

## 8.0 CONSERVATION POLICY AND MANAGEMENT PLAN

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### 8.1 Introduction

The following conservation policy has been developed on the basis of the preceding assessment of the cultural significance of *Fortuna*. The intention of the conservation policy is to provide direction and guidelines for the conservation of the significant buildings within the estate, and for the future development of the site as a collective entity. The conservation policy includes both general and specific policies applying to the buildings and landscape and to individually significant spaces and elements.

General policy recommendations for individual buildings and landscape features have been included with each datasheet in Chapters 4 and 5 and Appendix C.

The conservation policy should be subject to review, normally at not less than five yearly intervals. Should the circumstances affecting the site alter in any significant way, then the policy should be reviewed at that time.

### 8.2 Basis of Approach

#### 8.2.1 General

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.

In addition, it is recognised that the continuous occupation of *Fortuna* by the various units of the Army's Australian Survey Corps from 1942 until 1996, is also of some significance.

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.

### 8.2.1 Curtilage and Setting

With the exception of a small area of land added where the Officer's Carpark is located and the excision of a narrow section along the Chum Street boundary, the existing boundaries to the Fortuna property have remained essentially unchanged since 1907. Beyond these boundaries the property is flanked to the south, west and north by residential development and to the east by an open area which contains remnant mining landscape. While the surrounding undulating land form limits views of the house itself, the property as whole is identifiable and prominent in the surrounding Golden Square environs. In particular it is distinguished by its mature trees and generous open formal landscaped areas, overlying the remnant mining landscape. Recognising the importance of the place as defined by its current title boundaries, conservation policies have been developed to maintain those features which contribute to its prominence in the broader environs.

In this regard, it is considered that it is appropriate that the current boundaries be treated as the extent of the heritage curtilage, recognising that within this curtilage there are two distinctive landscape forms. The more significant is that associated with the house and its immediate environs, including the main drive, lake and surrounds and walled areas. Beyond these areas are the less formal spaces which reflect the diverse use of the place and act as buffer zones to the area beyond. The policies which have been developed for these areas reflect their differing function and importance and the need to maintain an appropriate context and setting for the house and related buildings and structures. These policies have a direct bearing on both existing peripheral development on the site and any future development which might be proposed by current or future owners.

### 8.3 Levels and Nature of Significance

Notwithstanding works undertaken by the Army to accommodate the Survey Corps, the house remains substantially intact externally and internally to the last major phase of works by the Lansell family. Where later works have occurred they have generally been executed with care and have had minimal impact on significant fabric. There are some instances, however, where works such as installation of light fittings and fans on decorative plaster and pressed metal ceilings, and the construction of barracks, outbuildings etc. within significant vistas and curtilage have been less sensitive.

In the development of the conservation policy, consideration has been given to the levels of significance of the different parts of the estate and buildings. Levels of significance have been assigned to the different elements to provide specific direction of priorities in relation to active conservation work, and to indicate where there is greater or lesser scope for adaptation and alteration, without diminishing the overall significance of the place.

A two tier system of assigning levels of significance for *Fortuna* has been adopted. First, in relation to the overall site, landscape and buildings, and second in relation to the house and its interiors. In both cases a five level grading system has been adopted.

With respect to the main house and attached outbuildings including the stables, coachhouse, shadehouse, mine building and bath, five levels of significance have been assigned to interior fabric and spaces which are grouped into the following: primary, primary with some alterations, contributory, little or no and intrusive. This method has been applied as *Fortuna* is of a high level of significance and intactness overall and where rooms have been altered it has generally involved superficial or reversible changes, such as kitchen facilities or cupboard units. Specific conservation policies for all rooms are included on the individual datasheets in Appendix C for the main house and in Chapter 4 for outbuildings and landscape elements and Chapter 5 for Army buildings.

The purpose of ascribing levels of significance is to recognise that not all aspects of the property and its elements are of equal levels of significance; to enable such variation to be reflected in

the development of the conservation policy; and to indicate where there is scope for adaptation and alteration of any given element without diminishing the overall significance of the place.

