOGY

The significance of *Fortuna* has been assessed against the criteria used by the Victorian Heritage Council. In assessing significance, the methodology outlined by Dr James Kerr[73] has been utilised. This methodology assesses the significance of a property in terms of its:

- ability to demonstrate,
- associational links without surviving evidence and
- formal or aesthetic qualities

The significance of the site was assessed against the HERCON criteria at a State level to determine which criteria the site met and were therefore appropriate to assign to the site.

The culmination of the analysis of evidence is summarised in the statement of significance in Chapter 9.

The 2002 Allom Lovell and Associates Conservation Management Plan (Appendix C) has covered the analysis of the available data leading to the assessment of the heritage significance of *Fortuna* in detail in Chapter 6 and it is not the intention of this document to detail that evidence again at this time. The following is a summary of the pertinent points from which *Fortuna* derives its significance and we refer the reader to the aforementioned CMP, attached as Appendix C, for further detail.

8.2. ANALYSIS OF EVIDENCE

8.2.1. ABILITY TO DEMONSTRATE

Fortuna gains significance from and demonstrates a number of key historic phases of Victoria's development

8.2.1.1. GOLD MINING ERA.

Fortuna has a direct association with, and derives significance from, Christopher and Theodore Ballerstedt, who were among the first successful reef miners in Bendigo, and George Lansell "The Quartz King". It demonstrates the lifestyle of wealthy gold mining entrepreneurs and speculators at the height of the gold mining boom. Its various stages over a long period were designed by Bendigo's best known architects in the Victorian Free Classical, Victorian Italianate, French Second Empire and Art Nouveau/Queen Anne styles. Both externally and internally the Villa has changed little since its heyday in 1907. *Fortuna* Villa was constructed next to the crushing battery and associated works and is a rare example of a luxurious mansion in juxtaposition with the mining works which were the source of the owner's wealth. In intactness, scale and grandeur it is comparable to a small group of surviving Victorian mansions in Victoria, many of which no longer have their grounds. *Fortuna* retains its grounds, which include many structures, trees and landscape elements from the Lansell era, as well as the crushing battery, stables, coach house, and 'Roman swimming bath' which was formerly Ballerstedts' tailings treatment works.

[73] The Conservation Plan 7th

8.2.1.2. Development of Bendigo and the State of Victoria

Fortuna also demonstrates the contribution made by mining in Bendigo to the early development of the State of Victoria and, in particular, the public and private development of Melbourne from the mid-19th to the early 20th C.

8.2.1.3. Defence

Fortuna had a long association with the Australian Army Survey Corps, later to become DIGO, who were associated with critical secretive defence mapping work at *Fortuna* from 1942 to 2008. The real importance of the work carried out may never be known as some is covered by the Secrets Act. The Military compulsorily acquired or commandeered a number of large properties in 1940s, most being returned to their owners or sold after the Second World War.

The *Fortuna* site also housed a small number of POWs during the Second World War.

The association with the Army contributes in a primary manner to the significance of *Fortuna* and is best demonstrated in the P1 huts and the typical decorative style of the mess 'snug' and etched glass in a number of doors and windows.

8.2.2. Technological Significance

8.2.2.1. 1888 Heating System

In 1888 Vahland designed and installed a hot water central heating system to *Fortuna*. It consisted of a boiler in the lower ground floor to heat water which was fed throughout the house by a reticulated piping system with wall mounted radiators connected to it in the rooms. Each radiator had controls to regulate the quantity of water going to the unit to control the temperature. The wall mounted radiators and boiler have been removed but it appears that at least some of the pipework remains under floors etc. The brass 'towel rail' above the marble bath in room 50 is part of this system, fitted when the bath and wardrobe were constructed. The pipe extends through the wardrobe and turns down into the floor space at the east end of the wardrobe through a service space. Other pipework can be seen under the floor at this point. A cast iron flue and external rendered masonry duct also survive.

Vahland's drawings for the system can be found in Appendix E, O'Connor's 1987 Conservation Plan for Fortuna.

George Lansell must have had an interest in engineering as he applied for patents for his inventions. The New South Wales Government Gazette of 6 February 1888 includes an application by George Lansell of *Fortuna Villa*, Sandhurst, Victoria for Provisional Protection for 'An improvement in the arrangement of boiler flues', which raises the possibility that he worked with Vahland on the new heating system. In the same issue of the Government Gazette is an application for a patent by George Lansell, *Fortuna* Crushing Works, Sandhurst, Victoria for 'Improvements in apparatus for equalising the strain on winding gears such as are used in mining shafts and warehouse lifts.'[74]

[74] New South Wales Government Gazette, (Sydney, NSW: 1832- 19000 Mon 6 February, 1888 [Issue No. 86(Supplement)] page 976 no. 425 and page 978 No 358. NLA Trove

8.2.2.2. 1893 HEATING SYSTEM

On the 12th January 1893 William Beebe, as architect, and John Dunton signed contracts for the construction of the new billiard room at the south end of the house. It has been reported that the hot air heating system was installed at that time[75] but inspection of the specifications accompanying the contract contains the following, which implies that this was not the first system of this type at *Fortuna*. The specifications read:

> *HOT AIR ROOM. The front and end walls of present hot air room are to be taken down and the bricks are to be cleaned and reused in the new walls.*[76]

Of particular note is that George Lansell designed the system, according to the Bendigo Advertiser in an article in 1893 describing the new billiard room at *Fortuna* -

> *Under the platform in the room there is arranged a boiler, by which it is so arranged that with the consumption of a small amount of fuel, the room and the whole of the building may be heated by hot air. This has been arranged under the supervision of and in accordance with the design of Mr Lansell himself.*[77]

Investigation of the underfloor space north of the hot air room (Room 1) may shed light on the design and extent of an earlier system. Restoration of the Billiard Room should expose three floor vents associated with the system running east west along the front of the original raised platform at the north of the billiard room, where the original floor and steps to the platform are extant. Some extant fixtures and flues still exist. The chimney and fireplace on the Eastern wall of the Billiard Room was constructed in 1945 by the Army.

8.2.2.3. 'TELEPHONETTE' SYSTEM

The 'telephonette', as a small private telephone system, began appearing in public buildings and large companies in Australia from the early 1890s. The installation of such a system into *Fortuna* in 1904 is quite early in the uptake of this new technology and it was likely to have been the first installation of its kind in Bendigo. No elements of the system are exposed at *Fortuna* but there is a high probability that the cabling, or at least portion of it, remains hidden behind current fabric in walls, ceilings and under floors.

The following is portion of an article that appeared in at least the Eastern states of Australia around April and May 1891 and indicates the beginning of general acceptance and introduction of the technology into public utilities, such as railways and post offices, and larger businesses.

> *Telephonettes. — Another of the many uses to which the telephonic system, of electricity- can be put is instanced by the introduction of the "telephonette", in substitution for speaking tubes in large blocks of offices, factories, hotels and private residences, and for short distances generally.* [78]

The following report in 1922 would seem to indicate that the uptake of the technology was mainly restricted to business and the public sector, making the inclusion of a system in *Fortuna* a relatively rare event

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[75] Allom Lovell and Associates, *Fortuna* Bendigo CMP, p. 162
[76] History of *Fortuna*, Mike Butcher 1987, p.
[77] 'Local Enterprise', article, Bendigo Advertiser, 26 August, 1893
[78] Leader Melbourne 11/4/1891. p. 8

> *…the electric sweeper has long held sway over the broom' the intercom phone was to be means of internal communication: 'all tradesmen's inquiries may be answered, all orders sent through to the kitchen and garage, and all instructions passed on the instant they come to mind.*[79]

The telephonette was marketed by the Western Electric Company (Australia) Ltd. of Sydney with C R Foster as their Victorian agent.

8.2.2.4. BATHROOMS

The locating of the marble bath and basin in a cedar wardrobe in the bathroom off Bedroom 2 (Room43) is unusual, if not unique, in Victoria. This example even had a heated towel rail connected to the hot water central heating system. The towel rail beside the bath is extant, along with some original plumbing. A similar bath arrangement had been used by Queen Victoria at *Osborne House*, Isle of Wight, in 1844.[80]

The inclusion of a bathroom into ordinary homes of the mid-19th century was not always certain with a portable hand filled bath often used in the kitchen or laundry etc. To those with the financial means the bathroom was often seen as a status symbol with lavish rooms created in some of Melbourne's grandest homes such as *Labassa, Stonnington*, and *Villa Alba*. Bendigo also saw its share of ornate bathrooms with the main bathroom (Room 50) at *Fortuna* with its marble free standing bath/shower and wash basin equalling and in some cases surpassing its city counterparts.

Other ornate bathrooms are, or were to be found in Bendigo at *Denderah* (William Beebe 1910), and *Lansellstowe* (William Beebe 1913).[81] The latter is almost a copy of the one at *Fortuna* but this is not unexpected as bathrooms in all three residences were designed by W Beebe. All three properties belonged to a member of Lansell's immediate family when the bathrooms were built.

8.2.2.5. CONCLUSION

Fortuna saw the introduction of a number of technological innovations that were very rare in regional Victoria if not Australia at the time. Whilst little of the physical evidence of the telephonette or heating systems are visually extant there is a high potential for currently hidden elements to inform us of the practical operation of these systems in the future. The two 'marble' bathrooms are intact and are fine examples of their type.

8.2.3. FORMAL AND AESTHETIC QUALITIES

Fortuna displays a number of architectural styles, relating to the stages of its construction and the architects responsible.

Ballerstedts' original house had a stone lower storey with a red brick upper floor. As the lower floor was partially cut into the hillside on the western side, the main entrance was to the east. The eastern façade was photographed c. 1860 not long after construction and shows some elements of the Victorian Georgian style in its simple symmetrical double fronted façade, brick dressings to the lower level and a fan light over the upper central window. The architect is unknown, but Vahland and Getzschmann were among around half a dozen architects in Bendigo

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[79] *Every Man's Home,* p 8., as quoted in Lewis, op.cit., p. 11
[80] T Lane & J Serle, *Australians at Home*, p. 397.
[81] Butcher & Flanders,op.cit., p. 93.

at the time, and they like the Ballerstedts, were German.

Increasing wealth enabled a two storey addition to the south end to be constructed in 1869 to the design of Vahland and Getzschmann. This was a grander affair with arched loggias in the Victorian Free Classical style. Vahland and Getzschmann used this feature in their designs for the Bendigo School of Mines (1873), the Waranga Shire Hall, Rushworth (1868).

In 1875 Vahland and Getzschmann were again called upon to design a cast iron verandah and Italianate facades to the north elevation of the house and south elevation of the billiard room for George Lansell. Many comparable buildings of the era included an Italianate tower, and two sets of plans survive by Vahland and Getzschmann for Italianate stair turrets and towers for *Fortuna* (1871), but it was never constructed. At *Fortuna* a timber observation tower was constructed in the 1860s above the Ballerstedts' kitchen. The lower section later became the conservatory in 1880, and the top was removed to become a viewing platform near the lake.

A conservatory opening from the drawing room was a fashionable addition to the house, but *Fortuna's* differed from others constructed at the time such as those at *Mandeville Hall* and *Rippon Lea* in Melbourne which were especially designed for the purpose by well-known architects. *Fortuna*'s conservatory was converted from an existing timber structure, and its first floor location above what were the servants' quarters at the time is unusual to say the least. Combined with etched French ruby flashed glass and elaborate acid etched glass panels with scenes from antiquity, British heraldic devices including St George and Britannia, and mining scenes, and its fully restored condition, *Fortuna*'s conservatory is unique in Australia.

Vahland alone was responsible for the next major addition in 1888, his partner Getzschmann having died in 1875. It was a three storey Italianate addition on the north side of the house, with ruled ashlar walls and cast iron verandah. It included a large picture gallery which became a ballroom on the upper level. The whole extension was centrally heated, and Vahland's plans for this system survive (see Appendix E). *Fortuna* was the first private house in Victoria to have central heating. Vahland had also designed a central heating system as part of the Bendigo Benevolent Asylum. Vahland was almost certainly responsible for the new entry and hall on the western side of *Fortuna Villa*, constructed c. 1893/95 in the Italianate style. In 1890, Emil Mauermann was responsible for an attic addition over the central section of the house with a slate Mansard roof and pedimented dormer windows. The Mansard roof was an element in the French Second Empire Style which was fashionable at the time. Originating in France in the 1850s during the time of Louis Napoleon, the self- proclaimed Emperor Napoleon III, known as the Second Empire, it was epitomised in Paris by the Opera House. Spreading to Australia via England, this style was most commonly seen in public buildings such as town halls, theatres, and hotels, with notable examples in Melbourne (Princess Theatre) and Sydney (Sydney Town Hall). In Bendigo large public buildings such as the neighbouring Post Office and Law Courts by Public Works Department architect George Watson (1890-96), the Shamrock Hotel (1897) by Philip Kennedy, and Vahland's 1885 additions and remodelling of the Bendigo Town Hall stand out. The style was also seen in grander residential buildings in Australia by the 1880s.

In 1904 Beebe introduced the Queen Anne style to *Fortuna*. His bay windows with Art Nouveau leadlight casements and the conical 'candle snuffer' roof to the stair turret are typical of the style. His 1907 additions further reinforce the style, although the continued use of decorative cast iron rather than timber columns and fretwork on the new verandahs is late, it may reflect the taste of the owner rather than prevailing fashion, and it has a unifying effect on the various sections of the villa. Relatively little has changed at the villa since the last major refurbishment in 1907, in part due to maintenance during Defence ownership.

8.2.4. Conclusion

Fortuna Villa is a combination of a number of styles, reflected by the work of various architects and influences over a period of nearly 50 years, with little change since its heyday in 1907.

8.2.4.1. Interior Decoration

The development of *Fortuna* coincided with a period in history where two forces were in their ascendency. It was a period of rapid advances in industrial production, which allowed for an explosion in ideas and materials for interior decoration and a time when immense wealth was acquired by growing numbers of the community.

George Lansell used his growing wealth to travel the world where he collected a diverse range of ideas and objects to decorate *Fortuna*. He also searched out ideas and materials from the best local providers and worked to set his house out from other mansions of the time.

Lansell's humble beginnings saw him take a rather eclectic approach to decoration and design resulting in *Fortuna* acquiring a style that is relatively distinct amongst similar mansions of the time. *Fortuna* does contain a number of elements that are rare in themselves, such as some of the decorative plaster ceilings, or rare in the manner in which they were used, as displayed by the use of etched and ruby flashed glass in the conservatory.

Of further note is the extent of the use of leadlight throughout the building which is more extensive than found in comparable sites.

Fortuna is extraordinary in retaining most of its interior detail as it was in its heyday in 1907/8 in original condition. Remarkably, a number of original drawings for plasterwork, pressed metal ceilings and joinery are extant (See Appendix E). Much original joinery, from Beebe's remarkable ceiling in the Billiard Room (Room 5), the unique cabinetry in Room 43, and the two main stairs, all with their original finishes, down to architraves and skirtings in lesser rooms, survives in good condition. The elaborate plaster ceilings designed by the architects W C Vahland (main Entrance Hall 37 and Ball Room 65) and William Beebe (for example, Music Room, Stair Hall and main bedrooms) are in sound condition, as are surviving pressed metal ceilings such as in Beebe's former gymnasium (Room 71). Fine leadlight and stained glass windows survive in whole or in part in a number of rooms. The Conservatory (Room 29) with its etched glass panels is also unique, as are the marble baths and their original fittings in Rooms 50 and 43.

8.2.5. The Landscape, Outbuildings and Garden Structures

Of particular note is the remaining lake, a remodelled tailings pond and a picturesque setting and striking contrast to the massing of the house. Of high aesthetic value, the arboretum surrounding the lake provides the property with enduring landmark qualities. Numerous mature specimen trees define the area and add to the significance of the place. In addition to the specimen trees surrounding the lake are mature specimen and avenue plantings surrounding the house, all of which are significant.

The remnant walled formal garden surrounding the house is also of considerable significance. Although largely reconstructed the layout and plantings within the garden match the original garden design as it was in 1907. While not grand in their scale compared to other formal gardens of the nineteenth and early twentieth century, their walled environment defined the contrast between residential and industrial parts of the site.

