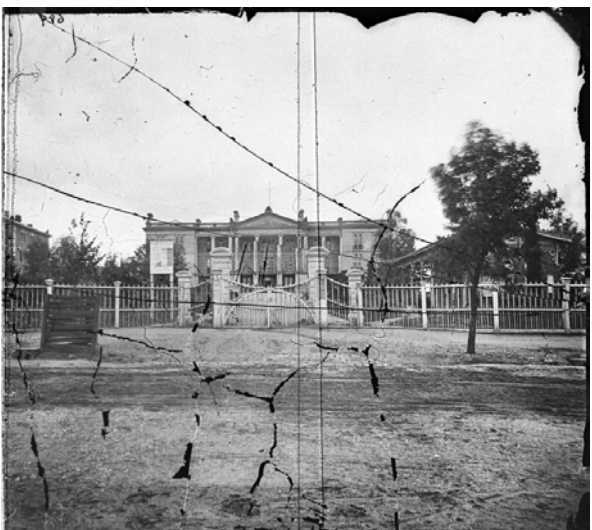




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Heritage Planning Report.

Bendigo Health's
Anne Caudle Campus
Barnard Street
Bendigo



Draft	
Finished version	
Revised after change to planning scheme	23 rd October 9.40am

Special Note: This report was originally completed in late September 2009 and has had to be partially rewritten on 23rd October 2009 following an amendment to the Greater Bendigo Planning Scheme by the Minister for Planning. This report had originally been written as evidence to be put to a planning panel and is now partially redundant because of the planning scheme amendment.

WHAT IS THE PURPOSE OF THIS REPORT?

A Heritage Overlay (HO85) exists within the City of Greater Bendigo Planning Scheme. Until 22nd October 2009 that overlay covered the whole of the Anne Caudle Campus, Barnard Street Bendigo.

The Overlay applied controls on any works and development on the Anne Caudle Campus to the extent of the area not registered under the Heritage Act 1995. Works and Development on the area of land and buildings registered under the Heritage Act requires a permit from Heritage Victoria.

Following an examination of the sites and structures solely within that part of the site which does not contain the Heritage Act registered structures, it is concluded that there is little of cultural heritage significance which should be controlled by a Planning Scheme Heritage Overlay.

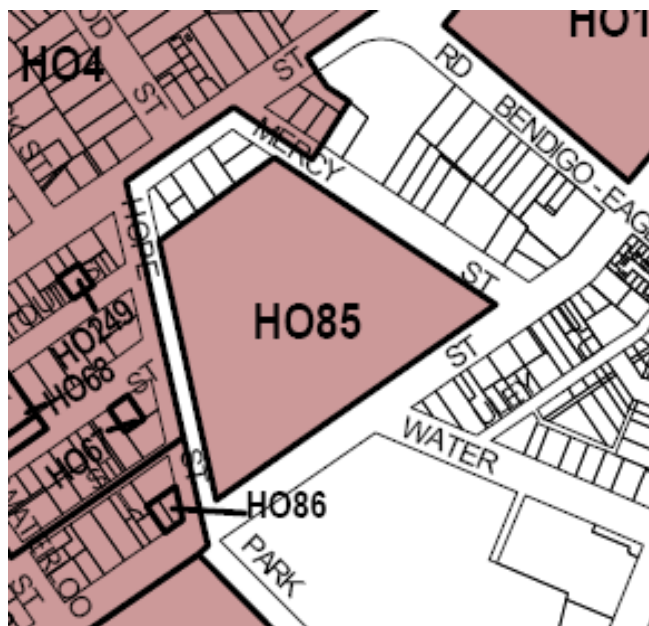
There is one structure which should remain controlled by an Overlay and this is identified in this report.

Most of the buildings in this segment of the site are post 1945, with some being built as ad-hoc additions or reworking of existing buildings or built in the 1990 to 2009 period and have (as yet) no identifiable social or historical significance.