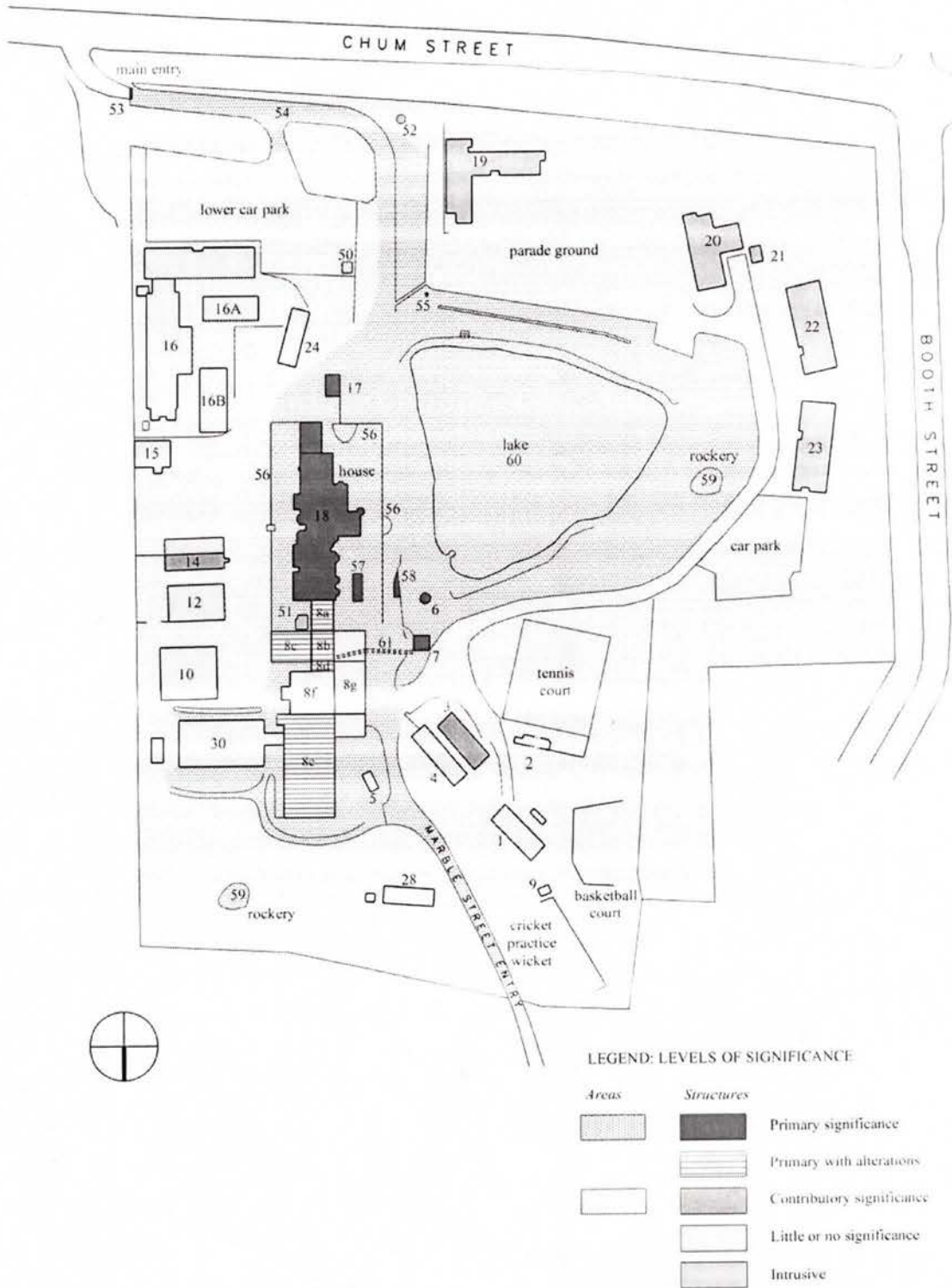


Figure 210 Hierarchy of significance within the Fortuna site.

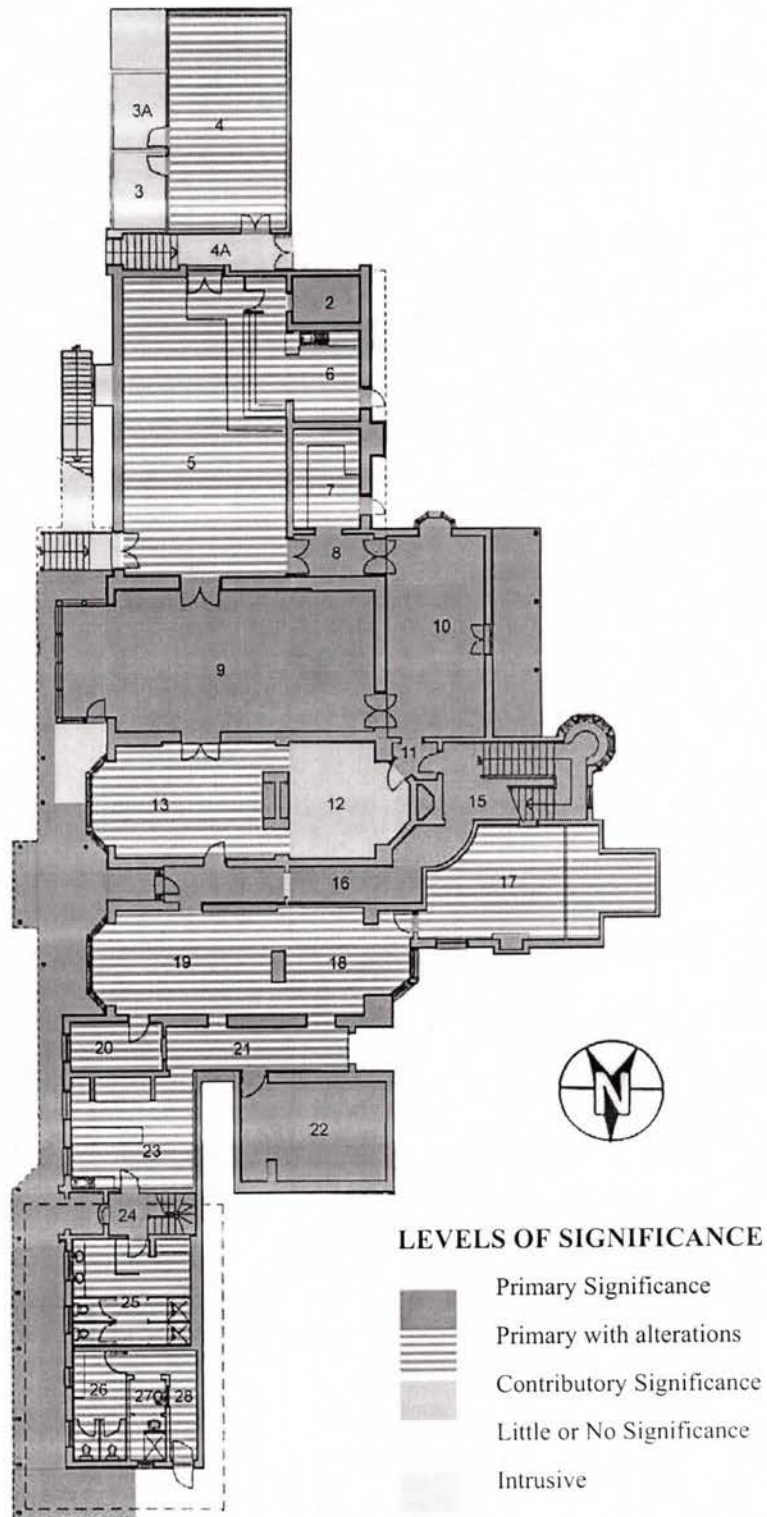


Figure 211 Hierarchy of significance within Fortuna, lower ground floor level.

