

DRAFT BRIEF

CONSERVATION MANAGEMENT PLAN

HERITAGE GARDEN AND SURROUNDS

FORTUNA VILLA BENDIGO

PURPOSE:

1. Consultant is to prepare a detailed management plan for the gardens and surrounds of the Fortuna Villa establishment at Bendigo.

BACKGROUND HISTORY:

2. The buildings and gardens at Fortuna date back to the gold rush era at Bendigo. Buildings were commenced at the site in the 1860's and there is evidence that there were significant gardens established by the 1870's. Photographs of the area taken during the latter part of the century depict well established garden surrounds with many advanced non indigenous trees evident.
3. Many of the mature trees present are listed on the significant trees register of the National Trust of Australia.
4. The Australian Army acquired the site in 1942 for use by the survey corp. The area was extended to it's present boundary in 1957 and is utilised by the Army Survey Regiment. An adjoining site near the entrance has been recently acquired and is yet to be developed.

GENERAL CONSIDERATIONS:

5. Heritage value and history of the gardens are to be preserved and restored to complement the historic buildings in the area.
6. Need to maintain the health and diversity of the species of plants present to enhance the character of the area.
7. Financial constraints for development and maintenance of the area must be considered when developing the plan.
8. Human use and appreciation of the area is to be catered for.
9. Requirements for the military use of the area must be addressed.
10. Need to liaise closely with CO-Bendigo, The Heritage Committee, Scientific Officer(SO), Technical Officer(TO) and user groups of the area.

REQUIREMENTS:

11. The consultant is to employ people with relevant expertise and experience to prepare a management plan for the historic gardens at Fortuna.
12. The consultant is to create a long term management plan which addresses the following considerations;
 - a. The significant history of the site and it's part in the history of Bendigo.
 - b. The maintenance of the health of the plants present.
 - c. The relevance of the gardens and surrounds to the heritage value of the site.
 - d. Remedial works which may be necessary to maintain and improve the gardens.
 - e. Views of the main buildings through the gardens are to be maintained and enhanced. Scenes from the main buildings are to enhance the character of the area.
 - f. Modern buildings and facilities should be screened off where they detract from the overall character of the landscape.
 - g. The garden design should be restored back to its original character where practicable.
13. The consultant is to recommend measures to ensure that any future construction, engineering or horticultural works at the area consider the requirements for the health of the gardens and significant trees.
14. The consultant is to identify and prepare plans of locations of significant plants present and recommend plant species which will suit the character of the area for replanting programs.

SUMMARY:

15. The Consultant is to prepare a detailed long term management plan for the gardens and surrounds which considers all the required criteria mentioned to ensure the long term historical value and enhancement of the area.
16. The Consultant is liaise closely with all relevant people during the development of the plan.
17. Experienced and qualified people are needed to identify and map significant vegetation at Fortuna.
18. Military and recreational use of the area and financial constraints are to be considered.

CONSULTANCY MANAGEMENT:

19. The consultant is to commence work on the report in September 1994 and the Management Plan is to be completed by the end of December 1994.

20. The Consultant is to meet with the steering committee comprising the CO,SO,TO and Heritage Committee or their representatives at least three times during the preparation of the report at times nominated when the consultancy is let.

21. The Consultant is to encourage relevant public involvement and comment on the management plan.

22. The management plan is to be presented in three bound copies and on disk when the final draft has been approved by the Steering Committee.

ATTACHMENTS:

Map of Fortuna Villa