8.2.5.1. Pompeii Fountain

While the Pompeii Fountain is not as is often claimed a scale model of the fountain in the House of the Great Fountain in Pompeii, it is very strongly based on the original displaying a high level of craftsmanship in its execution. The mosaic decoration of the original fountain in The 'House of the Great Fountain' in Pompeii has been replaced at *Fortuna* by detailed stucco decoration. The fountain is certainly unique in Australia and rare in a global context. Its imposing scale contributes to the overall grandeur of the place while its unusual features, such as the statue of a boy atop the 'Roman Column' add to the eclecticism of the place as a whole.

8.2.5.2. Swimming Bath

The conversion of portion of Ballerstedt's treatment plant to a bath in the early 1870s by Lansell was an unusual event and produced what may be the first, and last remaining, private 19thC swimming bath in Australia. The inclusion of a swimming bath or pool did not become popular until the early 20th C.

8.2.5.3. Shade House

Shade houses were a popular garden feature of the later part of the 19th C allowing the wealthy to express their position by growing plants that required conditions that could not be found locally without purpose built structures. The initial shade house at *Fortuna* ran parallel with the Pompeii Fountain but was replaced in 1907 with a lattice covered structure to the south of the 1893 billiard room. This structure was enclosed over time with glass and later with wall and roof cladding. Original elements are extant, including the coloured glass fan light from the original front door of the house. Some glass and other original fabric remains under the later cladding.

8.2.5.4. Summerhouse

Another popular garden feature of the later 19thC in the grounds of the wealthy was the summerhouse. These garden pavilion structures ranged from large elaborate examples, such as that at Rippon Lea to more sedate structures such as that at *Fortuna*. While small in scale the *Fortuna* summerhouse is aesthetically pleasing though once again somewhat eclectic in design. Its octagonal structure and single entry door is quite conventional while the Army era glazing to the surrounding windows is less so. The individual oriental inspired roof design is less usual and rather more unique.

8.2.5.5. Arbour

A further common garden feature of the time was the inclusion of the garden arbour often providing an entry point to garden areas and, especially when the covering plants were in bloom, a background for family photos. The arbour at *Fortuna* is a remnant of the many garden features that existed throughout the grounds.

8.2.5.6. Stables and Brick Coach House

The double-storey brick stables and coach house buildings at *Fortuna* are typical of such structures built in the late 19thC. The examples at *Fortuna* are typical of many built at the time and are slightly smaller than others built in association with estates the size of *Fortuna*.

8.2.5.7. Quartz Crushing Battery

Crushing batteries were an integral element of the gold extraction process and many hundreds were built to service Victoria's goldfields. The battery building at *Fortuna*, designed to contain 30 heads is not particularly large but is unusual in that it was constructed of brick and was in very close proximity to the owner's house, as was Ballerstedt's original battery. The battery is the

oldest surviving original battery building in Victoria on its original site, and the only one in Bendigo. This battery is directly associated with Lansell and a number of the richest mines in Victoria.

Other mining buildings, or sections of buildings, survive on the site though all have been modified to some degree, these include the retort house and the sub floor portion of Ballerstedt's original battery, later Lansells engine room for the extant battery.

8.2.5.8. Weatherboard Garage

The weatherboard garage was constructed in 1904 to house the Lansell car, reputedly the first motor car in Bendigo, possibly also making it the first purpose built garage in Bendigo. It was not a coach house or a converted coach house, as it is called elsewhere.

8.2.5.9. Laundry

The substantially intact brick laundry constructed in 1904-7 retains a number of original features and demonstrates the extent and scale of the domestic services required to operate an estate of this size. It is comparable to others from similar sized estates.

8.2.5.10. Fencing and Gates

The granite pillars and cast iron palisade at the front gate date from the later 19th C. The extant gates were probably completed around 1900. All of these elements appear in a 1907 photograph, along with the extant timber posts at either end of the palisade. The wrought steel archway was constructed in 1945. In 1964 the Army commissioned three bronze regimental crests to be made locally, one to be fitted to the gate arch.

Fortuna Villa's garden was surrounded by high stone and brick walls by 1871. These had been partially dismantled by the early 1900s, leaving only a wall surrounding the formal garden to the height of the garden beds with a low steel spear pointed palisade fence added to the top of the brickwork. Other low stone walls and wall sections are scattered throughout the property giving some indication of the extent and grandeur of the landscaping that existed in the past. The Chum St boundary and the driveway at least were fenced with a high timber paling fence by 1907. The boundary fence was replaced with cyclone wire during the defence era.

8.2.6. Conclusion

Despite the influence of the Army during its long association with the site, *Fortuna* retains a considerable quantity of Lansell era trees, early plantings, significant structures and elements allowing the extent and significance of the landscape to be understood. Of particular significance are the Pompeii Fountain, conservatory, and swimming bath, with the bath gaining additional significance through its direct connection to the workings of the mine as a tailings treatment works. Significance is also derived by the grounds' representation of the conversion of a heavily industrialised landscape to one of domestic grandeur dominated by the lake.

8.3. Assessment Summary

8.3.1. The House and Outbuildings

Due to the immeasurable wealth and eclectic aesthetic of *Fortuna*'s dominant owner, George Lansell, the site developed into one of Victoria's most distinctive residences associated with the goldfields. It exhibits a number of decorative elements that were cutting edge at the time.

Despite the involvement of some of Bendigo's premier architects, Vahland, Getzschmann, Beebe and Mauermann, and their excellent individual plans the strength of Lansell as an

individual is clearly seen in the overall eclectic arrangement of the individual sections in the collective of the house making it distinctive amongst comparable mansions of the time.

Fortuna has retained a high proportion of its interior form and detail intact displaying evolutionary layering throughout the building and its planning, form and fabric at the time of its last major refurbishment in 1907. A number of fine Wunderlich pressed metal and highly decorated plaster ceilings by Scurry and Wardrop remain intact, as do an extensive array of leadlight windows and door panels. *Fortuna* has also retained two ornate period marble bathroom suites, one rare example housed in extensive polished cabinetry of Australian Red Cedar. Of further significance is the extent and quality of the leadlight found throughout the house.

The 1870s conservatory is another outstanding feature of the house. Believed to be rare as a first floor example, the glazed walls include panels of rare acid-etched and seedless flashed ruby glass.

Also of significance is the Roman Bath created by the conversion of portion of earlier tailings treatment works from before Lansell's occupation of the site.

Of technical significance are the remnants of early heating systems used in the house.

8.3.2. LANDSCAPE

Few of Victoria's mansion gardens have survived to the present and features found at *Fortuna*, such as shade houses, summer houses, iron arbours and lakes have become increasingly rare.

Although modified by the occupation of the Army the house still sits within a recognisable landscape formed by the conversion of a heavily industrialised site into a lavish extensive private garden attached to an imposing building. The grounds retain a significant number of plantings dating from Lansell's occupation with some worthy of consideration for inclusion on the Victorian Significant Tree Register.

Of particular note is the 1879 Pompeii Fountain, styled on the original ancient Great Fountain of Pompeii. This fountain is unique in Australia and it is unlikely that there are many others in the world. The fountain has outstanding aesthetic qualities.

The remnant stone and brick garden wall surrounding the house though reduced in height, still shows the owners' efforts to separate the industrial from the living areas when the mine was in its heyday.

8.3.3. ARMY OCCUPATION

The long and continuous association which *Fortuna* has had with the Australian Army Survey Corps, later DIGO, is of significance, given the departure of the military from the majority of other mansions commandeered during World War II and the extended length of occupation.

Some significance is also derived from the numbers of personnel who worked at the site and the contribution the unit has made to Australia's security. The involvement of the Army is represented in the introduction of etched glass with military crests to some windows and the fitout of the officers snug (Room 12) and the presence of the remaining 1940s P1 huts.

9. STATEMENT OF SIGNIFICANCE

9.1. INTRODUCTION

This review of the 2002 Allom Lovell & Associates Conservation Management Plan for *Fortuna* Villa Bendigo has been prepared following the sale of the property by the Department of Defence to a private owner and its subsequent inclusion on the Victorian Heritage Register (H2211).

The following Statement of Significance is an edited copy of the statement which appears in the listing of the site on the Victorian Heritage Register.

Minerva Heritage has conducted a thorough physical investigation of the site as well as extensive primary research. This has highlighted a number of inconsistencies within the Statement of Significance and we recommend that Heritage Victoria consider putting these alterations to the Heritage Council with the view of updating the Statement of Significance. In the meantime, the corrections may be of assistance. Alterations made to the statement by Minerva Heritage are in red text and any words that have been deleted are marked by being struck through.

9.2. ASSESSMENT AGAINST CRITERIA

9.2.1. WHAT IS SIGNIFICANT

Fortuna is a picturesque nineteenth century villa and garden developed from 1857 by two of Australia's wealthiest gold magnates, Christopher Ballerstedt from 1854 and George Lansell after 1871. It was developed on the treatment site for ore from nearby gold mines. It comprises the villa, lake and garden at the centre of the site, with the former gold processing buildings to its north, and army structures which were added ~~around the periphery of~~ **to** the site after 1942.

9.2.1.1. HISTORY SUMMARY

The Bendigo goldfields were discovered in 1851, and the surface gold was soon traced to gold-bearing quartz reefs, which proved to be the deepest and richest in the world. The German immigrant Christopher Ballerstedt and his son Theodore were among the earliest successful reef miners on the Bendigo diggings. In 1854 they bought for £60 a mining claim on Victoria (or Chum) Hill (VHR H1355) to the north of *Fortuna*, and obtained from it gold worth nearly £200,000. Christopher bought the *Fortuna* site in 1857 and by 1858 had built a quartz-crushing mill on the site, as well as a modest two-storey **stone and** brick house, which he extended in 1869 to designs by the Bendigo architects Vahland & Getzschmann. Christopher Ballerstedt died in 1869 and in 1871 his son ~~Theodor~~ **Theodore** sold *Fortuna* and the mine on Victoria Hill to George Lansell for £30,000 and returned to Germany.

George Lansell (1823-1906) had migrated from Kent in 1853, and from 1855 invested in quartz mining companies. His confidence in deep mining began to yield returns in the 1860s, and after acquiring Ballerstedt's mine he sank it even deeper, soon finding £180,000 worth of gold, which became the basis of his enormous wealth. He became a millionaire and was known as 'Australia's Quartz King'. He was to have interests in almost every mine in Bendigo and was famous for his tireless efforts to maintain the town's mining industry. He transformed the *Fortuna* site, with the villa continually altered and extended to successive plans by various prominent Bendigo architects: Vahland & Getzschmann, Emil Mauermann and William Beebe. By the early twentieth century the house had become a mansion of over forty rooms, one of the largest in Victoria, lavishly decorated and furnished with pieces collected from around the world. He transformed the industrial landscape of settling ponds and tailings dumps into spacious gardens

with ornamental lakes, extravagant fountains and follies, pathways and exotic plantings.

On Lansell's death the management of his mining interests was taken over by his son, and his widow Edith continued to live at and develop *Fortuna* until her death in 1934, when the house and its contents were sold. The house was used for a short time as a reception centre until acquired in 1942 by the Commonwealth as the headquarters of the Australian Survey Corps, accommodating the army's cartographic and printing activities during World War II. From then until 1996 it was occupied by the Army Survey Regiment, which became a world leader in developing technologies for use in automated mapping systems, and from 2000-2008 by the Defence Imagery and Geospatial Organisation (DIGO). The Army made several significant changes to the grounds, including the construction of buildings for accommodation, messing and office space, the earliest of which are two c1940s P1 type huts, a building type developed by the military for temporary accommodation during World War II.

9.2.1.2. DESCRIPTION SUMMARY

Fortuna is located on an elevated irregularly-shaped 6.74 ha site overlooking Bendigo. It is located on the New Chum Reef, where during Lansell's occupation there were several active shafts ~~(though none on the present *Fortuna* property).~~ **including the Fortuna shaft on the property in the area of Building 16.** The property is entered from Chum Street through wrought iron gates (1900) supported by granite pillars (c1880s) linked by a decorative iron archway bearing the Army Survey Corps crest. The driveway leads past an Army Survey memorial cairn (1996) to the villa, which is surrounded by a garden wall (1860s) which once separated it from the surrounding mining activity. The villa (1858-1907) is a rambling three-storey asymmetrical rendered brick mansion, in a variety of styles, predominantly French Second Empire and Queen Anne, reflecting the various periods of construction. Cast iron balconies (c1900) decorate the north, east and west elevations. Ballerstedt's original modest house is retained, though much altered, in the centre of the present house. The house has no original furnishings, but it is notable for its magnificent collection of leadlight and etched glass windows, including many incorporating Defence Department motifs, its plaster and pressed metal ceilings, parquet floors, its two unique bathrooms (1904), and its outstanding conservatory (c1880) with 'French antique' ruby glass imported from Italy and floor to ceiling windows of etched glass depicting mining scenes, Australiana and heraldic symbols. Adjacent to the house is the 'Pompeii Fountain' (c1879), ~~a copy of~~ **based on** the one in the House of the Great Fountain in Pompeii which was inspired by Lansell's trip to Italy in 1875, and a fountain and rockery in the south garden. The so-called 'Roman bath' is believed to have been an 1860s tailings treatment pool converted into a brick-walled swimming pool by Lansell (~~1870s-1880s~~) **by 1874** and roofed over by the Army. Other early structures associated with the house are a brick laundry (c1904 or 1907) and a former shade house (c1907) south of the house, a stable (1860s) and coach house (1880s) north of the house, and a c1904 garage north-west of the house, used for Lansell's Benz motor car, the first in Bendigo.

Of the original garden, only one lake survives, and some pathways around it, as well as a ~~rotunda~~ **summer house** (1904), a metal-framed rose arbour (c1900), and plantings consisting of conifers, deciduous and evergreen trees, palms, camellias, roses and shrubs, and herbaceous plants, including Abelia x grandiflora, Acer negundo, Acmena smithii, Agonis flexuosa, Aloe arborescens, Araucaria bidwillii, A. heterophylla, Arbutus unedo, Bougainvillea glabra, Brachychiton acerifolius, Camellia japonica cultivars, Cedrus atlantica f. glauca, C. deodara, C. deodara 'Aurea', Citrus japonica 'Variegata', ~~Corymbia citriodora~~, C. ficifolia, Cotoneaster glaucophyllus, Crataegus crus-galli, ~~Crataegus sp., Cupressus lusitanica~~ **Hesperocyparis 1**, ~~C.~~

~~macrocarpa~~, C. sempervirens, C. torulosa, Eriobotrya japonica, Eucalyptus globulus subsp. globulus, ~~E. sideroxylon,~~ **Eucalyptus leucoxylon**, Euonymus japonicus, Euonymus japonicus 'Aureomarginatus', Ficus carica, F. macrophylla, Fraxinus **angustifolia subsp. Oxycarpa 'Raywood'**, Ginkgo biloba, Grevillea robusta, Hibiscus syriacus, Jacaranda mimosifolia, Lagerstroemia indica, Lagunaria ~~patersonii~~ **patersonia**, Magnolia x soulangeana, ~~Mahonia japonica~~, Malus cv., ~~Nerium oleander~~, Phoenix canariensis, Photinia serratifolia, Pinus pinaster, P. pinea, Pittosporum undulatum, Populus x canescens, ~~P. deltoides~~, ~~P. nigra var. italic~~, Prunus cerasifera 'Nigra', P. persica cv., Quercus canariensis, Q. palustris, ~~Rosa cultivars~~, ~~Salix babylonica~~, ~~Sequoiadendron giganteum~~, Ulmus glabra 'Lutescens', U. minor 'Variegata', ~~Ulmus sp.~~, Viburnum x burkwoodii, Washingtonia filifera, W. robusta, ~~Yucca filamentosa~~, **Schinus molle, Camellia japonica 'Versicolor', Washingtonia filifera and Angophora costata.**

The only surviving mining structure is the former quartz-crushing battery (1874, extended 1899), **formerly** used by the Army as a printing facility. A brick-lined tunnel north of the house ~~may have been associated with the secure loading of bullion onto armed coaches, and~~ may date from the Ballerstedt era. The period of defence occupation is reflected in a number of utilitarian structures, among the earliest of which are two 1940s P1 type huts, which are corrugated steel-clad buildings with low-pitched gable roofs. Archaeological evidence of the historical use and development of the site, including early gold processing activity and residential use, may still remain.