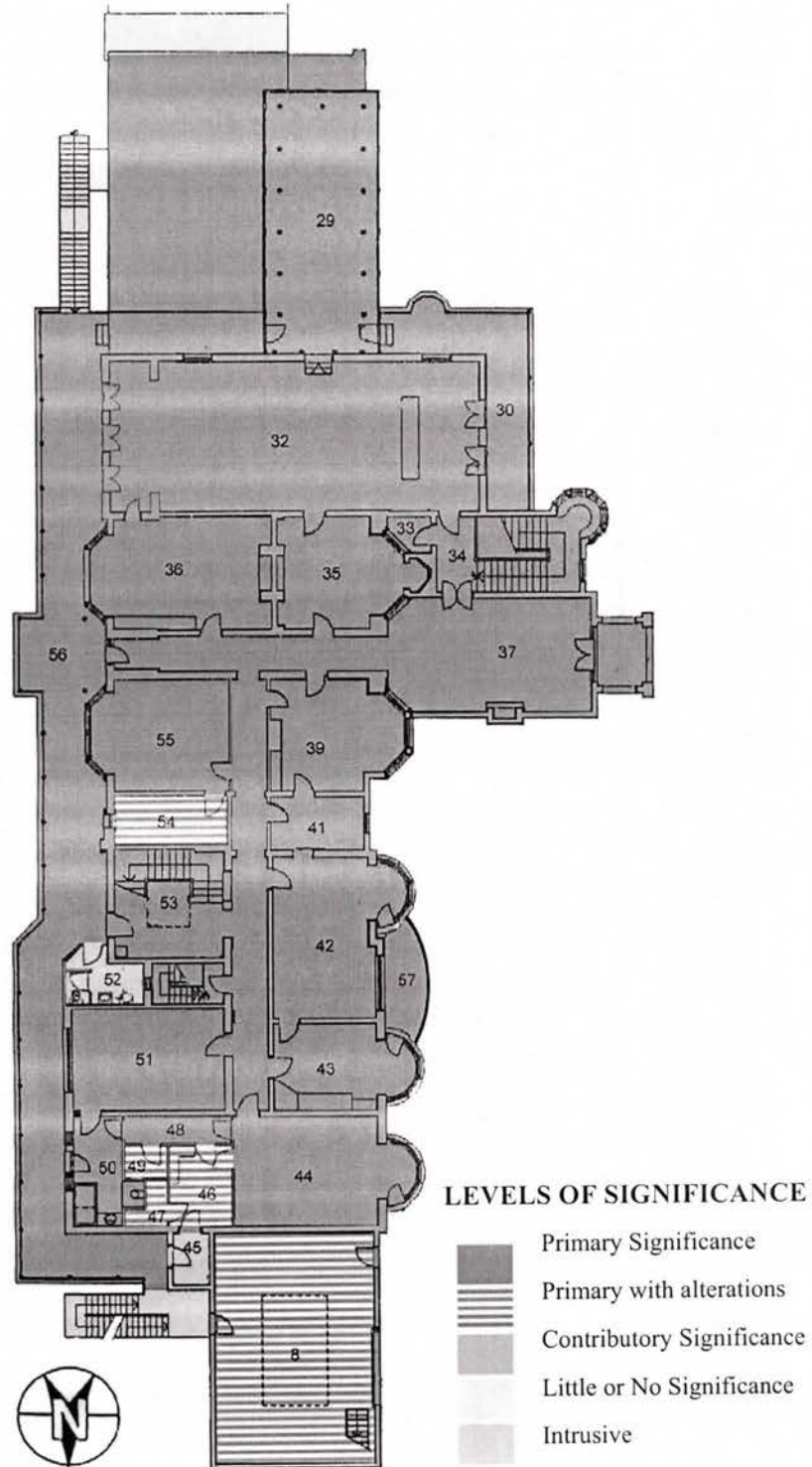


Figure 212 Hierarchy of significance within Fortuna, ground floor level.