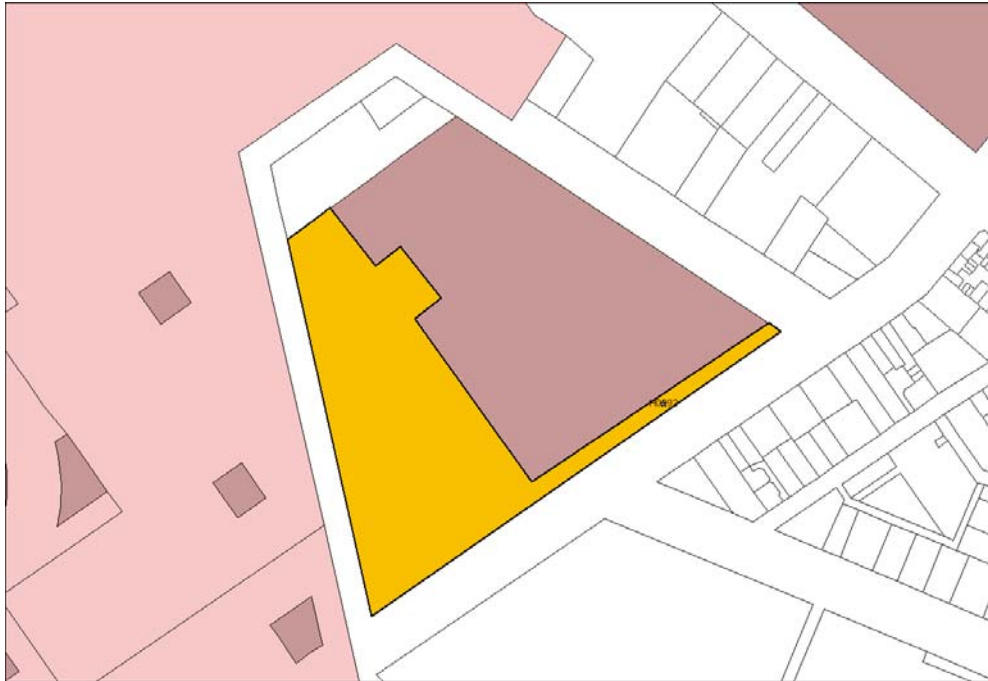
These latter buildings are of too recent an origin to have a determinable aesthetic or architectural significance and none have been the subject of an architectural award. None have an identifiable aesthetic significance.

This document proposes that the heritage overlay in the Bendigo Planning Scheme be altered to relate specifically to the state heritage listed structures and the brick wall on Mercy Street including a buffer strip.

It is not proposed that there be any amendment of the planning scheme in the area registered under the Heritage Act. The issues for that portion of the site will be dealt with as part of a Conservation Management Plan in conjunction with a permit application to Heritage Victoria for works and development.



Extract from Planning Scheme Map for the City of Greater Bendigo identifying the Anne Caudle Campus as HO85 in existence to 22 October 2009.



Revised planning scheme map as of 22nd October 2009 identifying in orange that area of land to be retained in the Bendigo Planning Scheme (identical to the Heritage Council registration) including a 10m wide segment of land along the Barnard St frontage.

A second issue relates to three houses on Mercy St which are contained in Heritage Overlay HO04 (Drought St residential precinct) -- being a residential overlay which contains housing to the west and south along Drought Street and Hope Street.

It is contended that while these house (Nos 40 to 44 Mercy Street) are of the general period of the Overlay HO04, they are not significant contributors to it.

This being due to the small number of residences in this portion of Mercy Street which now contains almost exclusively hospital related activities and buildings.

A fourth house (38 Mercy Street) has not been included in the heritage overlay presumably on the basis that it is not intact (it has a forward wing added to the original building).

A parcel of land at 11 Drought Street running behind the three Mercy Street Houses is included in the Heritage Overlay but contains no buildings.

This Mercy Street portion of the Heritage Overlay would be more meaningful if the houses along Drought Street had not been demolished to make way for the Laundry Service garage and residential flats behind the Anne Caudle Campus.

The group of three houses in Mercy St now appears to be an oddly arbitrary group although tenuously linked to the greater Drought St housing precinct by their original use as workers cottages of the period 1900 to the 1930s.

They are also not a group of similarly styled houses – if they were it would make the streetscape collection more palpable.

On 19 October 2009 the City of Greater Bendigo issued three planning permits for the demolition of the houses and being permits DD554-2009, DD555-2009, & DD556-2009 for Numbers 40, 42 & 44 Mercy St respectively.