This site is part of the traditional land of the Dja Dja Wurrung people.

9.2.2. How is it Significant

Fortuna 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 B Possession of uncommon, rare or endangered aspects of Victoria's cultural history

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history

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

Criterion E Importance in exhibiting particular aesthetic characteristics

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

9.2.3. Why is it Significant

Fortuna is significant at the State level for the following reasons:

Fortuna demonstrates key historic phases of Victoria's history, notably the gold mining era, the development of the City of Bendigo and the history of defence in the state. The *Fortuna* cultural landscape is associated with the gold mining industry of Bendigo, particularly the extraction of gold from the richest quartz reef in the world in the nineteenth century, which had a significant influence on the settlement of Bendigo. (Criterion A)

Fortuna is an outstanding demonstration of the wealth and prosperity of Bendigo and Victoria during the gold rush period. The quartz-crushing works attached to the mansion represent a direct link between its owners' wealth and its source. *Fortuna* is historically significant as the home of two of Australia's wealthiest gold-mining families, Christopher and Theodore

Ballerstedt, the earliest successful reef miners on the Bendigo goldfields. These men are often referred to as Australia's first mining magnates, and George Lansell, known as the 'Quartz King', one of Australia's most successful and adventurous nineteenth century mine owners. ~~Although there were no mines on the *Fortuna* site,~~ the estate was developed largely on the waste from Lansell's 180 mine, north of *Fortuna*, which was one of the richest mines in Bendigo. The ore treatment site was gradually transformed into a picturesque landscape of lakes and gardens. *Fortuna* demonstrates the lavish lifestyle of the very wealthy families of Victoria's gold-rush period. (Criterion A)

Fortuna is an example of the large private properties appropriated by the military during World War II, and has been in Defence control since 1942, when it was acquired as a base for mapping activities. It was the headquarters of the Survey Corps, later the Army Survey Regiment, until 1966 when it became the Defence Imagery and Geospatial Organisation (DIGO). The work of the regiment was highly important for the war effort, as preparing maps was a matter of urgency. New techniques based on American methods were developed at *Fortuna*, including innovations in aerial photographic surveys, and cartographic and lithographic techniques. (Criterion A)

Fortuna has a number of features which are rare in Victoria. It was rare for such a lavish house to be built so close to the industrial works that were source of the wealth that created it, in this case the crushing works for the ore from the Ballerstedt and later the Lansell gold mines. This reflects the need for security to protect the gold produced on the site. The survival of a nineteenth century villa estate, with a grand house surrounded by its original garden, is also unusual in an urban setting, and many of *Fortuna*'s garden structures, such as the iron fountain, rotunda and iron arbour are now relatively rare. Other rare features at *Fortuna* include the Pompeii fountain and the Roman bath, whose significance is increased by its origin as a tailings treatment pool built by the Ballerstedts in the 1860s. (Criterion B)

Fortuna has archaeological significance for its potential to contain historical archaeological features, deposits and objects associated with the establishment, development and use of the place. In particular, the battery house is likely to contain archaeological features and relics associated with the operation of Lansell's quartz crushing battery ~~(and possibly remains of an earlier battery belonging to Ballerstedt),~~ and other mining activities. **Remains of an earlier battery belonging to Ballerstedt may be extant below building 8F (Photo Printing Building East Annexe).**

The area in the direct vicinity of the house has the potential to contain historical archaeological features, deposits and objects associated with the construction and use of the place, including sub-floor deposits, refuse and garden or landscape features. (Criterion C)

Fortuna is an outstanding and relatively intact example of an extensive nineteenth century villa estate. The house, developed over several decades, is significant as one of the grandest residences built in Victoria in the nineteenth century. The villa is significant for its outstanding collection of stained and etched glass windows, for its ornate plaster and pressed metal ceilings and parquet floors, and for its now rare intact early bathrooms. The conservatory is significant for its outstanding glass workmanship, and is regarded as among the most important examples of its kind in Australia. The Pompeii fountain is unique in Victoria and indeed in Australia. The Roman bath is significant as a rare feature in a nineteenth century villa, and is the only known surviving private swimming pool from this period in Victoria. (Criterion D)

Fortuna is aesthetically significant for its decorative architecture, its remaining interiors and for its landscape setting and garden buildings and structures. The picturesque landscape extensively planted with trees, shrubs, garden beds and lawns is located on high ground that retains an

undulating and modified land form of a former mining site with terracing, walls, steps, fences and gates, roads and paths and a lake, being a former settling pond. The contrasting and extensive plantings consisting of conifers, evergreen and deciduous trees, palms, shrubs, herbaceous plants, camellias and roses form a garden of aesthetic significance. *Fortuna*'s gardens, at their peak, were a marvel of aesthetic design, and many significant plantings remain. (Criterion E)

Fortuna is inextricably linked with George Lansell, the 'Quartz King', Australia's first gold mining millionaire, who is credited with being the driving force behind much of Bendigo's early prosperity. Lansell made a significant contribution to the mining industry in Bendigo and is credited with the introduction of technologies such as the diamond drill for quartz mining. *Fortuna* Villa and its grounds were Lansell's passions and he decorated them extravagantly. (Criterion H)

Fortuna is also significant for the following reasons, but not at the State level:

Fortuna is of historical significance at a local level for its association with the history of Bendigo.

Fortuna is a historic landmark in Bendigo. It symbolises the founding of the town, and is important as a reference point in the community's sense of identity. Many of the town's citizens have worked on the site and several active community-based social groups have been formed to actively promote the history and importance of the site. The community, through the City of Greater Bendigo, has shown a profound interest in the future of the site.

Fortuna is significant for its association with one of Australia's wealthiest gold magnates, Christopher Ballerstedt, who played an important role in the development of Bendigo's gold mining industry. It is a demonstration of the work of the prominent Bendigo architects, Vahland & Getzschmann, E Mauermann and W Beebe.

- See more at: http://vhd.heritagecouncil.vic.gov.au/places/1775#sthash.uW5QZZDD.dpuf

10. CONSERVATION PLAN AND POLICIES

10.1. INTRODUCTION

The following plan and policies have been prepared following the sale of the property by the Department of Defence to a private owner and the inclusion of the site on the Victorian Heritage Register. Since the sale of the site by the Commonwealth a number of changes have been made to the property, notably the removal of a number of buildings associated with the occupation of the site by the Military. There is also an application by the owner before Heritage Victoria to subdivide the property.

10.2. POLICY BASIS

The following conservation policies have been developed on the basis of the significance assessment of the site as stated in the preceding sections. These conservation policies include both general and specific recommendations relating to the conservation of the significance values, both tangible and intangible, of the site. They also provide guidance on the form, scale and footprint of potential new developments and their interaction with extant significant structures on the site and the surrounding cultural landscape.

The intent of the policies is to provide guidance to the managers of the site in the protection and conservation of those elements that provide significance to the place. They also inform future adaptation and development of the site to support the viability of the site into the future. These policies can be either general in nature, providing broad principles of conservation management or specific, outlining direct action associated with an element, fabric or space.

In short the following policies are designed to provide:

- Structural guidance for conservation works, maintenance and site management to ensure the retention of the cultural heritage significance of the place,
- Policies to retain and enhance the cultural heritage significance and values of the site,
- Guiding principles on adaptive reuse of extant structures and
- Guidance on potential subdivision and development of the remainder of the site.

Chapters 6 and 7 contain a number of specific policies relating to the space or element under discussion at that time.

Conservation management plans should develop with a site to allow for changing circumstances and accepted best practice. They should therefore be reviewed on a regular basis, generally every five years, or sooner if there are significant changes to the circumstances of the place or element.

Fortuna is surrounded to the south, west and north by residential properties and to the east by an area of relatively remnant mining landscape zoned Special Purpose, Radio and Television. The southern portion of this remnant landscape joining Chum Street and the south east of the *Fortuna* site is known as the 'Bush Block' and is now portion of the *Fortuna* property.

The land surrounding *Fortuna* is undulating and serves to frame the main buildings and, though serving to restrict views of the property from outside, helps enhance the size and grandeur of the place. The presence of a number of mature trees that rise above the property contribute to making the presence of *Fortuna* in the middle of Golden Square felt by the community. Despite the difficulties in observing the property from outside and the security imposed by the Army *Fortuna* is well known and appreciated by the Bendigo community. In recognition of the importance of the place as it exists within its current boundaries the following conservation policies have been framed to maintain those features that contribute to its place in the local

environment.

The extent of the recent registration of the site on the Victorian Heritage Register acknowledges the importance of space to the expression of *Fortuna*'s significance and the following policies are framed to continue this.

The inclusion of a number of buildings and some physical alterations relating to the occupation by the Army has, to a degree, detracted from *Fortuna*'s primary significance however the over sixty years' occupation by the Army Survey Regiment (later DIGO), and the vital work conducted on site, carries a degree of significance in itself and the policies reflect this as well.

To assist in the retention of *Fortuna*'s values the property has been divided into four areas as shown in Figure 304. These zones allow for development on the site and suggest a tiered system of development intensity that will protect the most significant values while ensuring that *Fortuna* has a new and vibrant future.

10.3. LEVELS OF SIGNIFICANCE

The following conservation policies are guided by the preceding assessment of the site's cultural heritage significance. Each element of the site has been assigned one of the five levels of significance below;

1. Primary significance. This indicates that the element's retention and conservation is of the highest order in conveying at least one of the criteria outlined in the statement of significance.
2. Primary significance with alterations. Elements that, if unaltered, would be of primary significance and where the alterations are reversible.
3. Contributory significance. Elements classed as of contributory significance while not conveying significance to the highest degree play an important role in explaining the complexity and nuances of a site's significance.
4. Little or No significance. Indicates that the element is slightly, or not, directly contributing to the significance of a place however it is not detracting from that significance.
5. Intrusive. Elements in this category play an active role in diminishing the significance of a place or contribute to the deterioration of significant fabric of the place.

10.3.1. STATUTORY AND NON-STATUTORY LIMITATIONS

10.3.1.1. SITE CONSTRAINTS AND REQUIREMENTS

Works to property in Victoria are subject to a number of statuary and non-statuary regulations. In the case of *Fortuna* as a place registered on the Victorian Heritage Register any works conducted on the site must be in accordance with one, or a number of the following:

- Federal, State or Local government legislation as applicable at the time
- The Victorian Heritage Act 1995 (currently under review)
- The Victorian Planning and Environment Act 1987
- The intent of the ICOMOS Burra Charter

As the place is registered on the VHR Heritage Victoria should be contacted at the planning stage of intended works to the place.

There is potential for significant archaeology on the site. During any works on the site any archaeological finds are to be reported to Heritage Victoria. Under The Victorian Heritage Act 1995 - Section 127 it is an offence to damage or disturb unregistered relics and unregistered

archaeological sites.

10.3.1.2. PERMITS

Before the commencement of any works, the property owners, or their representative, must ensure that all relevant permits have been procured.

As a site on the Victorian Heritage Register a permit, or permit exemption, must be obtained before any work is commenced.

A list of exemptions should be negotiated with Heritage Victoria to allow regular maintenance works to be carried out as required without the need for individual exemptions or permits.

10.3.1.3. DISABILITY ACCESS

The National Construction Code (NCC formally the Building Code of Australia, BCA) and the Disability Discrimination Act (DDA) 1992 both require provision for the disabled. Access to and within the building and the provision of facilities in accord with NCC/BCA D3 (Access for People with Disabilities) and lifts (NCC/BCA E3.5 Facilities for People with Disabilities) is recommended, but is potentially difficult to achieve. In this regard it would be preferable to undertake a disability audit of the premises and to develop an access and facilities plan which takes into account compliance issues and the sensitivity of the significant fabric.

Presently, there is no specific allowance for disabled access into the building. The main entrance portico is accessed via steps on the west side of the building. All other verandahs and entrance points to the building are also accessed via steps. The provision of a wheelchair ramp along the principal façade and other elevations would not be appropriate from an aesthetic or functional viewpoint. The absence of a lift makes vertical circulation within the building problematic.

The existing toilet facilities at all levels are largely inaccessible to wheelchairs, and, moreover, they are not specifically fitted out for use by disabled persons. The 1904 *en suite* bathrooms at ground floor level offer no scope for adaptation due to their rare fabric and intact state.

The north wing lower ground floor amenities (Rooms 26, 27 & 28) currently offer the most accessible facilities and their internal finishes are of little or no significance. They would, however, require further upgrading, such as the widening of entry doors, the installation of hand rails and suitable sanitary ware, to satisfy the requirements of the *Building Code of Australia*. The provision of these facilities should be considered in conjunction with the wider issue of the complete consolidation and upgrading of toilet facilities at *Fortuna*. The conversion of building 51, currently a male toilet, to a unisex disabled unit may be possible.

Where a building is of heritage significance and compliance with the access provisions of the DDA would detrimentally affect the features of the building that are essential to the heritage significance of the building an application under section 160B of the DDA based on unjustifiable hardship could be made to the Building Appeals Board (BAB). Under the principle of 'Alternative Solution' there is room to negotiate outcomes and compliance with the regulatory bodies in some instances.

10.3.1.4. BUILDING CODE OF AUSTRALIA

Construction, alterations and repairs are subject to the provisions of the National Construction Code (NCC). This code was formerly known as the Building Code of Australia (BCA). This code is produced on behalf of the Australian Government by the Australian Building Codes Board and has been given the status of building regulations by all states. Building works in Victoria are also subject to the regulations contained within the Building Regulations 2006. These codes

apply to all buildings however Sections 1.2, 3.2 and 3.3 (NCC V2) do allow the building inspector to use discretion when applying the Code. An agreement between the inspector and owner to conduct other works which improves the buildings performance or use alternative methods or materials and is 'Deemed to Comply' can be used in place of undesirable works to significant fabric.

10.4. HERITAGE LISTINGS

Fortuna is listed on the Victorian Heritage Register (H2211) and is covered by an individual Heritage Overlay within the City of Greater Bendigo Planning Scheme (HO 434). It is also on the National Trust Register (B1177).

10.5. GREATER BENDIGO PLANNING ZONES

The *Fortuna* site, including the 'bush block' which is not included in the heritage listing, is zoned as Comprehensive Development Zone 1 (CDZ1). The purpose of the zoning is:

> *To provide for the development of the Fortuna Villa in accordance with the Fortuna Comprehensive Development Plan.*
>
> *To develop the land for a mix of residential, commercial and community uses that is respectful of the heritage values of the site and surrounds.*
>
> *To ensure the heritage values are retained and enhanced through the development of the site and achieve a high standard of urban design, community amenity, safety and the incorporation of best practice energy and water management measures.*
>
> *To encourage the retention of heritage assets in accordance with the Fortuna Comprehensive Development Plan.*
>
> - *To develop two distinct precincts for the site including: Fortuna Villa and curtilage precinct to ensure that the heritage values of the site are expressed through the retention, reuse and contemporary interpretation of significant heritage buildings on the site; and*
> - *The surrounding land planned for residential development that complements the Fortuna Villa and heritage values of the site.*

Properties to the north east are zoned PUZ7 (Other Public Use), to the north, west and south GRZ (General Residential) and to the east SUZ3 (Special Use Zone, Television or Radio).

Figure 299: Planning Zones Fortuna

10.6. SIGNIFICANCE RANKING

The following outlines the structures, elements and fabrics on the site and their level of contribution to the significance of the site. An overriding principle of the policies is that any maintenance, alterations, removal, additions or development should be undertaken in such a way as to not be detrimental to the significance of any element or aspect of the site which is considered to be of high significance in Table 2.

Table 2 (below) and the following dot points are to be used in conjunction with the following conservation policies.