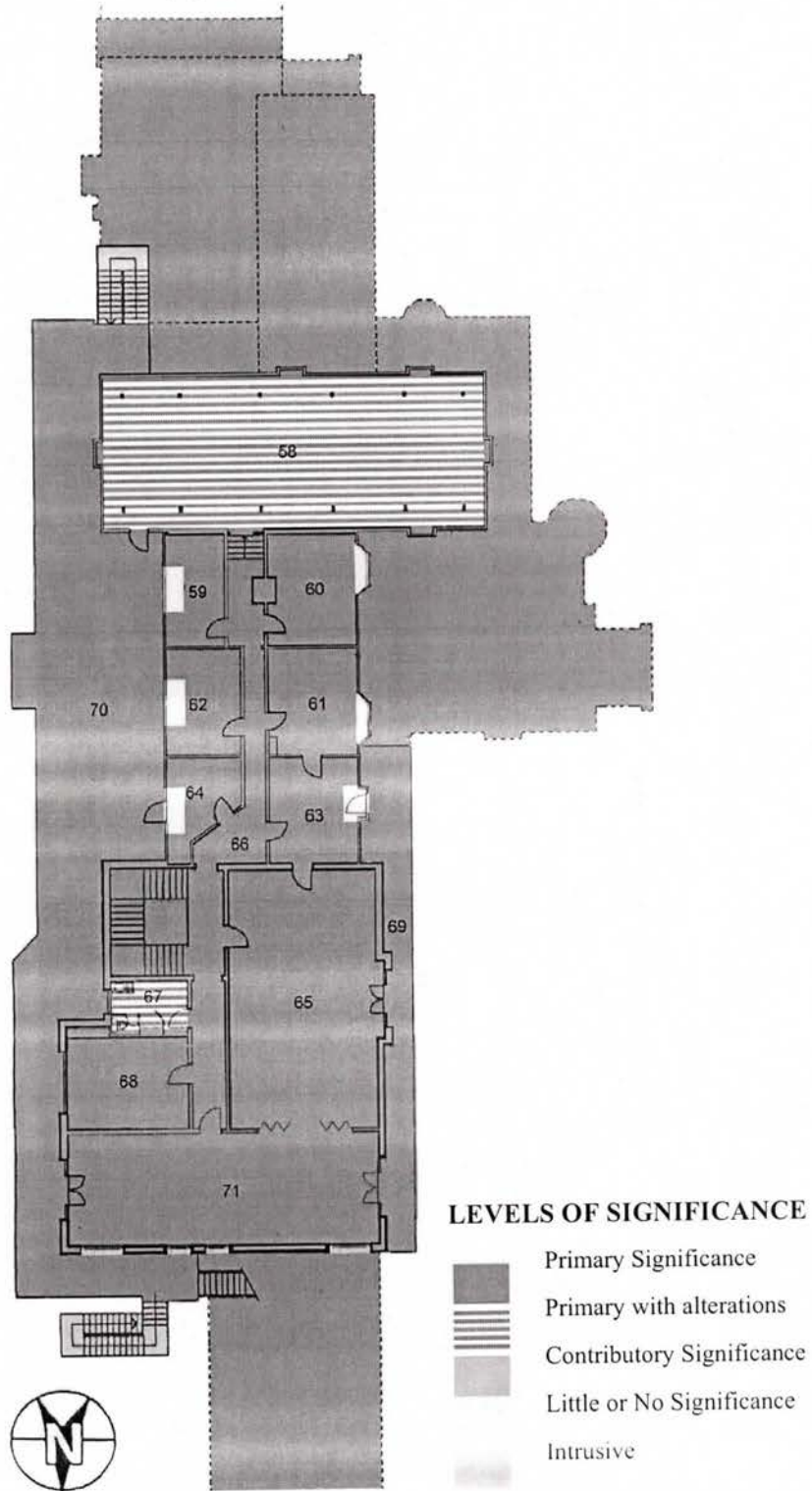


Figure 213 Hierarchy of significance within Fortuna, first floor level.

### 8.3.1 Elements of Primary Significance

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.

Places and elements regarded as being of primary significance would warrant inclusion on a national or state register of places of significance, in addition to local planning scheme protection.

Elements of primary significance include:

#### Main House

##### *Exterior*

The entire external fabric of the main house, including all elevations of all wings, the verandahs, steel tower, and roofscape, 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 steps to 1888 north wing west verandah and east verandah; 1888 wing ground floor additions, Rooms 45 & 52; non-original fabric of steel stair from first floor verandah to roof top platform; mesh infill to first floor east verandah balustrade; and first floor level dormer and bay windows to Rooms 59 to 64)

##### *Interior*

The entire interior plan form and fabric generally, excluding all non-original fittings and fixtures in lower ground floor rooms 5, 6, 7, 12, 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 and dormer windows/doors to rooms 59 to 64. For detailed descriptions of non-original fabric refer to individual datasheets in Appendix C.

#### Outbuildings

- Summerhouse (Building 6)
  - Exterior:* Plan form and all exterior fabric excluding non-original roof cladding
  - Interior:* All interior fabric but excluding non-original concrete floor.
- Former Shade House (Building 18)
  - Exterior:* Plan form and fabric excluding additions to east side (Rooms 3 and 3A), covered link to main house (Room 4A) and non-original wall and roof cladding.
  - Interior:* All original interior fabric excluding internal fit out and linings.
- Former 1907 Coach House (Building 7)
  - Exterior:* All original exterior fabric but excluding recent roof and wall cladding
  - Interior:* All original interior fabric but excluding non-original interior fit out
- Former Laundry (Building 17)
  - Exterior:* All c.1907 exterior fabric but excluding roof cladding and non-original painted finish to external brickwork.

*Interior:* All c.1907 interior form and fabric but excluding timber-framed partition, concrete floor and asbestos ceiling lining.

- Tunnel with the exception of the partial brick infill to the east entrance, recent door to the west entrance and storage shelving.

Note that all non-original elements of the outbuildings as identified above are elements of little or no significance (Refer to Section 8.3.3).

#### **Landscape and landscape features**

- Pompeii Fountain including all statuary.
- Lake and surrounds including perimeter path, embankments, plantings, rockeries, remnant bluestone edging and steps, remnant statuary 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*), Weeping Willows (*Salix babylonica*) but excluding Harcourt granite edging and terracing, seats and concrete steps along the southern embankment.
- Arbour form and fabric including mature wisteria, but excluding non-original concrete block edging to path.
- Entrance gates and arch
- Driveway alignment, western embankment, coursed stone retaining walls, adjacent avenue of mature Peppercorns (*Schinus molle*) and Eucalyptus but not asphalt surface, concrete kerb or 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 Waygoose Hall, coursed stone walls adjacent to western printing annexe and former Coach house 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 but generally excluding plantings and path finishes.
- Mature specimen trees to garden precinct including Giant sequoia (*Sequoiadendron giganteum*) and Norfolk Island hibiscus (*Lagunaria patersonii*) to the west of the house, Bunya Bunya pine (*Araucaria bidwillii*) and Norfolk Island pine (*Araucaria heterophylla*) to the east and Peppercorn (*Schinus molle*) and Cotton palm (*Washingtonia filifera*) to north.

#### **8.3.2 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 fittings 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:

#### **Main House**

- Billiard Room (Room 5) for non-original raised floor and bar
- Room 6 and 7 for non-original kitchen joinery and fixtures
- Bar (Room 13) for non-original ceiling and wall panelling, bar and fixtures
- Former Sitting Room (Room 17) for non-original fit-out and linings
- Room 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 (Rooms 46, 47, 49) for non-original cupboard joinery and floor coverings.

#### **Outbuildings**

- Former Stables (Building 8a)
  - Exterior:* All original exterior fabric excluding roof cladding, external render to portion of brickwork and window infill
  - Interior:* All original fabric but excluding opening in loft floor and non-original fit-out
- Former 1880s Coach House (Building 8b)
  - Exterior:* All original exterior fabric excluding non-original roof cladding and brick infill to arched doorway
  - Interior:* All original interior fabric excluding stud-framed partitions and recent fit out
- 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 but excluding non-original timber framed floor, partitions and fit-out
- 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 interior fit out.
- Former Quartz Crushing Battery (Building 8e)
  - Exterior:* All nineteenth century exterior fabric but excluding roof cladding, external render to portion of brickwork, highlight level weatherboard-clad wall and window frames and sashes
  - Interior:* Nineteenth century fabric of perimeter walls and openings but excluding steel structure and internal fit out

### 8.3.3 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. The elements of contributory significance at Fortuna generally relate to the period of Army occupation.

