

FORTUNA

PART 1

CONSERVATION ANALYSIS

(DRAFT)



FORTUNA

BENDIGO

CONSERVATION MANAGEMENT PLAN
PART 1 - CONSERVATION ANALYSIS
(DRAFT)

Prepared for the

DEPARTMENT of ADMINISTRATIVE SERVICES
CONSTRUCTION GROUP

DECEMBER

1987

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1.0 INTRODUCTION

1.1 CURRENT SITUATION

1.1.1 Reasons for Report

Upon a recommendation from the Department of Administrative Services, Construction Group, the Chief Engineer Third Military District has agreed that a Conservation Management Plan be prepared for Fortuna, Chum Street, Bendigo, to outline the buildings' heritage qualities and to provide guidelines for future conservation work.

1.1.2 Ownership

The property is owned by the Commonwealth of Australia, is controlled by the Department of Defence and is occupied by the Army Survey Regiment.

1.1.3 Previous Studies

'Report of an Investigation of the Internal Decorative Treatment to Fortuna Villa, Bendigo' by Allom Lovell and Associates in association with P. Sanderson, 1982.

1.1.4 Proposals

Nil.

1.2 HERITAGE LISTINGS

Register of the National Estate - Registered.

National Trust of Australia (Vic.) - Classified.

City of Bendigo - Designated building no. 26, City of Bendigo Planning Scheme.

1.3 EXTENT

The site is located on the north side of Chum Street, Bendigo, Victoria (fig.1) being Crown Allotments 1, 1A, 1B, 1C, 1D, 1F, 6 & 7 of Section 33B and comprising approximately 6.74 hectares.

This study deals primarily with structures B18 (former house and shadehouse), B17 (former laundry), B8 (former quartz mill, coach house, stables and swimming bath), B7 (former summerhouse), fountain and arbor.

20 SIGNIFICANCE ANALYSIS

2.1 DOCUMENTARY EVIDENCE

2.1.1 Historical Summary

Bendigo is situated on what was originally the Ravenswood or Mount Alexander No.2 squatting run. The licence for this run, of 118,900 acres, was taken out by Charles Sherratt in 1840 (fig.2).¹

Gold was officially discovered on the run in October 1851 on the Bendigo Creek at Golden Square.² A government camp was initially established here but in 1852 moved to Camp Hill, now Rosalind Park.³ In 1854 a plan for the township of Sandhurst was prepared by R. W. Garratt centring on the government camp and the alluvial gold workings along the Bendigo Creek (fig.3). Land sales followed in 1855.⁴

In 1854 on the north-west boundary of the town above New Chum Gully, gold was discovered on the New Chum or Victoria reef. This was the first reef worked in Bendigo⁵ and one of two principal lines of reef on the Bendigo gold fields.⁶

Among the earliest miners on this reef were J. C. T. Christopher Ballerstedt and his son Theodore. They began working an open-cut mine on the Victoria reef in 1855 (fig.4,5),⁷ and were possibly the first to prove that gold yields were not inversely proportional to the depth below ground.⁸

The interest in reef mining grew from the mid 1850's as alluvial deposits of gold dwindled, but was hampered by the difficulty of crushing and processing the quartz. Hand dollies and Chilean mills were initially used but were soon superseded by steam crushing plants, and as the shafts went deeper windlasses were replaced by steam winding plants.⁹ The introduction of this equipment led to the need for capital. As a result mining companies were formed in Sandhurst as early as 1857¹⁰ and by 1859 a hundred or so companies had been floated.¹¹

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1. R. V. Billis & A. S. Kenyon, Pastoral Pioneers of Port Phillip, 1974, p.247.
 2. G. Mackay, History of Bendigo, 1891, p.2.
 3. L. Wilson & Associates, Bendigo Urban Area Conservation Study, 1977, p.57.
 4. Parish map.
 5. W. B. Kimberly, Bendigo & Vicinity, 1895, p.43.
 6. 'Victoria : Its Mines and Minerals', Special Edition of the Australian Mining Standard, June 1, 1899, p.96.
 7. W. B. Kimberly, op.cit., p.43.
 8. F. Cusack, Bendigo, a History, 1973, p.125.
 9. 'Victoria : Its Mines and Minerals', op.cit., p.96.
 10. G. Mackay, op.cit., p.71.
 11. F. Cusack, op.cit., pp.124-130.