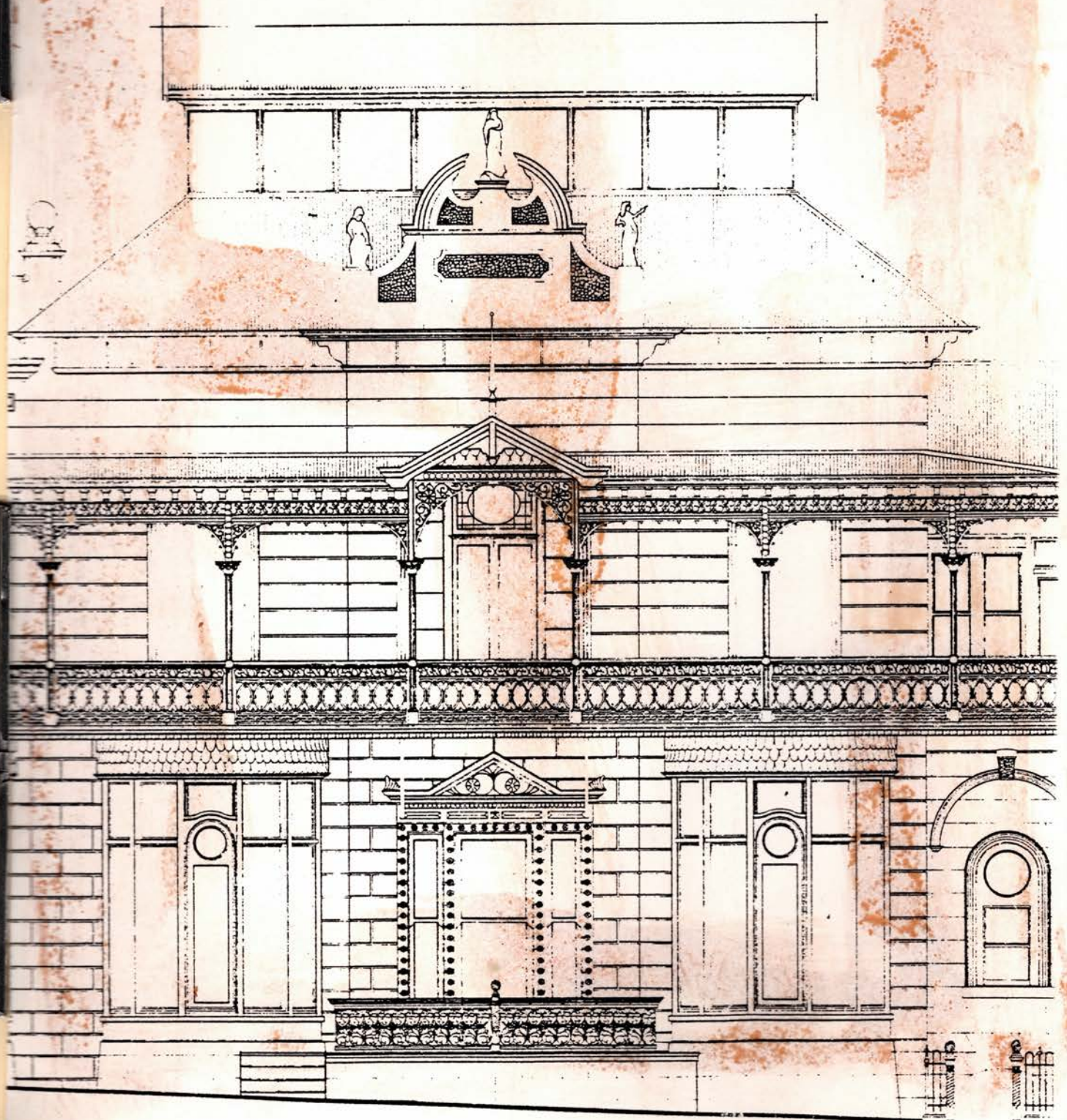


FORTUNA

PART 11

MANAGEMENT PLAN

(DRAFT)



FORTUNA

BENDIGO

CONSERVATION MANAGEMENT PLAN

PART 11 - MANAGEMENT PLAN

(DRAFT)

Prepared for the

DEPARTMENT of ADMINISTRATIVE SERVICES

CONSTRUCTION GROUP

JANUARY

1988

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1.0 CONSTRAINTS + REQUIREMENTS

1.1 INHERENT CONSTRAINTS ARISING FROM STATEMENT OF CULTURAL SIGNIFICANCE

The statement of cultural significance implies that Fortuna has historical, architectural and environmental qualities which present a special case for conservation, and specifically:

- (i) that the relevant date regarding conservation is c.1907, that being the time by which the development of the estate reached its culmination under the Lansells' ownership, (fig.1) and it is to this date that the surviving significant fabric relates.
- (ii) that the villa estate aspects of the property should be retained and enhanced.
- (iii) that the following structures should be conserved (fig.2) -
 - * House (B18)
 - * Shadehouse (B18,3-4)
 - * Stables (B8,8)
 - * Coach house (B8,9-12)
 - * Swimming bath (B8,1-7)
 - * Battery (B8,32)
 - * Retort room (B8,13,14)
 - * Pompeii fountain
 - * Summerhouse
 - * Arbour
 - * Garage (B7)
 - * Laundry (B17)
 - * Tunnel (B8,36)
 - * Brick garden walls, iron fencing and entrance gates.
- (iv) that the garden, lake, driveway and paths should be conserved.
- (v) that the development and use of the site and buildings should be rationalised.

1.2 USER REQUIREMENTS

1.2.1 Existing

Fortuna at present provides administrative, production, recreational and some accommodation facilities for the Army Survey Regiment's Regimental Headquarters which comprises (fig.3):

- Headquarters squadron
- Lithographic squadron
- Cartographic squadron
- Air Survey squadron
- Technical services
- Administration troop

The facilities, many of which are of a temporary nature, have grown in a disjointed manner and until this year the Regiment's future at Fortuna was uncertain.

The existing uses of the buildings of heritage value are:

* House (B18)

The ground floor is occupied by the officers' mess, sergeants' mess, other ranks' mess, and toilets.

The first floor accommodates the administrative functions of the Regimental Headquarters, the production and administrative functions of Headquarter's Squadron, the production functions of Air Survey Squadron and the R.A.P.

The second floor is taken up by Air Survey Squadron production areas.

The disjointed nature of this arrangement has created a command and control problem which is unacceptable. That both Squadrons also have major components of their respective organisations located elsewhere on the site compounds the problem.¹

* Shadehouse (B18,3-4)

Forms part of the other ranks mess' and contains a billiard room, store and office. The conditions are rudimentary.

* Stables (B8,8)

Contains a gymnasium.

* Coach house (B8,9-12)

Used by Lithographic Squadron as a dark room area. Conditions are poor.

* Swimming bath (B8,1-7)

Used by Lithographic Squadron's Air Survey Support Section for production of dispositive plates and air photo products. Contains cameras, dark rooms and storage. The conditions are poor, and the workspace would be more conveniently located if attached to building 16.

* Battery (B8,32)

Contains offset printing presses belonging to Lithographic Squadron.

* Retort room (B8,13,14)

Used as offices by Lithographic Squadron.

1. D. Miles & S. Thaxter, 'Work Study Submission on Redevelopment of Fortuna Villa,' Army Survey Regiment, Bendigo, May 1987, Annex A, p.2.