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:

#### Main House

##### Interior

- The c. 1942 interior fit out of Room 12, Officer's Snug / Mess
- Remnant c. 1942 etched glazing installed by the Army to Room 13 window sashes, Room 21 and Room 37 doors.

##### Outbuildings

- P1 Type Huts, (Buildings 3 & 14) excluding non-original skillion-roofed porch and carport additions and all non-original internal fit out
- Memorial Cairn (Element 52)

#### Landscape Elements

- Landscaped quartz outcrop to north of Waygoose Hall
- Moreton Bay Fig (*Ficus macrophylla*) adjacent to Building 10 and avenue of poplars (*Niagra italica*) to the north-west corner of the site
- Self-seeded semi-mature Peppercorns (*Schinus molle*) throughout the site

### 8.3.4 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:

#### Main House

##### Exterior

- Generally, all later alterations and accretions such as recent painted finishes and non-original roof cladding

#### *Interior*

- Generally all later alterations and accretions such as modern fittings and fixtures, lights, heating, air-conditioning, floor coverings 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); room 67 and dormer windows/doors to rooms 59 to 64 (first floor)

#### **Outbuildings**

##### *Exterior*

- Generally, all later alterations and accretions such as recent painted finishes and non-original roof cladding

##### *Interior*

- Generally all later alterations and accretions such as modern fittings and fixtures, lights, heating, air-conditioning, floor coverings and services throughout the house and specifically:
- Summerhouse (Building 6) roof cladding and concrete floor
- Shade House (Building 18) wall and roof cladding and internal fit out
- Former Swimming Bath (Building 8c) roof structure, and internal fit out
- Former Stables (Building 8a) roof cladding, external render to portion of brickwork, 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 Coach House (Building 7) roof cladding and non-original interior fit out
- Former Quartz Crushing Battery (Building 8e) roof cladding, highlight level weatherboard-clad wall, window frames and sashes, steel beams and internal fit out
- Former Laundry (Building 17) painted finish to external brickwork, interior stud-framed partition and concrete floor
- The partial brick infill to the east entrance, recent door to the west entrance and storage shelving to the tunnel
- Former Retort Room (Building 18d, room 13/14) roof cladding, windows and interior fit out.

#### **Landscape and landscape features**

- Basketball court
- Tennis court
- Cricket practice wicket
- Carparks
- Parade ground
- Harcourt granite terracing, edging and concrete steps to lake environs

#### **Army Buildings**

- Building 1 Records Store
- Building 15 Shed

- Building 2 Tennis hut
- Building 4 P1 Hut, Records store
- Building 5 Storage shed
- Building 8f 1942 / 67 east printing annexe
- Building 8g 1942 / 67 west printing annexe
- Building 9 Storage shed
- Building 10 Records store
- Building 12 Q Expense store
- Building 16 DAS/PCS
- Building 16A Managers office and kitchenette
- Building 16BDAS HQ / TSG
- Building 24 Shelter
- Building 30 Waygoose Hall
- Building 50 Security Post

### 8.3.5 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:

#### Main House

##### Exterior

- c. 1940s chimney breast to eastern wall of Billiard Room (Room 5)
- Steps from Room 9 (former dining room) to north wing east verandah
- Steps from front garden to 1888 north wing west verandah
- 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 Room 45 located at northern end of east verandah (ground floor level)
- Recently constructed Room 52 located at centre of east verandah (ground floor level)

##### Interior

- Modern raised floor and bar located in Room 5 billiard room (lower ground floor level)

#### Outbuildings

- Rooms 3, 3A and 4A surrounding Shade House

#### 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

## 8.4 General Conservation Policies

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 Section 8.5 and Appendix C for rooms within the main house, Chapter 4 for outbuildings and landscape elements and Chapter 5 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.

#### **8.4.1 Significant Elements**

*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

*2. All the 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 A) 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.

#### **8.4.2 Implementation and Future Management**

*1. The Department of Defence or its successors should be responsible for the implementation of the conservation plan.*

The Department of Defence, or its successors, as the owners of the site, should have overall responsibility for the implementation of the conservation plan. However, lessees/tenants, if any, and users of the various parts of the property should also be responsible for ensuring that the objectives of the conservation plan are met through day-to-day maintenance and care of the place. It would be desirable to inform prospective occupants/users of the heritage implications (and potential) pertaining to the significant spaces, and where tenants are involved to include the insertion of appropriate clauses into any lease agreements.

### **8.5 Specific Conservation Policies**

#### **8.5.1 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.

### **Formal Garden Areas Surrounding the Main House**

*1. 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 and former Shade House. The presentation of the area has remained virtually unchanged since its completion c.1888.

### **Lake Environs**

*1. 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 is 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. Any new development in this area of the site should be single-storey, screened and set back beyond the ridgeline.

### **The Southern Driveway Area**

*1. The embankment along the western edge of the driveway 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 both the original and c.1888 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 carparking. Historically the area has remained free of major structures and was the site of two of the six early tailing ponds. It is desirable that the open spatial quality of the area remain. Given this, carparking is a relatively low-impact use of the area.

*2. Generally the area between the security fence 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 should not be used for carparking, which should be confined to the area south of the security post.

*3. Active restoration and reconstruction of the area between the security post and shelter 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 shelter and to reconstruct the Gothick entrance arch and surrounding garden wall abutting the shade house. Reconstruction should be based on historic photographic evidence.

*4. Any new works or development between the area of primary landscape significance 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.*

The area of landscape identified as being of contributory significance is important in reflecting the character of the broader mine modified 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.

### **8.5.2 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.

#### **Exterior**

- 1. 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 or blocking in existing openings, construction of modern fire escapes, addition of rooms on the eastern verandah and the painting of stucco finishes, it is recommended that restoration/reconstruction of modified or demolished elements be undertaken. Intrusive elements should be removed.

Where reconstruction of the south wing west verandah was undertaken in recent years the posts and lacework panels have been incorrectly spaced. Photographic records exist of the original design which should be reconstructed. Similarly, the non-original wire mesh infill to the first floor east verandah walkway should be removed and the balustrade reconstructed to the original design.