Table 2: Significance ranking system

Contribution to significance	Definitions
Primary	Structures, elements and fabric of primary significance are critical and contribute directly to the articulation of the site's heritage significance. They are also of importance for their contribution to the wider cultural heritage landscape. Retention and conservation is essential for structures, elements and fabric of primary significance.
Primary with alterations	Structures, elements and fabric of primary significance with alterations are critical and contribute directly to the articulation of the site's heritage significance. They are also of importance for their contribution to the wider cultural heritage landscape. Retention and conservation is essential for structures, elements and fabric of primary significance.
Contributory	Structures, elements and fabric identified as contributory assist in conveying the overall significance of the site but are not critical to our understanding of it. It is preferable to retain and conserve structures, elements and fabric in this group but they may be altered or removed if the alteration or removal assists in the retention of or enhances the value of items of primary significance.
Little or none	Structures, elements and fabric identified as of little or no significance neither add to nor detract from the overall significance of the site. Retention of structures, elements or fabric in this class is discretionary and they may be removed or altered to augment significance

Intrusive or detrimental	Intrusive structures, elements and fabric do not contribute to the significance of the site and are either physically or aesthetically detrimental to the site. Where possible structures, elements or fabric identified as intrusive should be removed as soon as practicable.

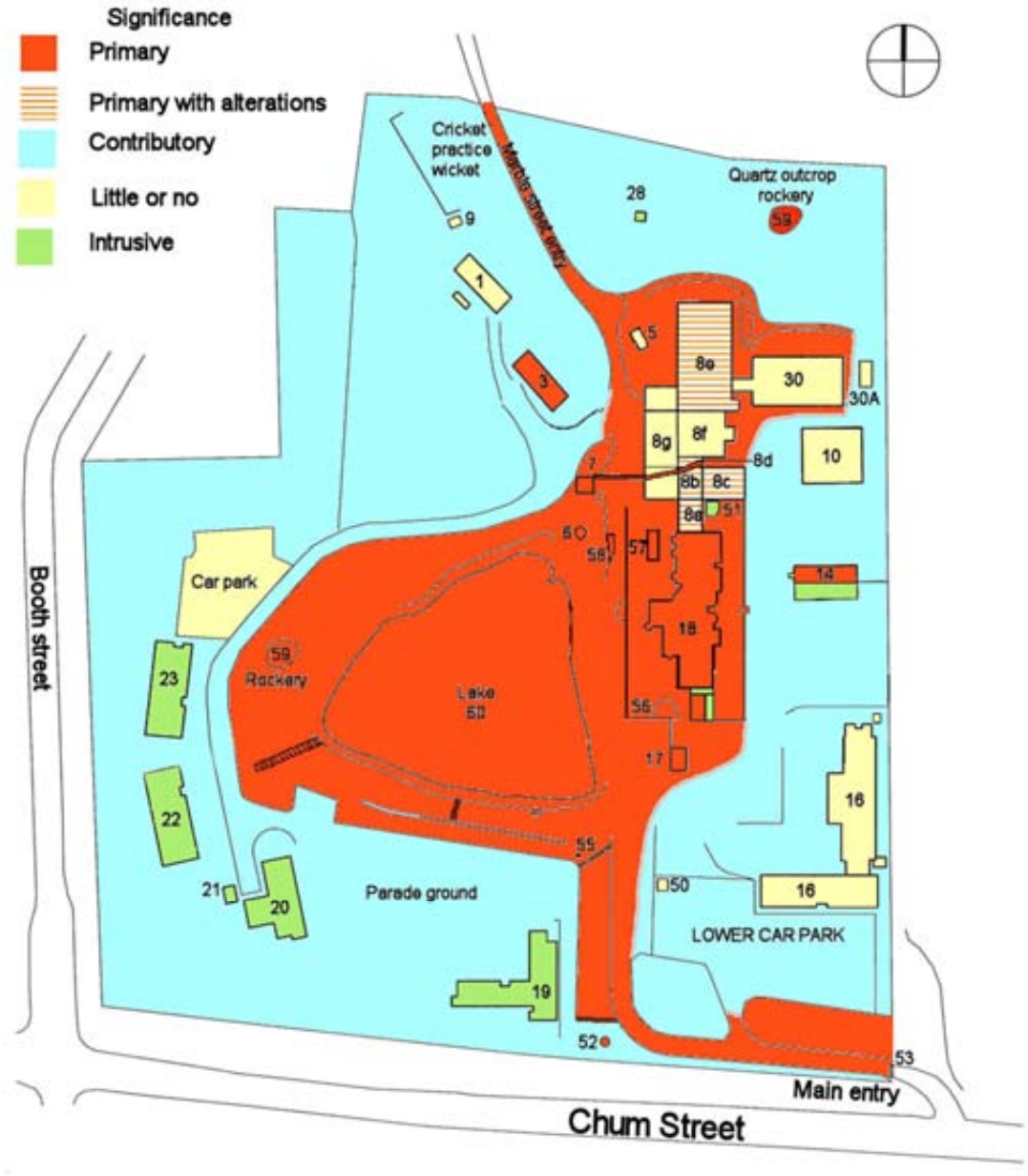

Figure 300: All site significance plan

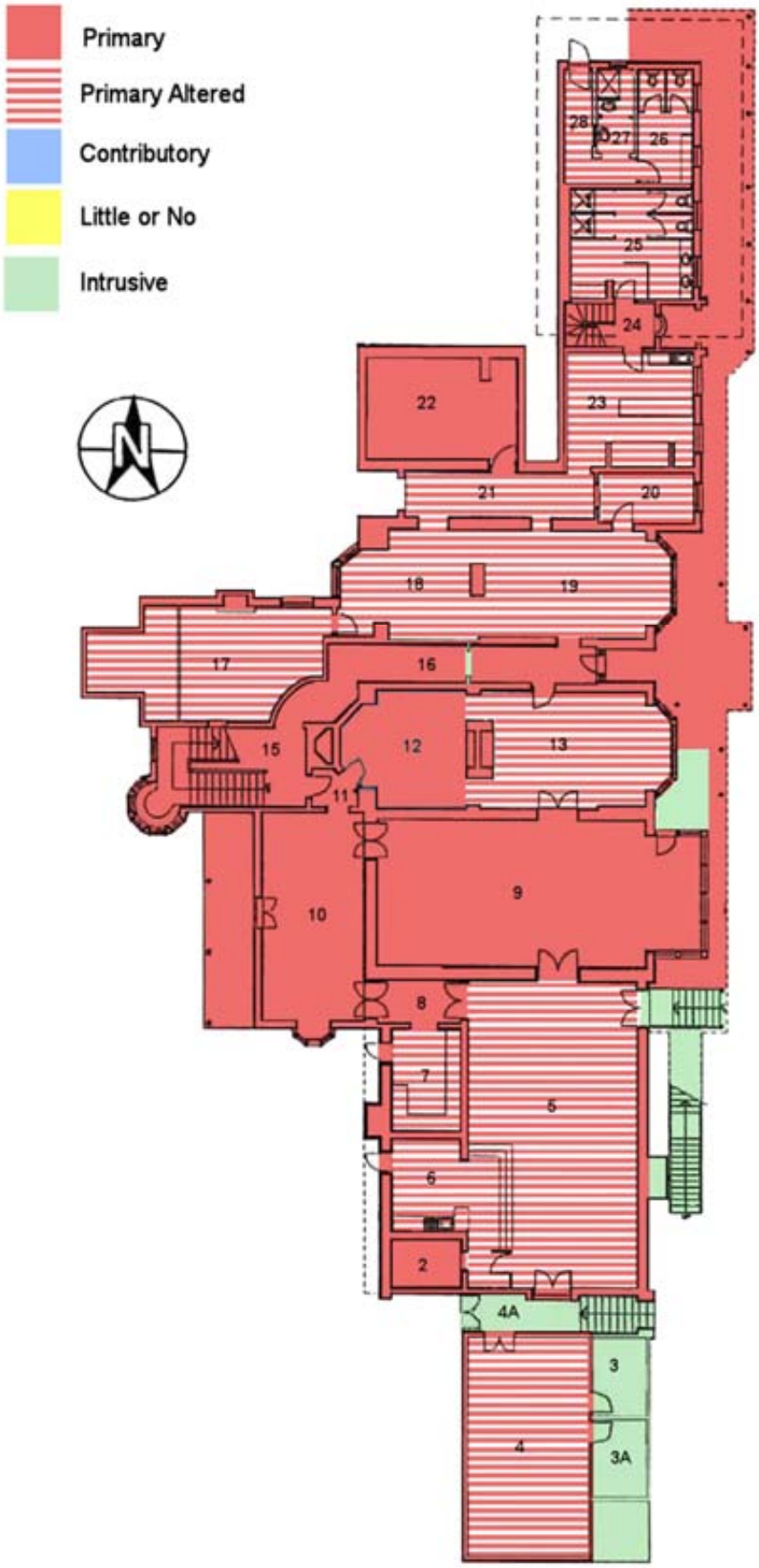

Figure 301: Lower ground floor, levels of significance

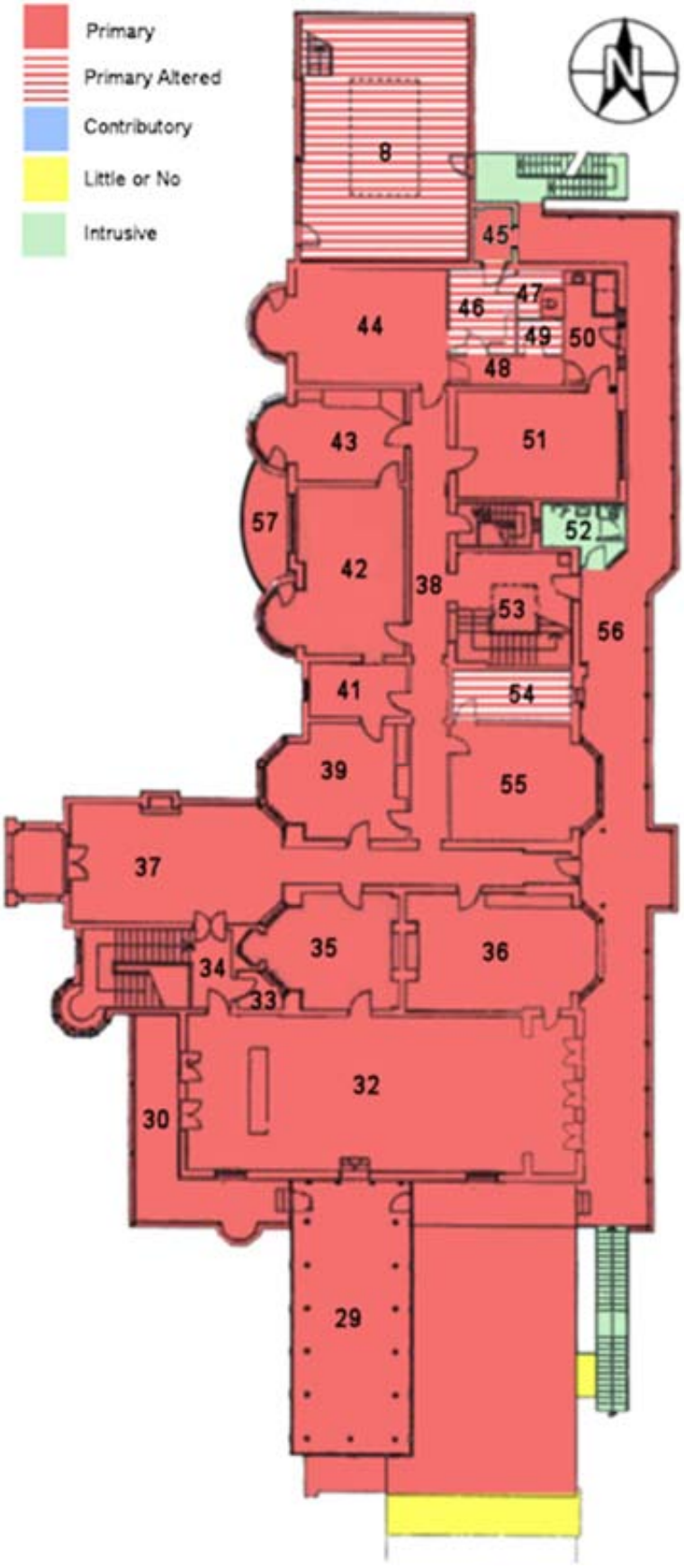

Figure 302: Ground floor, levels of significance

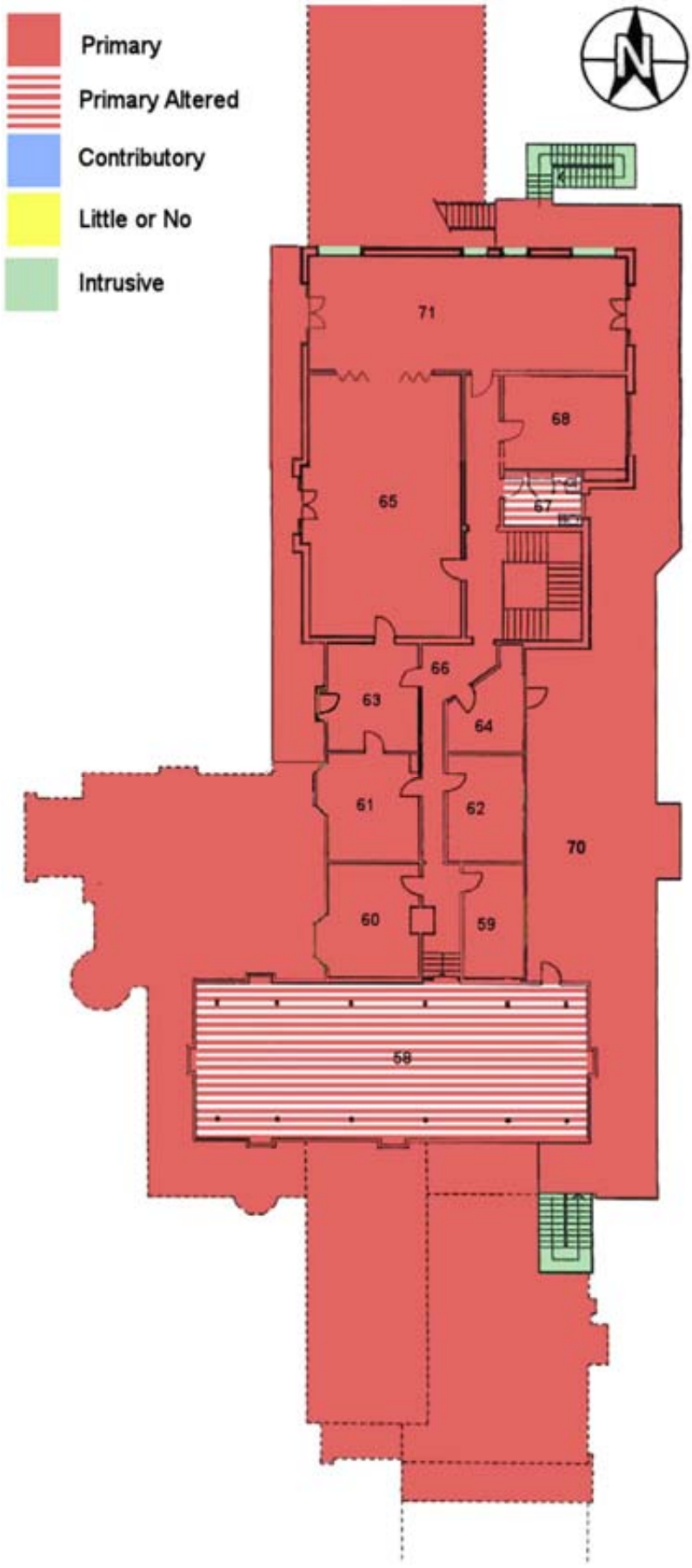

Figure 303: 1st floor, levels of significance

10.7. ELEMENTS OF PRIMARY SIGNIFICANCE

Elements of primary significance were identified in the 2002 CMP and generally remain relevant, with some minor changes. They are reproduced below with revisions to reflect alterations made since 2002 and the changes in the site's ownership and Heritage status.

Places or elements of primary significance are those which contribute in a fundamental way to an understanding of the cultural significance of *Fortuna* as it presently exists. They are particularly demonstrative of or are associated with late nineteenth/early twentieth century mansion estates, its occupants and their lifestyle and remnant landforms and structures associated with gold mining activity. They are also fundamental to an understanding of the functioning, operation and history of the property and/or of the individual buildings.

Elements of primary significance include:

10.7.1. MAIN HOUSE

Exterior

The entire external fabric of the main house, including all elevations of all wings, the verandahs, steel tower, and roof scape, but excluding the fabric of all modern alterations and additions (non-original roof cladding; fire escape stairs; chimney to eastern elevation of billiard room wing, timber fire escape steps to 1888 north wing west verandah and east verandah; Room 52; non-original fabric of steel stair from first floor verandah to roof top platform; mesh infill to first floor east verandah balustrade. Waterproof floor covering of 1st floor walkway.

Interior

- The entire interior plan form and fabric generally, excluding all non-original fittings and fixtures in lower ground floor Rooms 5, 6, 7, 13, 17, 18, 19, 20, 21, 23, 25, 26, 27 and 28; ground floor rooms 45, 46, 47, 49, 52 and 54; first floor Room 57.
- The c. 1942 interior configuration and fit out of Room 12, Officer's Snug /Mess.
- Remnant Defence era etched glazing in doors and windows.

For detailed descriptions of non-original fabric refer to individual datasheets in Appendix A.

10.7.2. OUTBUILDINGS

10.7.2.1. SUMMERHOUSE (BUILDING 6)

Exterior: Plan form and all exterior fabric excluding non-original roof cladding and frosted glass.

Interior: All interior fabric but excluding non-original concrete floor and recent timber shelves.

10.7.2.2. FORMER SHADE HOUSE (BUILDING 18)

Exterior: Plan form and fabric excluding additions to east side (Rooms 3 and 3A), tiled concrete floor in demolished link to main house (Room 4A) and non-original wall and roof cladding. Until proven otherwise the tree stump located under cover at the south end of Room 3, lower ground floor is portion of the first crushing plant at Bendigo and is of primary significance.

Interior: All original interior fabric excluding internal fit out and linings.

10.7.2.3. FORMER C.1907 GARAGE (BUILDING 7)

Exterior: All original exterior fabric

Interior: All original interior fabric

10.7.2.4. Former Laundry (Building 17)

Exterior: All c.1907 exterior fabric including windows and door, but excluding roof cladding and non-original painted finish to external brickwork.

Interior: All c.1907 interior form and fabric including cast iron stove, copper, fireplace and mantel shelf and early concrete floor, but excluding timber-framed partition, and asbestos ceiling lining.

10.7.2.5. Tunnel

- All, with the exception of the partial brick infill and doors to both the east and west entrances.

10.7.2.6. Army Buildings

- P1 Type Huts, (Buildings 3 & 14) excluding non-original skillion-roofed porch (Building 14) and all non-original internal fit out
- Memorial Cairn (Element 52)

Note that all non-original elements of the outbuildings as identified above are elements of little or no significance (Refer to Section 10.11.2).

10.7.2.7. Landscape and Landscape Features

- Pompeii Fountain including all original statuary.
- Lake and surrounds including perimeter path, embankments, plantings, rockeries, remnant bluestone edging and steps, brick steps, remnant statuary base and all mature trees within the area, namely Blue Atlas cedar (Cedrus atlantica 'Glauca') and coniferous species, Thread and Cotton palms (Washingtonia filifera and W. robusta), Cottonwoods (Populus deltoides) and White poplars (Populus alba), grove of Norfolk Island pines (Araucaria heterophylla), but excluding Harcourt granite edging and terracing, seats and concrete steps along the southern embankment.
- Arbour form and fabric, but excluding non-original concrete block edging to path and asphalt.
- Entrance gates, granite pillars, cast iron palisade and arch
- Driveway alignment, western embankment, coursed stone retaining walls, adjacent avenue of mature Pepper Trees (*Schinus molle*) and Eucalyptus but not asphalt surface, concrete kerb or cyclone wire and galvanised pipe fence.
- Remnant garden walls and openings including walls surrounding the main house, wall along eastern and western sides of driveway in front of the main house, rubble retaining wall along southern side of Wayzgoose Hall, coursed stone walls adjacent to western printing annexe and former Garage and Summer House (Buildings 6 and 7) but with the exception of non-original concrete block and brick alterations.
- Formal garden layout on the eastern and western sides of the house including paths and small fountain.
- The following tree numbers from the attached Plant Survey, Appendix B are of primary significance: 1, 2, 4, 11, 14, 30, 31, 32, 33, 35, 38, 40, 42, 44, 45, 46, 47, 49, 50, 51, 52, 55, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 66, 69, 71, 72, 73, 77, 83, 84, 86, 90, 92, 94, 95, 102, 103, 104, 105, 107, 108, 110, 111, 112, 114, 115, 116, 117, 127, 128, 129, 131, 133, 140, 152, 153, 155, 166, 167, 170, 173, 174, 175, 176, 178, 179, 180.

10.8. ELEMENTS OF PRIMARY SIGNIFICANCE WITH ALTERATIONS

Elements which have been assigned this level of significance are altered rooms within the main house and the former swimming bath building and the former quartz crushing battery. Within the house the rooms included are those which have been superficially altered with non-original fitouts such as bathroom or kitchen cupboards and fixtures or raised floors, such as in the billiard room. These rooms are no less significant overall than areas of primary significance as the original volume and fabric generally remains extant and unaltered behind the alterations.

Like other areas of primary significance, they are fundamental to an understanding of the planning of the house and include rooms ranging from the original Ballerstedt's house to nineteenth century service areas. It is desirable that the non-original fabric or alterations be removed or reversed and the rooms be conserved.

In the case of the outbuildings these are rooms/areas where significant alteration has occurred but where there is scope to remove such alterations and reveal the original form, or where the original historical/functional significance of the place still exists, notwithstanding that the alterations have had a major impact.

Rooms of primary significance with alterations include:

10.8.1. MAIN HOUSE

- Billiard Room (Room 5) for non-original raised floor and bar
- Rooms 6 and 7 for non-original kitchen joinery and fixtures
- Bar (Room 17) for non-original ceiling, wall panelling and bar and fixtures
- Former Sitting Room (Room 13) for non-original fit-out and linings
- Rooms 18, 19, 20 & 21 for non-original fit-out and linings
- Former Kitchen (Room 23) for non-original kitchen joinery and fixtures
- Former Boiler Room, Maid's Room and Wood Store (Rooms 25 to 28) for non-original bathroom fit-out and fixtures
- Bathroom (Room 67) for non-original fixtures
- Former Bathroom and WCs (Rooms 46, 47, 49) for non-original cupboard joinery and floor coverings.

10.8.2. OUTBUILDINGS

10.8.2.1. FORMER STABLES (BUILDING 8A)

Exterior: All original exterior fabric excluding roof cladding, painting and window infill

Interior: All original fabric but excluding opening in loft floor, painting and non-original fit-out

10.8.2.2. FORMER 1880S COACH HOUSE (BUILDING 8B)

Exterior: All original exterior fabric excluding non-original roof cladding, painting and brick infill to arched doorway

Interior: All original interior fabric excluding painting, stud-framed partitions, ceiling and recent fit out

10.8.2.3. FORMER SWIMMING BATH (BUILDING 8C)

Exterior: All original exterior fabric but excluding non-original roof structure and alterations

Interior: All original interior fabric including swimming bath form and brick arches and 'change

room' to the west, but excluding non-original timber framed floor, painting, partitions and fit-out.

10.8.2.4. Former Retort Room (Building 8D, room 13/14)

Exterior: All nineteenth century exterior fabric but excluding roof cladding and windows.

Interior: All nineteenth century interior fabric but excluding painting and interior fit out.

10.8.2.5. Former Quartz Crushing Battery (Building 8E)

Exterior: All nineteenth century exterior fabric but excluding roof cladding, external render to portion of brickwork, and recent window frames and sashes.

Interior: Nineteenth century fabric and openings but excluding steel structure, ceiling and internal fit out.

10.8.2.6. East Printing Annexe

Stone foundations of Ballerstedt's crushing battery and any archaeological deposits or remnant structures below floor level.

10.8.2.7. Landscape Elements

- Quartz outcrop to north of Wayzgoose Hall except later rockery elements.

10.9. Elements of Contributory Significance

Places or elements of contributory significance are those which were of a secondary or supportive nature in the understanding of the cultural significance of the buildings and the site, as it presently exists. While they contribute to the overall significance of the complex, they are not of individual distinction with regard to original plan form, fabric or function or they may have been considerably or irreversibly altered.

Places and elements regarded as being of contributory significance meet the lowest threshold for inclusion on a national or state register of places of significance, and should also be considered for local planning scheme protection.

Elements of contributory significance include:

10.9.1. Main House

Interior Room 67

10.9.2. Outbuildings

Concrete floor and brass survey mark in Summer house (Building 6)

10.9.3. Landscape Elements

- The following tree numbers from the attached Plant Survey, Appendix B are of contributory significance: 5, 6, 7, 8, 9, 10, 12, 13, 28, 37, 68, 76, 78, 79, 80, 97, 100, 118, 124, 125, 132, 137, 141, 143, 159, 164, 165, 171, 177, 181, 185, 186, 191, 192, 196, 201, 202, 209, 213, 214, 215, 216, 217, 218, 219, 220.

10.10. Elements of Little or No Significance

Elements or areas of little or no significance include: those which were originally minor in nature, contributing little to the cultural significance of the place, areas which have been so altered that they have lost any significance they might have otherwise had, and later external

additions. Elements determined to be of no significance do not warrant individual inclusion on heritage registers at a National, State or Local level, although they may be included as part of a wider complex.

Elements of little or no significance include:

10.10.1. Main House

Exterior

- Generally, all later alterations and accretions such as recent painted finishes, assorted data cabling and non-original roof cladding

Interior

- Generally all later alterations and accretions such as modern fittings and fixtures, lights, heating, air-conditioning, floor coverings, exposed data cabling and services throughout the house
- Specifically, the non-original fit-outs and fixtures in Rooms 5, 6, 7, 13, 17, 18, 19, 20, 21, 23, 25, 26, 27 and 28 (Lower Ground Floor); Rooms 46, 47, 49 and 54 (Ground Floor).

10.10.2. Outbuildings

Exterior

- Generally, all later alterations and accretions such as recent painted finishes and non-original roof cladding

I***nterior***

- Generally all later alterations and accretions such as modern fittings and fixtures, lights, heating, air-conditioning, floor coverings and services throughout the buildings and specifically:
- Summerhouse (Building 6) roof cladding
  Shade House (Building 18) wall and roof cladding and non-original internal fit out
- Former Swimming Bath (Building 8c) roof structure, and internal fit out
- Former Stables (Building 8a) roof cladding, window infill, opening in loft floor and floor coverings
- Former 1880s Coach House (Building 8b) roof cladding, brick infill to arched doorway, interior stud-framed partitions and recent fit out
- Former 1907 Garage (Building 7) roof cladding
- Former Quartz Crushing Battery (Building 8e) roof cladding, non- original window frames and sashes, steel beams and internal fit out
- Former Laundry (Building 17) interior stud-framed partition
- Former Retort Room (Building 18d, room 13/14) roof cladding, windows and interior fit out.

10.10.3. Landscape and Landscape Features

- Cricket practice wicket
- Carparks
- Parade ground

- Harcourt granite terracing, edging and concrete steps to lake environs
- The following tree numbers from the attached Plant Survey, Appendix B (classed as Neutral) are of little or no significance:25, 85, 126, 130, 134, 135, 136, 142, 144, 145, 146, 147, 148, 150, 156, 157, 158, 161, 162, 182, 183, 187, 188, 189, 190, 193, 194, 195, 198, 199, 200, 203, 204, 205, 206, 207, 208, 210.

10.10.4. Army Buildings

Building 5 Storage shed

Building 8f 1942/67 East Printing Annexe, except for stone foundations of Ballerstedt's Crushing Battery

Building 8g 1942/67 West Printing Annexe

Building 9 Storage Shed

Building 10 Records Store

Building 16 DAS/PCS

Building 30 Wayzgoose Hall

Building 50 Security Post

10.11. Intrusive Elements

In contradistinction to the significant elements, are elements which are considered to be intrusive and which have a negative impact upon the property.

Intrusive elements include:

10.11.1. Main House

Exterior

- c. 1940s chimney breast and chimney to eastern wall of Billiard Room (Room 5)
- Steps and doorway from Room 9 (Former Dining Room) to North Wing East Verandah Lower Ground Floor
- Steps from front garden to 1888 North Wing West Balcony (Room 57)
- Modern fire escape stairs on all floor levels at the north and south ends of eastern verandah including associated door opening in east wall of Billiard Room (Room 5)
- Recently constructed WC (Room 52) located at centre of East Verandah (Ground Floor level)
- Painted finishes that were originally unpainted

Interior

- Modern raised floor and bar located in Room 5 Former Billiard Room
- Exposed 'secure LAN' cabling and its exposed conduit and fittings

10.11.2. Outbuildings

- Rooms 3 and 3A surrounding Shade House
- Tiled raised concrete floor of partially demolished room 4A.
- Former Laundry (Building 17) painted finish to external brickwork
- Tunnel partial brick infill and doors to both east and west entrances.

- The painted exterior fabric of buildings which was originally unpainted

10.11.3. Landscape and Landscape Features

- Tree number 75 from the attached Plant Survey (Appendix B) is intrusive.

10.11.4. Army Buildings

- Building 19 Sergeant's Quarters
- Building 20 Kitchen and mess rooms
- Building 21 Ration store
- Building 22 Officers' quarters
- Building 23 Officers' quarters
- Building 51 Men's WCs

10.12. General Conservation Policies

10.12.1. Introduction

The preceding assessment of significance concluded that *Fortuna* is of aesthetic/architectural, historical and technological significance at a state level, as one of a small surviving group of large and eclectic nineteenth and early twentieth century mansions in Victoria.

In addition to the individual significance of many of its elements, the *Fortuna* estate derives particular heritage significance as a collection of mid to late nineteenth century and early twentieth century residential and mining buildings and landscape, constructed during the later gold rush period, which combine to demonstrate the incredible wealth and influence of one man. Consequently, the primary focus of the policy relates to the conservation of the form and planning of the estate as a whole, as well as to the conservation of the form and fabric of the individual buildings which date from the Lansell period of occupation.

Fortuna also derives significance from its long association with the military and the vital work carried out at the site through the Army's Australian Survey Corps from 1942 until 1996 and the continuation of its work for the military as DIGO until 2008. As secret work was carried on at *Fortuna*, the extent of the site's contribution to the defence of Australia during the Second World War and the Vietnam War, or in future regional conflicts, may never be known.

Having regard to the assessed significance of the property, and recognising that the complex is of a high level of significance overall, the following policies are framed to:

- retain and conserve all significant fabric as identified in this plan;
- retain those built and spatial features and characteristics which distinguish the property as a significant nineteenth century mansion estate, set in a landscape formed around gold mining activity;
- retain the built features and characteristics of the individually significant buildings and elements, including aspects of exterior form, fabric, structure and scale as well as interior planning, form and decoration;
- maintain and/or enhance the setting and combined residential and mining aesthetic of the place; and
- provide for adaptation and new works which are compatible with the above.

The following general policies apply to *Fortuna* and are intended to provide an overall framework within which the specific policies for individual elements have been formulated.

Specific policies are included for individual elements in Appendix A for rooms within the main house, Chapter 6 for outbuildings and landscape elements and Chapter 7 for Army buildings.

The general approach to the conservation of *Fortuna* should be to keep the property more or less as it is and remove intrusive elements. This is not to exclude some scope for new works and further development, but this is within the constraints of the broader conservation objectives.

In general, a high proportion of the policies expressed within the Allom Lovell 2002 CMP remain relevant, and where this is the case the original policies have been updated to reflect current circumstances and retained.

10.13. SIGNIFICANT ELEMENTS

Policy 1. ***Those elements identified as being of significance should be conserved in accordance with the conservation policy identified in this study, and should be considered in, and form the basis of, future management of the property.***

The significance of *Fortuna* is established by the demonstrable evidence of the mansion's component elements, its grounds and outbuildings. Individually and collectively, these elements contribute to the overall significance of the property. As such, acknowledgment of their significance should form the basis of, and guide, future approaches to management, interpretation, adaptive re-use and development. The policies are not intended to unnecessarily inhibit change, but rather to assist in the management of change and future works to the site. Specific conservation objectives should include:

- the retention and enhancement of existing cultural heritage values
- the retention of identity and its contribution to a sense of place
- the retention of significant fabric
- the removal of intrusive accretions

Policy 2. ***All future conservation and adaptation works which affect elements of significance should be carried out having regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) as amended.***

The principles of the Burra Charter (see Appendix F) provide guidance on the conservation and adaptation of places and elements of cultural heritage significance. As such they should be referred to when assessing the suitability of any proposed works to the complex and its buildings. The accompanying practice notes to the 2013 edition of the Charter[82] provide a practical guide to the Charter and assist in understanding the underlying principles and how to apply the Charter in practical terms.