- 2. Undertake general roofing repairs and replacement.*

The roof is variously clad in corrugated galvanised steel, pressed metal tiles and slate, which are in different states of repair. A thorough inspection should be made of the roof and a program established for the progressive repair and replacement of roofing and rainwater goods.

- 3. Ensure adequate drainage is provided from the billiard room roof.*

It is recommended that the billiard room roof be inspected 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.

- 4. 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. Additional storm water drainage should be provided from the moat and damp in the walls rectified.

5. *Repair unsound exterior joinery.*

At the time of writing this report it is proposed that the exterior of *Fortuna* is to be painted. The present, relatively recent, paintwork has deteriorated to the point where damage is occurring to timber substrates. Regardless of when repainting is carried out, it is recommended that all exterior joinery be examined for soundness and repairs made.

6. *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 insitu or reconstructed based on photographic or physical evidence.

### **Plan Form and Interiors**

1. *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 which should be removed. It is recommended that the bar and raised floor to the Billiard Room (Room 5) be removed.

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.

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.

2. *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. Alternatively, the present arrangement whereby suitable artwork is on loan from the Bendigo Art Gallery is appropriate.

3. *Preferably retain and maintain existing interior decorative schemes.*

Where rooms have been recently refurbished, the present decorative schemes are based on investigative research undertaken by Allom Lovell & Associates in 1982. It is preferable that these schemes be retained and maintained, however it is recognised that this may not always be possible. Given this, there is scope to use an alternative scheme if required.

#### 4. *Establish a rationalised approach to interior lighting and fixtures.*

It is recommended that a consistent theme of lighting be maintained throughout the principal rooms of the house. Given the present use of parts of the building as a modern office space, adequate lighting levels may only be achieved with the use of modern light fittings, which is also 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. Surface mounted services should be rationalised and in preference concealed. Prior to any concealment which involves chasing platerwork 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.

### 8.5.3 **Stables & Coach House (c. 1888)**

#### **Exterior**

*1. 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 brickwork and 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 conserved or interpreted as required.

#### **Interior**

*1. 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.

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.

### 8.5.4 **Quartz Battery & Retort Building**

#### **Exterior & Interior**

*1. 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.

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.

### 8.5.5 Outbuildings

#### Shade House

*1. 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 and it is recommended that the non-original covered way between the Shade House and main house be demolished to enable further understanding of the nature of the structure. 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 original trellis cladding to external walls and roof be reconstructed to match the original, based on the surviving physical and photographic evidence.

Similarly, it is recommended that the interior be reconstructed to its original finishes and detail.

#### Swimming Bath

*1. 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. It is also one of the few remaining structures associated with the mining of the property and is one of the earliest, dating from the Ballerstedt's ownership. The envelope of the building is essentially intact albeit for the later roof added by the Army to create a photographic studio and the interior has been largely altered by the construction of a timber-framed floor and partitions. All original exterior and interior fabric should be retained and conserved.

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.

### 8.5.6 Army Buildings

*1. Retain and conserve two P1 huts.*

*2. Retain or remove other army buildings as required.*

The two P1 huts are of some interest in their own right as 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, building No. 3 is the more intact and its extant original fabric should be conserved. If required Building 14 could be relocated to either a less prominent location on the *Fortuna* site.

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. In the case of the west annexe being demolished, the abutting walls of the former mine buildings, originally external walls, should be reconstructed or interpreted. 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 numerous other Army buildings and structures around the site are of little or no heritage significance and may be retained or demolished as required.

### 8.5.7 Landscape & Garden Structures

1. *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.

2. *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 Peppercorns (*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 (including eucalypts indigenous to the region) 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.
- consideration should be given to planting for shade, shelter, colour and texture of foliage, form and floral characteristics.

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.

2. *Retain and reinforce significant avenue plantings.*

The avenues make a significant contribution to the character of *Fortuna*, particularly the Peppercorns (*Schinus molle*) to the driveway and Thread palms (*Washingtonia filifera*) 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.

3. *Retain existing trees using the highest maintenance standards unless irreparably damaged, dying, diseased or when maintenance costs exceed amenity value. 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 other 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, or when the maintenance costs exceed their amenity value; removal includes stump grinding to 300mm below the surface.
- remove trees when gaps in sections of the avenue exceed 30% of the original number of trees, unless there is a need for earlier replacement caused by extensive damage or dieback.
- replace avenues by clear-felling sections between cross paths or a minimum of 8 pairs of trees.
- 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.

4. *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.

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*), Gynea 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.

5. *Establish a program of pest control.*

The Department of Defence, as the responsible management authority for *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. The cinnamon root fungus (*Cinnamomum phytophthora*), fig psyllids and cypress canker represent other possible threats.

Evidence of any plant species becoming weedy should be addressed with suitable control methods.

## 8.6 Use and Adaptation

1. *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 (now DIGO) over a period of six decades has been a largely compatible use. Many of the spaces within the mansion have been 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 represents 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 past 60 years or so, 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 in preference remain unsubdivided spaces. These rooms offer considerable opportunities for re-use as dining areas, exhibition or dramatic/musical performance spaces, auditoria, or venues for social receptions.

In the event that *Fortuna* passes from the Army into institutional or private use then, subject to current and future 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.

2. *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 (eg. associations with the Lansell family), the retention of identity (eg. the mansion as a grand residence and mine), its contribution to a sense of place, the retention of as much significant fabric (eg. original moulded cornices, architraves and mantelpieces) and as many attributes (eg. grand rooms with high ceilings and ornate interior finishes) as possible.
- retention and conservation of significant fabric or elements (eg. internal decorative scheme), and the re-instatement of any missing elements (eg. portions of cast iron balustrade, blocked in openings).
- removal of intrusive accretions, including such things as the modern Mens' WC (Building 51), rooms constructed on the ground floor eastern verandah, external fire escape stairs and billiard room bar.

#### *Controls and Regulations*

- Any change of use should conform with the appropriate legislative controls with regard to zoning and heritage. Under the City of Greater Bendigo Planning Scheme, the site of *Fortuna* is currently within a PUZ7 (Public Use) zone, which allows a range of other uses for public utility and community services and facilities. Certain uses do not require a permit, while there are no uses which are prohibited.
- As *Fortuna* is individually identified as HO434 under the City of Greater Bendigo Planning Scheme, any alterations or new construction with the exception of internal alterations will require a planning permit from the City of Greater Bendigo.
- It is recommended that should *Fortuna* pass from Commonwealth ownership, it be nominated to the Victorian Heritage Register.

#### *Economic Factors*

- market demand and usability (short, medium and long term)
- ongoing maintenance costs, including the operation of services
- long-term flexibility of the structure
- position in relation to surrounding land use and transport.

#### *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.

## 8.7 Repairs and Maintenance

1. *All future repairs and maintenance to the building should be carried 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 (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. In particular, where existing fabric needs to be renewed, the replacement should generally match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design or materials. 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.

Generally, day-to-day maintenance work, such as painting, can be carried out in accordance with the conservation policies without particular reference to a conservation specialist. However, major maintenance works, particularly those of an extremely specialised nature such as repairs to the stained glass, should be undertaken under the direction of an appropriately qualified conservation practitioner.

2. *A cyclical maintenance program and budget should be established to facilitate ongoing care and maintenance of the fabric to retard deterioration.*

In addition, 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 a conservation and an economic viewpoint, 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.

## 8.8 Statutory Requirements & Regulatory Compliance

*Fortuna's* function at the present time has implications for such things as access and egress, fire safety, health, toilets, services and the like, only some of which are addressed in the present facilities and services. At some stage in the future the provision of these aspects will become an issue as they generally conflict with the conservation objectives for the place. It is also recommended that they be addressed well ahead of time.

### 8.8.1 BCA Compliance

1. *Compliance with occupational health and safety sections within the Building Code of Australia (BCA) should be undertaken with minimal visual and physical impact on significant fabric.*

As an existing building, and subject to the scope of any future works which may be proposed, *Fortuna* may not be required to comply specifically with the relevant provisions of the BCA. The scope of work needed to comply should be referenced against the limits of the historic structure. In some instances modifications or an innovative approach may be more appropriate than literal compliance.

In the event that *Fortuna* be used for additional functions such as accommodation or public use, then the BCA requirements should be reviewed to ensure compliance.

2. *Review and rationalise signage for emergency exits.*

At present a haphazard approach to signage of emergency exits has been taken with a variety of signage styles and types and in some cases, multiple signs on one exit. It is desirable that all existing signs be replaced with a unified, visually non-intrusive system.

### 8.8.2 Provision for the Disabled

1. *Requirements for disabled access should be undertaken with minimal visual and physical impact on significant fabric.*

The Building Code of Australia (BCA) and the *Disability Discrimination Act* both require provision for the disabled. Access to and within the building and the provision of facilities in accord with BCA D3 (Access for People with Disabilities) and lifts (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, as are all other verandahs and entrance points to the building. 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 ground floor amenities 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 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*.

### 8.9 Site Development

1. *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 of the house should be free of additional new structures as far as is practicable. 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 hilltop 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.

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 villa

intrude into the views from the house of the lakeside environs and should preferably be removed.

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 (see section 8.5.6). Likewise, any new structures proposed to be constructed in the southern driveway area should be confined to the area where buildings presently exist (see section 8.5.1).

Some of the most significant vistas still remain largely unobstructed, chiefly the views from various points around the lake, which must be preserved. This aspect must be addressed in the consideration of any future expansion of the building, or the erection of any additional buildings in the vicinity of the lake.

## 8.10 Signage

### 1. *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.

## 8.11 Interpretation and Display

### 1. *It is desirable to re-establish tours of Fortuna and an interpretive brochure.*

Due to its distinctive architectural form and landmark qualities, the mansion can tell its own story to a certain degree. At present, this innate interpretative quality is not supplemented by tours of the building, previously offered by a volunteer guide on weekends. These activities are considered to be highly appropriate and should be resumed if possible. Due to the nature of the work undertaken by DIGO at *Fortuna* and the related security issues, informal self-guided inspections are not appropriate. If regular tours of the property are not possible then an annual open day would also be appropriate.

At present, there are a small number of historic items within the mansion, including photographs and other memorabilia, associated both with the Lansell family and the Army Survey Corps. These objects are not always located in the most appropriate context, such as copies of historic photographs stuck on relevant doors to rooms. They also lack sufficient, if any, interpretation. One alternative would be to consolidate these objects in a single room or area to create a gallery of historic images and/or memorabilia or, in the case of the photographs on the doors, frame the print and install in the relevant room. A policy should be implemented for the placement of framed photographs and other wall-mounted objects to ensure an integrated approach and to avoid a cluttered appearance.

A short in-house brochure, *Lansell's Fortuna* was produced in 1977 by the Army Survey Regiment as an introduction for Commanding Officers, however much of the information relating to the building's architecture is misleading and should be reviewed. A more extensive guide book could be prepared, which could facilitate enhanced interpretation by conveying the history and significance of the building, its various spaces, and their former contents.

## 8.12 Risk Preparedness

1. *The Department of Defence 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* prepared by CFA in association with the MFESB would be of some assistance. It may be ordered from either of the above organizations or from [brochures@cfa.vic.gov.au](mailto:brochures@cfa.vic.gov.au) or telephone 9262 8403. 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:

Threat	Probability	Preparation/Response
Fire	Always present.	Install/maintain a 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.	<p>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.</p> <p>Maintain roofs in good order, inspect fixings; inspect and maintain windows and doors in good order; maintain lightning conductor in good order.</p> <p>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.</p>
Water ingress	Moderate	Maintain and keep clear all rainwater goods (gutters, downpipes, sumps) for all buildings. Regularly inspect and maintain roof, and windows.
Neglect	Always present	<p>Implement a regular maintenance regime for all structures and elements.</p> <p>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.</p>

## 8.13 Archaeological Potential

The entire *Fortuna* site has the potential to yield artefacts and other material remains relating to the structures which have been removed over time and the intensive mining activity undertaken.

The development and evolution of the complex from 1859 to the present and previous mining activities may also be revealed through archaeological investigation. In particular, it is recommended that an archaeological investigation be carried out of the landscape to determine significant areas of garden design and layout. This would be particularly pertinent around the formal areas of the garden and lake and probable locations of the former tailings ponds. 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.