Policy 3. ***Where damaged fabric must be replaced the principle of 'like for like' shall be employed.***

In cases where there is no alternative but to replace damaged fabric the replacement should

[82] The Burra Charter and practice notes are available from Australian ICOMOS at: http://australia.icomos.org/publications/charters/

match the original in type and method. As an example, where mortars are replaced the new shall match the old in the materials used by using a lime putty and washed multi particle sized sand in a ratio matching the original. Similarly, replacement timber shall be of the same species and dimensions as the original.

Policy 4. *The owner or owners of property within the curtilage listed on the Victorian Heritage Register should be primarily responsible for the implementation of this CMP, the provisions of the Victorian Heritage Act 1995 and any other Acts or statutes that are applicable at the time.*

The owners of property within the listed curtilage should hold the primary responsibility for the implementation of this CMP, the Victorian Heritage Act and any other Acts or statutes that are applicable at the time. If the day to day managerial responsibility for portions of the property are delegated to others through lease, tenancy or any other method then the occupier of the place should also be responsible for the retention and conservation of the place. It is desirable that a copy of this document be provided to anyone with the primary or shared responsibility of the place and that their responsibility be expressed in any agreements between them and the owner.

In the event of multiple development within the curtilage a form of collective management, such as a body corporate, should be formed in conjunction with input from the Director of Heritage Victoria, as the responsible body for the implementation of the CMP and any current statutes.

10.14. SPECIFIC CONSERVATION POLICIES

10.14.1. THE CURTILAGE & SETTING

The core area or curtilage encompassing the main house, mine buildings, formal gardens, residential outbuildings, lake environs and driveway has been identified as being of primary significance and a high level of sensitivity. Within this precinct are a number of smaller areas with distinct characteristics which contribute to an understanding of the significance of the complex. These are described below.

10.14.1.1. FORMAL GARDEN AREAS SURROUNDING THE MAIN HOUSE

Policy 5. *The layout and formal garden quality of these areas should be maintained.*

The formal garden areas which surround the main house on the east, south and west and defined by the remnant retaining wall, include significant trees, landscape design and features such as the Pompeii Fountain, former Shade House and Arbour. The general presentation of the area has remained virtually unchanged since its completion c.1907; it should be retained and conserved.

10.14.1.2. LAKE ENVIRONS

Policy 6. *The form, planting and picturesque setting of the lake should be conserved.*

This area is significant for demonstrating the innovative appropriation of the mining landscape and for its intrinsic aesthetic qualities. The landscape and the historic presentation of the house to the area are substantially intact and should be maintained. Coupled with the imposing residence, the mature planting around the lake provides iconic landmark qualities to the site and a picturesque setting for the house.

Some views of the lake area have been compromised by gradual development of Army buildings around the southern and western edges, which are particularly visible from the eastern shore, formal garden terrace and verandahs of the house. It is desirable that these intrusive buildings be demolished.

The area, Zone 3 (coloured green), as depicted in Figure 304 (page 246) provides a buffer zone between the lake and potential higher impact development in Zone 4. Any development in this area should be low key and ideally restricted to open space or trafficable areas. Any construction should be single storey and set back from the ridge line.

10.14.1.3. The Southern Driveway and Area South and Southeast of the House

Policy 7. *The embankment along the western edge of the driveway and any significant features should be maintained and it is desirable that the prominent buildings and wire fence along the ridgeline be demolished.*

The area to the south of the main house forms the principal entrance address of the property. The alignment of the original driveway is clearly evident in the fabric and landscaping of the area. The significance has been diminished slightly by the use of a large area of asphalted ground immediately inside the gate for car parking. Historically the area has remained free of major structures apart from the Fortuna Mine and two of the six early tailing ponds. It is desirable that the open spatial quality of the area remain. Given this, car parking is a relatively low-impact use of the area.

The Memorial Cairn (Element 52) is of primary significance and it, and the associated interpretative panel and seating should be retained and conserved. It is recommended that the memorial cairn be nominated for inclusion on the Victorian War Heritage Inventory.

Policy 8. *Generally, the area between the Southern driveway boundary and the house should be kept free of new development.*

The clear area between the security fence and house is substantially more sensitive curtilage and should also remain free of new structures. New development should be confined to the south east corner where Army buildings have already been built and should be confined to single storey construction. This area is coloured yellow (Zone 4) in Figure 304. Zone 1 should not be used for car parking, which should be concentrated to the area south of the security post with some potential in Zone 4.

Policy 9. *Active restoration and reconstruction of the area between the security post and the house should be undertaken.*

The large expanses of asphalt in both the carpark and driveway should be replaced with an historically appropriate aggregate surface, work which should also involve the removal of dominant concrete edges. Additionally, there is scope to visually improve the approach to the house by removing incongruous recent structures such as the security post and fencing and to reconstruct the Gothic entrance arch and surrounding garden wall abutting the shade house.

Reconstruction should be based on historic photographic evidence. The asphalt around the laundry should be removed and the area landscaped to include the laundry as an element of the house rather than a standalone element.

Policy 10. *Any new works or development between the area of primary landscape significance (Zone 1 Figure 304) south and southeast of the house and the property boundary should be such that it does not detract from the visual qualities and setting of the place and the individually significant components.*

This area of landscape is important in reflecting the character of the broader modified mining land forms and in providing an appropriate context in which the house and formal grounds are located. It is important that any new works in this area do not impinge upon, or detract from the

areas and features of primary significance and in particular on key views and vistas out of and into the site.

10.14.1.4. The Area East of the House

Policy 11. The space between the area of primary landscape significance (Zone 1 Figure 304) and the eastern property boundary shown as Zone 2 (blue) should be kept free of new development. Any new works should be such that it does not detract from the visual qualities and setting of the place and the individually significant components.

This area, once a garden landscape, plays an important role in expressing the significant values of *Fortuna*. Originally the front of the house, it provides a visual connection between the mansion and the remnant mining landscape of the adjoining property to the east.

Policy 12. Active restoration and reconstruction of the area should be undertaken.

The expanse of asphalt in the area should be dramatically reduced and replaced with compacted gravel surfaces where a hard surface is required and garden beds and/or lawn.

Any restoration should be based on existing photographs where available. New fencing at the boundary should be of high wooden palings similar to fencing observed in early images.

This area is most suitable for social use and the erection of additional permanent structures is discouraged. The erection of temporary structures associated with an event may be permitted however no temporary structure should remain on site for more than 14 days.

The existing P1 hut may be relocated to another position within this area and buildings of little or no significance may be removed.

10.14.1.5. The Area North of the House

Policy 13. The area north of the battery and Wayzgoose Hall between the road entry from Marble Street and the eastern boundary should be kept free of new development.

Retention of this area above the level of the house as open space is vital to the sense of space within the property and provides an ideal vantage point from which to interpret the early mining landscape and the extent of the house and mining buildings. Construction in this area overlooks the areas of primary significance and would be detrimental to the retention of that significance.

Policy 14. The quartz outcrop should be retained and interpreted.

The quartz outcrop is possibly the last significantly sized example on a line of reef in Bendigo. That it was not exploited by Lansell as were all other reefs on his properties is testimony to his immense wealth. The rockery around and on the outcrop appears to be associated with the occupation by the Army though some elements maybe older. The age of the rockery elements should be investigated by an archaeologist to determine its age. Lansell era elements should be retained and conserved.

10.14.2. The Main House

The overriding policy for the exteriors and interior of the main house is one of retention and conservation of fabric of primary significance. The following specific actions are recommended as a guide for the retention and/or enhancement of the aesthetic quality and overall integrity of the extant original fabric.

10.14.2.1. EXTERIOR

Policy 15. Restore/reconstruct original elements which have been modified or demolished and remove intrusive elements.

The exterior of the main house is remarkably intact to its various stages of construction and is generally in very sound condition. As such, it retains a high level of significance overall and the overriding consideration should be to retain and conserve the original fabric. Where recent alterations have been made such as creating new openings or blocking in existing openings, construction of modern fire escapes, addition of a WC (Room 52) on the Eastern verandah and the painting of stucco finishes, it is recommended that intrusive elements should be removed and restoration/reconstruction of modified or demolished elements be undertaken. Care needs to be taken to ensure that their removal and the construction of an alternative does not inadvertently lead to more damage to original fabric than their retention.

In the case of the fire escapes where the function they serve is, or may be required, all factors should be considered before any action is proposed.

Where reconstruction of the south wing west verandah was undertaken in recent years the posts and lacework panels have been incorrectly spaced (See Figure 179, Figure 180, Figure 182.) Photographic records exist of the original design which should be reconstructed.

The first floor east verandah walkway balustrade has original cast iron posts but non-original tubular steel rails with Defence era wire mesh infill. This should ideally be removed and the balustrade reconstructed to the original design, however there is no physical or photographic evidence of its original appearance. The current balustrade form and mesh infill should be retained for safety reasons until such time as clear evidence of the original materials has been found. To date there is no evidence of there having been any cast iron balustrade on this level.

Policy 16. Undertake general roofing repairs and replacement.

The roof is variously clad in corrugated galvanised steel, pressed metal tiles and slate, which are in various states of repair. A thorough inspection should be made of all the roof elements and a program established for the progressive repair and replacement of roofing and rainwater goods to original specifications.

Policy 17. Ensure adequate drainage is provided from the billiard room roof.

It is recommended that the billiard room (Room 5) roof be inspected, particularly where it abuts the conservatory to ensure that adequate drainage is provided and that a regular maintenance program be established to ensure localised flooding does not occur due to leaf build-up or blockages. The coloured Perspex panels in the Billiard Room roof should be replaced with glass matching the original specifications (Appendix E). All fabric of the roof structure should be inspected and repaired at that time to ensure that all elements are weather tight.

Policy 18. Improve drainage from the lower ground floor "moat" along the western side of the north and south wings.

The moat area on the western side of the house is inadequately drained which appears to be a cause of rising damp in adjacent rooms. The current drain should be checked for blockages and rectified if required. Additional storm water drainage should be provided from the moat and damp in the walls rectified.

Policy 19. Repair unsound exterior joinery.

At the time of writing this report the exterior woodwork of *Fortuna* is being painted. All damaged timber fabric should be repaired and conserved prior to painting under the principles of the Burra Charter.

Policy 20. Remove concrete paving from lower ground floor, north wing east verandah.

The relatively recent concrete paving has been laid to a level higher than the original paving, above the base of the cast iron verandah posts which are corroding. Investigation should be undertaken to determine the original paving surface which should be uncovered if in situ or reconstructed based on photographic or physical evidence. The concrete between Room 52 and the Coach House east wall ideally should be removed to allow for evaporation of moisture beside the original wall, in the meantime the area should be kept clear to allow maximum ventilation around the wall.

10.14.2.2. PLAN FORM AND INTERIORS

Policy 21. Restore/reconstruct original elements which have been modified or demolished and remove intrusive elements.

The interior plan form and fabric is remarkably intact to its various dates of construction and the original volumes and rooms are easily read. As such, the interior generally retains a high level of significance overall and works should generally be directed at retention and conservation of the original form and fabric. Where recent alterations have been made such as construction of timber-framed partition walls, removal of original masonry walls, construction of new openings or blocking in of original openings, modern kitchen and bathroom fit-outs, it is recommended that reinstatement of modified or demolished elements and removal of intrusive elements be undertaken. The lower ground floor level hallway (Room 16) has been divided by the construction of a timber-framed partition wall with an archway which should be removed. It is recommended that the bar and raised floor to the Billiard Room (Room 5) be removed and the room restored to original.

Most of the internal four panel doors have had the upper two panels and central stile removed to be replaced with a sheet of clear glass. The glass should be removed and the doors restored to their original configuration.

Almost all doors have had modern security locks added by the Army. These are in variety of styles and, in a number of instances may not be required. The locks should be rationalised with a minimum number of styles used and should be stylistically in keeping with the house

Some rooms, such as the kitchens and bathrooms at lower ground and ground floor levels in the north wing, have been altered since their construction with modern fit-outs and therefore offer the greatest scope for further fit-out to meet current user requirements. The extant bathrooms should be retained and conserved. Rooms that had previously been bathrooms may be reinstated as bathrooms, but original fabric must be retained.

A small amount of the original stained and leadlight glass throughout the house has been removed and replaced with clear glazing. In most cases photographs exist of the original glazing and an active project to reconstruct the decorative glass should be undertaken. Army era etched glass should be retained and conserved.

Policy 22. It would be desirable to acquire original fittings or pieces of furniture should they become available.

In association with the restoration or reinstatement of interior decoration, it may be appropriate

to re-acquire some items of original furnishing as has been done with the mantelpiece in Room 36. The use and location of original furniture and artwork, however, should be assessed with regard to its long-term conservation and to the historical appropriateness of any particular location. Given that it is highly unlikely the house would ever become a house museum, an active program of reacquisition of furniture and artwork is not appropriate, however if this were ever the case, reconstruction of the interiors should be accurately based on the large number of interior photographs.

Policy 23. Preferably retain and maintain existing interior decorative schemes.

An investigation by Peter Lovell in 1982 established the original colour scheme for a number of the main rooms and passages in the house. This information was used to re-establish the decoration of these spaces by the Army. These schemes should be retained and maintained in the main rooms, however it is recognised that it may not always be possible to retain the decoration of all other rooms. Given this, there is scope to use an alternative scheme if required in these rooms. A number of these spaces have recently been painted in in-appropriate schemes and the original should be restored.

Policy 24. Establish a rationalised approach to interior lighting and fixtures.

In line with the recommendation in the 2002 CMP a consistent theme of lighting has been introduced throughout the principal rooms of the house. Given the lack of original fittings, these are appropriate and may be retained, with the exception of fluorescent lights. Any new light fittings should be aesthetically and historically appropriate.

Where historical light fittings are to be installed, their design should match the original fittings where these can be identified from photographic and/or documentary evidence. New installations should be undertaken with minimal visual and physical impact on significant fabric and based on original positions of fittings. Secret LAN services should be removed if not required. Surface mounted services should be rationalised and in preference concealed. Prior to any concealment which involves chasing plasterwork in walls and ceilings careful consideration should be given to the destruction of concealed painted decorative treatments which may survive beneath existing paint finishes.

It is probable that original significant services such as central heating plumbing, gas supply and hot water plumbing remain in-situ in sub-floor and ceiling spaces. These elements should be retained.

It is recommended that where practical wiring installed by the Army that is not to be used be terminated and retained where possible. This wiring should be withdrawn from view and mapped for future use if required.

10.14.3. Stables & Coach House (c. 1888)

10.14.3.1. Exterior

Policy 25. Retain and conserve surviving original fabric.

With the exception of minor alterations such as painting of some brickwork, non-original roof cladding and doors and windows, the exterior of the former stables building is moderately intact. It is essential that all original fabric be maintained and conserved. It is recommended that paint be removed from the brickwork to allow the walls to breathe and that doors and windows are reinstated to match the original.

On the other hand, the former Coach House has largely been consumed by later additions on

the western side. All original exterior fabric should be retained and conserved. If the western printing annexe is removed, then the original fabric of the west elevation should be retained and conserved, including the removal of paint. Original openings should be reinstated if practicable.

10.14.3.2. Interior

Policy 26. Alter and adapt the internal spaces as required

While the plan form of the former stables remains unaltered, the interior fabric and spatial qualities of the building have been substantially altered with the construction of the large opening in the loft floor. There is scope to adapt the interior as required whilst retaining all original fabric.

Likewise, the interior of the former coach house has also been substantially altered by modern refurbishment. The original fabric and plan form of the envelope should be retained; however, the interior can be adapted as required.

The enclosing of these two buildings has dramatically reduced the capacity of their original exterior walls to breathe. This has resulted to significant damp and damage to adjoining walls. The paint on the interior walls should be removed to assist with the drying of these walls. Any areas of salt deposits on walls should be treated to remove salts.

10.14.4. Quartz Battery & Retort Building

10.14.4.1. Exterior & Interior

Policy 27. Generally, retain and conserve surviving original external and internal fabric and alter and adapt other fabric as required.

While the former quartz battery is one of the few remaining structures on the property associated directly with the mining activity, it has been substantially refurbished and altered internally. The overall envelope of the building and all original exterior fabric should be retained and conserved, however the interior could be adapted and refurbished as required. It is preferable that original timber windows and doors be reconstructed based on physical and photographic evidence and the ceiling be removed to expose original roof structure.

Likewise, the retort room is a rare surviving example of a mining building at *Fortuna*. The original exterior and interior form and fabric should be retained and conserved, however the interior could be adapted and refurbished as required.

10.14.5. Outbuildings

10.14.5.1. Shade House

Policy 28. Actively restore and reconstruct the internal and external fabric of this building

The structure is a rare surviving example of a nineteenth century shade house which is demonstrative of the lifestyle lead by the Lansells. It is essential that the nineteenth century fabric of the building be retained and conserved. The concrete pathway between the billiard room and shade house is higher than original. It is recommended that this be restored to its original level and that the floor of the shade house also be returned to its original level if investigations show it to have been altered.

While the cladding to the former Shade House is sound, it is an unsympathetic treatment of the wall and roof surfaces. It is preferable that the external walls and roof be reconstructed to match the original, based on the surviving physical and photographic evidence. A considerable portion

of the original framing, and possibly lattice and glass, is extant but covered by the modern cladding.

Similarly, it is recommended that the interior be reconstructed to its original finishes and detail.

10.14.5.2. Swimming Bath

Policy 29. Generally, retain and conserve all original and early fabric as altered for the bath house conversion. Preferably reconstruct the bath house form, subject to assessment of evidence.

The former swimming bath is a rare example of such a structure, particularly given its unique origin as a former tailings treatment works. It is also one of the few remaining structures associated with mining on the property, and is one of the earliest, dating from the Ballerstedts' ownership. The envelope of the building is essentially intact, although a roof was added by the Army and the interior has been largely altered by the construction of a timber-framed floor with brick piers, and partitions to create a photographic studio. All original exterior and interior fabric should be retained and conserved, including the arched openings and room at the rear of the bath, which may be related to Ballerstedt's treatment works.

At the time of writing this report, the roof of the bath is due for renewal. It is recommended that rather than replacing the roof, it be removed and the open-air bath reconstructed by removal of later accretions.

The visual appearance of the rendered walls and base of the bathing pool should be retained during restoration of the pool.

10.14.5.3. Army Buildings

Policy 30. Retain and conserve two P1 huts.

The two P1 huts are of some interest in their own right as increasingly rare examples of the type of standard structures erected by the Commonwealth during the Second World War and also in the context of the historical development of the property, demonstrating the Army's early phase of occupation of *Fortuna*. As such, both buildings should be retained. Of the two huts, and despite recent damage, building No. 3 is the more intact and its extant original fabric should be conserved, and damage repaired. It should be noted that this hut is a very rare example of a steel framed P1 hut. If required Building 14 could be relocated to a less prominent location on the *Fortuna* site.

Policy 31. Retain or remove other army buildings as required.

The east and west printing annexes, constructed adjacent to the former battery and retort room by the Army in 1942 and 1967, are of little or no significance and could be retained or demolished as required. However, they are contributing to the rising damp issue and hindering the conservation of the original adjoining fabric, which would benefit by their removal. In the case of the west annexe being demolished, the abutting walls of the former mine buildings and coach house, and originally external walls and openings should be reconstructed.

Given that there was originally a building constructed in the general location to the west of the western annexe, there is some scope for construction of a sensitively designed new building in its place. Any development should be no larger than the original building indicated on the 1907 site plan and visible in photographs. In the case of the east annexe being demolished, a building has always existed on the site and, as such, the annexe could be replaced with a new building. The original brick and stone foundations relating to Ballerstedt's battery should be retained and

conserved.

The numerous other Army buildings and structures around the site are of little or no heritage significance and may be retained or demolished as required.

10.14.5.4. LANDSCAPE & GARDEN STRUCTURES

Policy 32. All landscape elements identified as being of primary significance, including hard and soft landscape and built garden structures, should be retained and conserved.

Landscape elements of primary significance have been identified as those which contribute in a fundamental way to an understanding of the cultural heritage significance of *Fortuna*, and these should be retained and conserved as part of the ongoing management of the place. The emphasis in considering the management and/or adaptation of such elements should be on the retention and conservation of all significant fabric and removal of intrusive elements such as concrete block garden walling.

Trees numbered 1, 2, 4, 47, 116 & 175 in the attached Tree Report (Appendix B) should be nominated to the National Trust (Victoria) Significant Tree Register.

Policy 33. All landscape elements identified as being of contributory significance, including hard and soft landscape and built garden structures, should ideally be retained and conserved but may be removed.

Landscape elements of contributory significance contribute to an understanding of the cultural heritage significance of *Fortuna*. These should be retained and conserved as part of the ongoing management of the place wherever possible. Care should be taken to ensure that if removed their removal does not directly, or indirectly, contribute to a lessening of the overall significance of the place.

Policy 34. Retain the planting diversity of Fortuna with tree species representing each of the historic layers or significant development periods.

Future management of the tree collection should ensure representation of the species used in each of the historic layers which is based on existing physical and photographic evidence. There is a clear pattern of selected species which are favoured in the landscaping of *Fortuna* including Pepper Trees (*Schinus molle*), palms and coniferous species.

Presently the asphalt of the carpark continues up to some trunks and covers their roots. The roots are also probably suffering from compaction due to parking, and it is not clear what moisture they might be getting. It is essential that the soil is exposed at least to the extent of the tree canopy and that vehicles are kept off the root areas. The trees could also benefit from the attention of an arborist and a regular regime of maintenance and pruning should be implemented.

Factors to be considered in the selection of new trees include:

- species that were available prior to 1907 in preference to species that have been more recently introduced into cultivation in Victoria.
- species that will attain a size or spread appropriate to the proposed locations.
- specialist nurseries should be consulted for replacement plantings

Factors to be considered in the choice of location for new plantings include:

- trees should be planted in appropriate settings.
- generally avoid planting trees to fill open spaces within the garden (large specimen trees

are an exception). Trees should be used to frame spaces and views.
- planting locations should consider view protection.
- trees of different species to avenue trees should not be planted within the avenue alignment.

Policy 35. Retain and reinforce significant avenue plantings.

The avenues make a significant contribution to the character of *Fortuna*, particularly the Pepper Trees (*Schinus molle*) to the driveways and palms (*Washingtonia*) to the south-western boundary of the lake. It is important that the avenues are retained and renewed as necessary.

Long-term strategies for tree replacement to all avenues should be developed and all replacement trees to fill gaps in avenues consisting of a single species shall be super-advanced trees. This is based on the premise that avenues are most effective in appearance when all trees are of the same age.

Policy 36. Retain existing trees using the highest maintenance standards unless irreparably damaged, dying, or diseased. Maintenance of existing specimen trees and avenues should be to the highest standards and should include:

- an annual inspection and condition report
- routine maintenance as required including removal of unsafe branches, dead-wooding, structural cabling, canopy reduction, repair of damage caused by storms or other reasons
- soil amelioration and reduction of compaction to root zones
- pest control programs for possums and diseases
- maintaining root zones clear of all competing plants such as other tree species and shrubs (except grass, unless tree condition requires mulching of root zones).
- remove individual trees when irreparably damaged, diseased senescent or dangerous, as confirmed by a qualified arborist with demonstrable heritage conservation experience; removal includes stump grinding to 300mm below the surface.
- new trees shall be the same taxa as those removed, unless there is a good reason for an alternative.
- new trees shall be planted at the same spacing as trees removed.
- replacement trees should be a minimum of 20 years old so that a sense of avenue is immediately achieved at planting.

Policy 37. Retain and renovate or reconstruct shrubberies and garden display beds.

Care has been taken within the formal garden areas surrounding the house to reconstruct early planting schemes. The selected c.1907 period is based on photographic evidence and is an appropriate treatment of these areas. Several large Camellias are remnant early plantings and should be retained.

In other areas the existing shrubberies and rockeries are remnants of more extensive ornamental display that previously existed throughout the garden. Plant selection should give consideration to the available photographic evidence and taxa that were available in the late nineteenth and early twentieth century in preference to modern cultivars. Shrubs should consist of a diverse collection of woody shrubs, small trees and herbaceous perennials and should be planted in combinations of foliage textures and plant forms. Known environmental weeds should be avoided (e.g. *Cortaderia sellowiana* or Pampas Grass, Cotoneaster, Firethorn and Sweet Pittosporum). Shrubs with strong textural characteristics to be used include Cabbage Tree *(Cordyline australis)*, New Zealand Flax *(Phormium tenax)*, Gymea Lily *(Doryanthes excelsa)* and

Chinese Windmill Palm *(Trachycarpus fortunei)*. Plants should be graded in height from the edge of beds, and where possible, beds should be separated from pathways by a narrow strip of turf.

Policy 38. Establish a program of pest control.

The owner or owners of *Fortuna*, should establish a program to manage pest populations which may threaten significant plantings. Known pests that could forage on the trees include possums and fruit bats, however there does not appear to be a present threat. Management includes trunk collars to discourage possums and chemical treatment or barriers to control other pests. Physical barriers, such as trunk collars, should not be introduced unless there is an actual threat. The cinnamon root fungus *(Cinnamomum phytopthora)*, fig psyllids and cypress canker represent other possible threats. Elm beetle infestation should be treated. Evidence of any plant species becoming weedy should be addressed with suitable control methods.

10.15. ARCHAEOLOGY

Policy 39. Recognise the archaeological research potential at Fortuna

The archaeological research potential of the entire *Fortuna* site is recognised and documented in the Archaeological Assessment, *Fortuna* Bendigo (Godden Mackay Logan Final Report, January 2009). The document (Archaeological Assessment, *Fortuna* Bendigo) should be referred to in the preparation of any development plans for the site.

Policy 40. Continue to protect and identify the archaeological resources at Fortuna.

Adopt a cautious approach to any development within the entire site when breaking ground. If trenches or other subsurface works are planned in areas identified as of high, medium or unknown archaeological potential (Figure 305) these works should be monitored by an Archaeologist. Of particular note is a 1934 aerial photograph (Figure 67) of the site, which indicates extensive formal gardens throughout the site, this, and the presence of remnant garden bed edging at the surface, indicates that the layout may be identifiable below the current surface, including under the asphalt parade ground.

The original foundations of Ballerstedt's Battery are extant, with building 8F (Photo Printing Building East Annexe) constructed over them. There is a high potential for the remains of the battery to be extant under the current building.

At present the site is not within the Indigenous Heritage Sensitivity Overlay and the requirement to prepare a Cultural Heritage Management Plan as part of the planning for new development on the site would not be triggered.

10.16. USE AND ADAPTATION

Policy 41. Future use of the spaces should have regard for those factors which have been identified as contributing to its significance and should not detract from the identified cultural significance of the place.

Fortuna was erected as a grand private residence; however, its subsequent use by the Army Survey Corps (and DIGO) over a period of six decades has been a largely compatible use. Many of the spaces within the mansion were easily and readily adapted to new uses, such as the obvious conversion of the smaller rooms into offices, and the use of the larger rooms for receptions, mess rooms, and meeting rooms. Whilst not a residential use, this represented an appropriate adaptation which is compatible with the cultural significance of the property.

From a conservation viewpoint, the adaptation of elements and spaces of primary significance is

acceptable, provided that the significance is retained. Adaptive re-use should involve minimal physical alteration to significant fabric, and should not substantially affect the exterior of the building, the interior spatial quality or decoration and should be sympathetic to the building, its setting and surrounds. In general works of adaptation should avoid permanent intervention into areas and elements of primary significance and should be reversible when no longer required.

Notwithstanding this requirement, as has occurred over the 60 years or so of Army occupation, most of the rooms of significance at *Fortuna* are readily able to be adapted for reuse with little intervention into the fabric.

In considering reuse and adaptation some rooms, including the former ballroom, entrance hall, music room, conservatory, statuary hall, dining room, billiard room and gymnasium, are of particular distinction for their size and should not be subdivided. These rooms offer considerable opportunities for re-use as dining areas, exhibition or dramatic/musical performance spaces, auditoria, or venues for social receptions. In primary spaces within the building, where their original colour and decorative schemes are known, the original schemes should be retained or reinstated.

Subject to current local planning policy, compatible uses for the site as a whole could include a private residence, educational campus, boutique hotel/bed and breakfast, conference/reception centre, or office-related use.

It is accepted that the use of *Fortuna* for accommodation/receptions and the like would necessitate the provision of support spaces such as storage, toilets, cloak rooms, administrative offices and catering facilities. It is envisaged that such services could be easily accommodated within the building. Some spaces such as the existing kitchens, pantries and some bathrooms have already been altered to accommodate similar functions and have scope for adaptive re-use. The alteration of spaces to allow them to perform their original function is acceptable in principle however a suitably qualified and experienced heritage architect should be involved in the planning and execution of any such alterations.

Policy 42. Adaptation of the building should be carried out within conservation guidelines.

As mentioned previously, the ongoing process of functional and physical adaptation is one which is supported from a conservation viewpoint, providing that it does not diminish the significance of the building overall. New works should have a minimal impact on culturally significant fabric and should not detract from the formal and aesthetic qualities of the building overall, regardless of its use at any particular time. The mansion should remain a venue for any particular function and should not be subsumed or overwhelmed by it.

In assessing *Fortuna*'s potential for re-use, several factors should be considered:

Conservation Objectives

- as stated, specific conservation objectives should include the retention and enhancement of existing cultural heritage values (e.g. associations with the Lansell family), the retention of identity (e.g. *Fortuna* as a grand residence and mining operation), its contribution to a sense of place, the retention of as much significant fabric (e.g. original moulded cornices, architraves and mantelpieces) and as many attributes (e.g. grand rooms with high ceilings and ornate interior finishes) as possible.
- retention and conservation of significant fabric or elements (e.g. internal decorative scheme), and the re-instatement of any missing elements (e.g. portions of cast iron balustrade, blocked in openings) for which photographic or physical evidence is available.

- removal of intrusive accretions, including such things as the modern Men's WC (Building 51), Room 52 (WC) constructed on the ground floor eastern verandah, external fire escape stairs if not required and billiard room bar and raised false floor.

Scope and Cost of Works

- in assessing the suitability of any individual spaces for particular new uses, the following should be addressed: net usable floor area, floor loadings, ceiling heights, shape and size of the space, orientation, location of protruding elements such as chimney breasts, piers, pilasters and bulkheads; access including public, disabled and deliveries; and the ability to install modern services. The nature of the works required should specifically reference the conservation objectives at the design stage and should recognise and accept the constraints imposed by the limits of the historic structure.
- the scope of work needed to comply with the Building Code of Australia which should also be referenced against the limits of the historic structure. In some instances, modifications or an innovative approach may be more appropriate than literal compliance.

10.17. REPAIRS AND MAINTENANCE

Policy 43. All future repairs and maintenance to the building should be carried out within the principles established in the Burra Charter and in a manner consistent with the assessed significance of the place and individual elements and the conservation policy.

The approach should first be to maintain and ensure that the significant fabric does not deteriorate and secondly to conserve significant existing fabric. To achieve the first objective, a cyclical inspection and maintenance programme should be instigated to ensure that the building is kept in good physical condition and the fabric is not jeopardised. Such a programme should initially concentrate on the key areas of the building, particularly external fabric (timber elements, cement render, cast ironwork, roofing and the like), internal and external joinery and on electrical, fire and other services. In relation to the latter, they should be tested regularly.

Significant fabric should be conserved in accordance with the *Burra Charter* and the conservation policies contained in this report.

Policy 44. A policy of 'like for like' should be adopted during any repair or maintenance works to fabric which contributes to significance of the place.

In particular, where existing fabric needs to be renewed, the replacement should generally match the original in design, materials and construction unless there are extremely strong overriding functional reasons for altering the original design or materials. Care needs to be taken to ensure that this principle extends to small items such as fixings. If the original design needs to be altered, then the new design should match as closely as possible the original appearance and design philosophy. This may be a consideration, particularly, in the reinstatement of decorative finishes such as wallpaper, where only scant evidence of the original may remain.