## **8.14 Statutory Recognition and Protection**

While *Fortuna* is currently subject to Commonwealth government control, it is proposed that all places identified as being of primary and contributory significance remain on the *Register of the National Estate*. While it is understood that it is not the intention to sell any part of the site, should this occur there would be an opportunity for the property to be nominated for inclusion on the *Victorian Heritage Register*.

### **8.14.1 Australian Heritage Commission**

This CMP has been written at a time when the policy regarding properties included on the *Register of the National Estate* is about to change. The policy should be reviewed following these changes in light of maintaining adequate protection for *Fortuna*.

The *Australian Heritage Commission Act (1975)*, amongst other things, provides for the creation of a Register of the National Estate which lists places throughout Australia which are considered by the Commission to be of recognised cultural significance. The provisions of the Act place certain statutory obligations on the owner of such places where it is the Commonwealth.

Within the Department of Defence, under the First Assistant Secretary, Facilities and Property Division, the Assistant Secretary of the Resources and Project Management Branch currently has primary responsibility for environmental and heritage policy. This office is responsible for ensuring that the department fulfils its obligations under the *Australian Heritage Commission Act* and other Commonwealth heritage and environmental legislation.

This includes ensuring that appropriate documentation regarding proposed alterations to the status or condition of buildings listed or nominated for the Register of the National Estate is forwarded to the Australian Heritage Commission to provide the Commission with 'a reasonable opportunity to consider such proposals and ensuring that the department complies with all reasonable requests for information made to the Department by the Commission.

Under Section 30 (1 and 2) of the Act, the Minister for Defence, in relation to defence establishments, is responsible for ensuring that appropriate steps are taken so that no actions which adversely affect any place included on the Register of the National Estate are carried out where there is 'a feasible and prudent alternative to the taking of that action and that all measures that can reasonably be taken to minimise the adverse effect will be taken'. This section of the Act is effectively administered by the Department of Defence through a series of defence instructions which address environmental and heritage protection. There is also a requirement under Section 30 (3) of the Act that the Commission's views be sought on any proposal which might significantly affect a place in the Register of the National Estate or on the Interim List and that the Commission be given a reasonable opportunity to consider any such proposal. Through this mechanism the Commission is able to fulfil its advisory function with respect to Commonwealth departments or authorities. Any heritage protection afforded by the

Australian Heritage Commission is not of a statutory nature, rather it is more in the nature of an expression of opinion stated by the Commission after examination of proposals relating to the place and is not binding on the relevant Department. In providing advice on the impact of any proposals, the Commission assesses the proposals in relation to the National Estate values of the place.

**8.14.2 Defence Policy - Defence Instruction (General) ADMIN 40-1.**

A Defence instruction<sup>1</sup> has been developed which details policy and procedures for ensuring that the requirements of the *Australian Heritage Commission Act* and other heritage and environmental legislation are met. In essence all proposals which impinge on or are adjacent to a site, building or structure which is nominated for or included as a World Heritage Area, nominated for or included on the Register of the National Estate or which are classified by a National Trust are required to have the significance of their likely impact assessed. Historic shipwrecks and Aboriginal anthropological or archaeological sites and relics are also included.

Notwithstanding the Department's policy regarding conservation of heritage assets, should the Commission consider that a proposal would have an adverse and serious effect on the significance of a heritage place the Commission has no power to prohibit the carrying out of the proposal even if the proposal involves demolition of a registered place. The Commission is only effectively empowered to ensure that due process has been observed and in this regard must rely on being informed of the proposal by the proponent.

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**APPENDIX A THE BURRA CHARTER**

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## APPENDIX A BURRA CHARTER

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### The Australia ICOMOS BURRA CHARTER, 1999

#### Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice, 1964), and the Resolutions of the 5<sup>th</sup> General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

#### Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

#### Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents.

#### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
*Cultural significance* is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling components without the introduction of new material.

- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

### **Conservation Principles.**

#### **Article 2. Conservation and Management.**

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

#### **Article 3. Cautious approach.**

- 3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

#### **Article 4. Knowledge, skills and techniques.**

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the conservation of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

#### **Article 5. Values.**

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

#### **Article 6. Burra Carter Process**

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding *cultural significance* comes first, then development of policy and finally management of the *place* in accordance with the policy.
- 6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

#### **Article 7. Use**

- 7.1 Where the use of a *place* is of *cultural significance* it should be retained.

#### **Article 8. Setting**

*Conservation* requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

#### **Article 9. Location**

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a *place* should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

#### **Article 10. Contents**

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is the sole means of ensuring their security and *preservation*: on a temporary basis for treatment or exhibition for cultural reasons: for health and safety; or to protect the *place*. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

#### **Article 11. Related places and objects**

The contribution which *related places* and *related* objects make to the *cultural significance* of the *place* should be retained.

#### **Article 12. Participation**

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the *place* has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the *place*.

#### **Article 21. Adaptation**

- 21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.
- 21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

#### **Article 22. New work**

- 22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the *place*, or detract from its *interpretation* and appreciation.
- 22.2 New work should be readily identifiable as such.

#### **Article 23. Conserving use**

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

#### **Article 24. Retaining associations and meanings.**

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

#### **Article 25. Interpretation**

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

#### **Conservation Practice**

##### **Article 26. Applying the Burra Charter process.**

- 26.1 Work on a *place* should be preceded by studies to understand the *place* which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the *place*.
- 26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the *place*. Where appropriate they should also have opportunities to participate in its *conservation* and management.

##### **Article 27. Managing Change.**

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the *place*. It may be necessary to modify proposed changes following analysis to better retain *cultural significance*.

- 27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

**Article 28. Disturbance of fabric**

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the *place*, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the *place*. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

**Article 29. Responsibility for decisions**

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

**Article 30. Direction, supervision, and implementation**

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

**Article 31. Documenting evidence and decisions.**

A log of new evidence and additional decisions should be kept.

**Article 32. Records**

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to the requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

**Article 33. Removed fabric.**

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the *place*.

**Article 34. Resources.**

Adequate resources should be provided for conservation.