Policy 45. Works to significant and contributory structures, elements or fabric should be conducted by practitioners with suitable skills and experience.

Generally, day-to-day maintenance work, such as minor works covered by a permit exemption or permit, can be carried out in accordance with the conservation policies without particular reference to a conservation specialist. However, maintenance and works to highly significant elements or fabric and those of a specialised nature should be undertaken by or under the

direction of an appropriately qualified and experienced tradesperson. Higher skilled works, such as the repair of leadlight windows or fine joinery should be conducted by a recognised conservation practitioner.

Policy 46. Any changes to primary or contributory structures, elements or fabrics should only occur when no other alternative is available and, if such changes occur they should, where possible, be reversible and be photographed and documented.

In areas of significance every effort should be made to reduce the physical and visual impact of any works conducted. Careful planning and lateral thinking can often assist in achieving this outcome. Works should cause as little damage to original fabric as possible and be reversible. As an example if a room was to be divided by a new stud wall the new material should be shaped to fit over existing skirtings and picture rails etc. rather than excising section of the original fabric. In some instances, walls may not have to extend to the original ceiling height.

Alterations and significant maintenance works should be recorded in a permanent log accompanied by numerous photographs as a record of original form and fabric to facilitate reversal in the future if required.

Policy 47. A cyclical maintenance program and budget should be established to facilitate ongoing care and maintenance of the fabric to retard deterioration.

It is essential to establish a cyclical maintenance program to maintain the fabric of the building and to prevent or retard deterioration. It is undesirable both from conservation and economic viewpoints, to only undertake repairs or to simply patch-up, when a fault becomes obvious. The primary cause of the fault should be addressed rather than just the symptom.

The regular use of a detailed maintenance log assists in monitoring and planning maintenance and provides an indication of developing maintenance issues.

10.18. SITE DEVELOPMENT

Policy 48. Any new construction on the site should not compromise the identified curtilage of the building.

The *Fortuna* site contains areas of variously graded sensitivity in terms of potential development. Generally, the curtilage identified as being of primary significance should be free of additional new structures. While the principal façade of *Fortuna* is now to the west, it was originally to the east and the building is also approached from the south. As such, it must be considered as an object in the round. The distinctive form of the building and its roofscape, its vast scale, and particularly its dramatic siting all lend landmark qualities in the context of the immediate neighbourhood. It is essential that the building retains these landmark qualities, and that any additional structures which need to be erected in the environs of the mansion are sympathetic not only in scale and design, but also in their relative siting.

As stated previously, scope exists for sensitively designed new buildings in the location of the c.1940s western and eastern printing annexes, where buildings have historically been sited. Likewise, any new structures proposed to be constructed in the southern Zone 2 area should be confined to the area where buildings presently exist or where they have recently been removed.

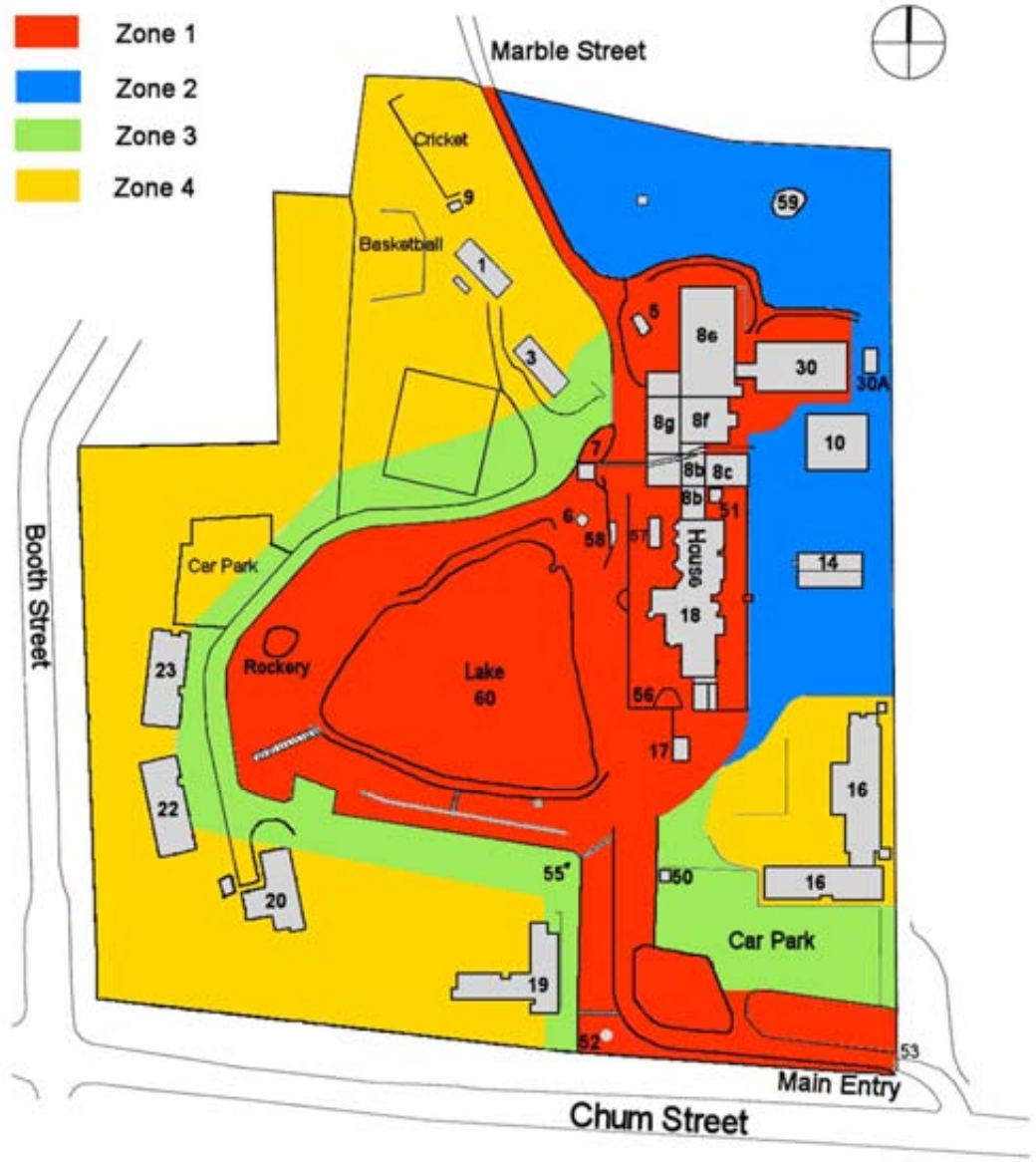

Figure 304: Development zones at Fortuna

Policy 49. New developments should respect the visual dominance of the Fortuna building and its setting and respond sympathetically to the site and original usage of the place.

The site was originally a mixture of domestic and industrial buildings. Any new development should reflect elements of the site's former use.

New development in the Southern part of the site (Zone 4) and the adjacent Bush Block will be overlooked from *Fortuna Villa*. New structures should be sympathetic to the history of the place and reflect the original use of the area. Buildings should respect the historic form and fabric without directly replicating it. Buildings on the site were associated with Lansells' 222 Mine on the Bush Block and the Fortuna mine in the area of the current Building 16 on the Fortuna site. These buildings were clad in corrugated iron and weatherboard and were of single storey construction, or several storeys high in the case of some of the larger buildings. Dwellings in the area were generally of single storey weatherboard construction with pitched corrugated iron roofs. Most were workers homes with larger examples belonging to engineers, mine managers etc. The Bush Block site is currently screened with vegetation which should ideally be retained where possible.

Policy 50. The views and vistas to and from the lake should not be compromised by any new development on the site.

A major contributing factor to the significance of *Fortuna* is the scale of the place. A clear expression of success and wealth in the late 19th Century was the capacity to occupy and landscape a large expanse of land. It not only spoke of an accumulation of wealth but also of the owners' ability to control what was generally seen as a wild and rugged landscape, especially compared to the British Isles from which a large proportion of the local population had come.

The geographical positioning of *Fortuna* and its associated significant buildings and gardens is framed by the ridge of high ground which almost surrounds the place. During the period of mining on the site it was comprised of a mixture of local hills and tailings heaps. As mining waned and *Fortuna* took on a more domestic appearance formal gardens spread from the immediate vicinity of the house to cover almost the entire property. The tailing dams that extended from the north west corner of the property to the south east corner along New Chum Gully became decorative lakes and were a major feature of the landscape. Whilst most of the gardens beyond the ridge (formed from tailings from the mines) and beside the lakes, as well as all but one of the lakes, have disappeared the property still retains its sense of space.

Any new development should be designed to preserve the sense of space and the fundamental layout of the property. In Figure 304 the property is divided into four development zones. The zones aim to allow for considerable development on the site while protecting the established heritage values and significance of the place. These zones are as follows:

Table 3: Development Zones

Zone	Colour	
1	Red	An area of primary significance critical to the maintenance of the cultural heritage values of the place. Ideally there should be no development within this area.
2	Blue	This area, though not as significant as Zone 1, plays a vital role in conveying the heritage significance of the place.
3	Green	This zone provides a buffer between areas of high significance and those that have the highest potential for development. Development within this zone is permissible but should be kept to a low key and allow for a gradual visual transition from the historical mansion landscape to modern development. Buildings within this zone should be single story.
4	Yellow	This Zone provides the most potential for development on the site. Structures should be no more than two stories high however additional floor levels are permissible in buildings constructed on the slopes to Chum and Booth Streets.

Over the past sixty years, some of the important views of *Fortuna* have been compromised by the erection of Army buildings and facilities around the mansion and gold processing buildings.

In particular, the group of buildings located along the southern and western side of the lake intrude into the views from the house of the lakeside environs and should preferably be removed.

The area extending away from the ridgeline to the west and north west of the lake are critical to

the retention of the significant values of *Fortuna* and should be protected. Some development may occur in this area however it should be low profile and not detract from the significance of the place. The choice of design, footprint, form, fabric and palette should be directed by and complement, not detract from, the surrounding cultural heritage landscape.

This aspect is addressed in the establishment of Zone 3 extending out from the ridge surrounding the lake (Figure 304). Development is possible within this zone however it should be low in profile and act as a transitional space between areas of primary significance and suitable more intense development. The positioning of public space and access roads immediately around the ridge between the lake and new development is desirable as is the breaking of long vertical and horizontal lines in the form and footprint of any new development south and west of the lake. The line of sight of any new development in this area should rake away from the lake with building ridgelines kept as low as possible. This does not preclude two storey development away from the ridge, and buildings of more stories would be suitable on the slopes to Chum and Booth Streets.

Policy 51. Fencing on the site should be in keeping with fencing on the site at or prior to 1907.

A distinguishing feature of early images of *Fortuna* in the extensive use of timber paling and brick fencing. These were used extensively to delineate industrial areas from those used for domestic purposes (Figure 175). Paling fences were also used around the boundaries of the property and along the driveway. Their reinstatement is desirable.

New fencing on the entire site should be in keeping with these styles in form fabric and colour. 'Colourbond' fencing in any new development should not be used.

10.19. SIGNAGE

Policy 52. Establish an appropriate system of signage.

At present, there is a considerable amount of signage both within and around *Fortuna*, varying from directional signage for toilets, entries and exits, to didactic panels of historical information. A signage policy should be prepared for *Fortuna* which seeks to ensure a consistent and adaptable approach which does not involve any irreversible intervention into significant fabric. The signs need not be historicist in design, but should relate to each other in design, materials and colour and should be of a size which does not adversely affect views of the significant structures. In general, the use of freestanding bollard-style signage would be preferable to affixing signage to internal surfaces with significant decorative finishes.

10.20. INTERPRETATION AND DISPLAY

Policy 53. It is desirable to develop and implement an interpretation strategy for Fortuna.

Due to its distinctive architectural form and landmark qualities, the mansion can tell its own story to a certain degree. This is currently supplemented by regular opportunities for the community to experience *Fortuna* through organised tours and a 'high tea' experience within the villa. The owners have also produced a quality small booklet and informative posters and historical photographs are located within the villa. Historical information is also available via a '*Fortuna*' website primarily used as a marketing tool and a range of '*Fortuna*' merchandise has been produced.

While the aforementioned are well produced and of a high quality individually the production of an interpretation strategy would be of benefit in disseminating accurate information on the tangible and intangible significance of Fortuna.

10.21. ARCHAEOLOGICAL POTENTIAL

Policy 54. The heritage values of known and potential archaeological deposits at Fortuna should be protected.

The entire *Fortuna* site has potential to yield artefacts and other material remains relating to structures which have been removed over time and the intensive mining activity undertaken over an extended period of time.

A comprehensive assessment of the archaeological potential was made in 2009 by Godden Mackay Logan[83] and this document should be referenced in any planning for development on the site. That document identified four levels of archaeological potential for the site which form the basis for Figure 305. Figure 67, an aerial photo of *Fortuna* in 1934 shows the extent of the formal gardens in the area of the parade ground and this, and the presence of garden edging stonework at the surface in sections of this higher ground, indicates that the archaeological potential in this area is higher than rated in the GML report. For this reason, the area is included in the original plan as of unknown potential.

Figure 67 provides a good indication of the extent of the gardens in 1934. Should future works to the site disturb or uncover such material, Heritage Victoria must be notified, as all non-indigenous archaeological sites in Victoria older than 50 years are protected under the *Heritage Act* 1995, regardless of their level of heritage significance.

If an archaeological site is uncovered in the course of a building project, it is an offence to knowingly disturb, damage or excavate a site without obtaining the appropriate permission of the Executive Director, Heritage Victoria.

[83] Fortuna Bendigo Archaeological Assessment Final Report, 2009, Godden Mackay Logan, Redfern NSW

Figure 305: Archaeological potential

10.22. RISK PREPAREDNESS

Policy 55. The owner should prepare an emergency response plan which addresses the cultural heritage issues in addition to emergency and safety issues.

Risks to the building can be categorised into two principal areas: risks from natural events and man-made risks. The most likely risks caused by natural events include lightning strikes, storm damage, particularly wind and rain but possibly hail. The most likely man-made disasters are flooding, due to blocked, burst or leaking rainwater goods and pipes, fire caused by electrical faults and equipment or smoking, arson, chemical leakage or explosion. It would be prudent to establish a means of entry to the building with the fire brigade as a standing arrangement, so that they are not inhibited from protecting the site/preventing the spread in event of an emergency if the site is unattended.

If not already prepared, prepare an evacuation and emergency response plan and regularly rehearse it. Include it as part of any induction of new staff. The *Emergency Management Manual,* including the 2016 update, may be downloaded from Emergency Management Victoria at

https://www.emv.vic.gov.au/policies/emmv/

A risk preparedness analysis, outlining the most likely threats and hazards posed to the fabric and contents by environmental and social factors, indicates that greatest threats to the buildings and elements would seem to be:

Table 4: Risk preparedness

Threat	Probability	Preparation/Response
Fire	Always present	Install/maintain a suitable fire suppression system or extinguishers and fire blankets; inspect all possible fire sources regularly and maintain electrical systems in good order; install a hard-wired alarm and maintain liaison with fire brigade.
Storm damage	Always present.	There is always a risk from storm damage and from wind, rain, hail and lightning strike. Damage from cyclonic winds or tornadoes is a low probability but cannot be ruled out completely. A lightning conductor should be attached to the roof. Suitable protection of etched glass elements, notably in the conservatory, should be investigated however care must be taken to not detract from the elements themselves. Maintain roofs in good order, inspect fixings; inspect and maintain windows and doors in good order; maintain lightning conductor in good order. Given that the property has been extensively mined in the past, there may be some risk to the stability of the site in the event of a severe storm or earthquake. Little can be done to mitigate the potential risk.
Water ingress	Moderate	Maintain and keep clear all rainwater goods (gutters, downpipes, sumps) for all buildings. Regularly inspect and maintain roof, and windows.
Subsidence	Moderate to rare	There were extensive mine workings over the site and it is always possible that subsidence may occur. Any development of depressions in the ground should be investigated immediately.
Neglect	Always present	Implement a regular maintenance regime for all structures and elements. There is no evidence of damage to fabric due to possum activity in the roof or vermin access via floors, however it is imperative that regular checks be carried out to ensure the risk does not occur.