THE SIGNIFICANCE OF BUILDINGS & STRUCTURES

This report makes observations and gives opinions as to the cultural heritage importance of various structures and buildings on the site.

The principal Australian Historic Themes published by the Australian Heritage Council are relevant to this study and decision-making as to what is of cultural significance.

For the Benevolent Asylum the relevant Australian Historic Themes are:

- ❑ 3.26 Providing Health Services (3.26.2 Providing Hospitals, 3.26.4 Providing care for people with Disabilities)
- ❑ 4.3 Developing Institutions
- ❑ 9.6 Growing Old

The Victorian Heritage Councils inclusion of a portion of the site on the State Heritage Register indicates that for them, the principal historic theme against which the heritage registration was measured was the establishment and continuity of the services provided by the Benevolent Asylum whereas the post war period was one in which the site became primarily dedicated to geriatric care and therefore less important historically in the development of Bendigo. Bendigo's main development phase was substantially concluded by the end of World War One.

Because this study is focussed on that portion of the site developed after World War Two, there is little in the way of structures of heritage significance related to the establishment and continuity of the services provided by the Benevolent Asylum.

In the portion of the site covered by this report, the major historic sub-theme is the development of the campus in the Post World War Two period when it became dedicated to geriatric care.

The provision of a benevolent institution to care for the destitute in Bendigo's 19th century population has been seen as a just and affordable cause giving rise to a substantial set of buildings in which to house those activities.

In discussing **heritage significance** this report identifies structures of

- ❑ **Primary** significance to the major historic theme as well as the to the sub-theme.
- ❑ **Contributory** Significance to the major historic theme as well as the to the sub-theme
- ❑ **No significance** or interest to the major historic theme or the sub-theme

These terms (primary, contributory and no significance) are prevalent throughout the heritage industry and used in planning panel discussions and reports.

There are a number of sources that analyse heritage significance and the writing of Statements of Heritage Significance. These are:

The Burra Charter, which discusses significance by analysis under a small number of broad categories being aesthetic (which includes architectural appearance), historic, scientific, social or spiritual value for past, present or future generations

The Australian Heritage Council National Estate Criteria with 8 main themes and sub-themes

The Criteria used by the **Victorian Heritage Council** with 8 main themes which follow closely the AHC criteria.

A place may therefore be considered to be of primary or contributory significance for aesthetic, historic, scientific, social or spiritual values.

In relation to this sites (or portion of site) major historic theme: ***The development of the Bendigo Asylum*** there is one element of **primary** significance (the Mercy Street brick wall) and no elements of contributory significance.

In relation to the sub-theme- ***Post war development of the site:***

There are two structures of **primary** significance being:

- ❑ The east wing
- ❑ The Boiler House and Laundry

Structures of contributory significance being:

- ❑ The North Wing

And of No significance being:

- ❑ The remaining 9 structures including the Nurses Home, electrical workshops, kitchen supply, John Liddell, Streams of Care, Hydro-therapy, Perrin Plaza and so on.

COMMISSIONING OF THE REPORT

This report was commissioned by Bendigo Health, an organisation which controls regional health planning in the Bendigo area.

Bendigo Health is proposing to shift the focus of their health construction activities from the Bendigo Base Hospital Site on Lucan Street to the Anne Caudle site.

BH have commissioned this report to assess the heritage impacts of their proposals and to put before a planning panel, a proposal to rezone the site and to rationalise the heritage controls which apply to the site and all the buildings on it.

THE ANNE CAUDLE SITE

The site is bounded by Barnard Street (the main frontage), Mercy Street (North side), Hope Street (South side) and Drought Street (west side). A one block deep tract of (former) residential land runs along Drought Street backing the land originally set aside for the Benevolent Asylum. This originally contained workers cottages many of which survived until the late 1960s.

The Anne Caudle Campus contains a number of buildings and structures dating from the early period of the former Benevolent Asylum through to major structures built as recently as 2000.

THE HERITAGE OVERLAY

The Heritage Overlay as applied (to 22 October 2009) by the City of Greater Bendigo relied on a data sheet provided by Graeme Butler heritage consultant in 1991-92 and in which he identified various structures of historical importance. A number of these identified structures are pre 1900 and some are post 1945

including the Boiler House and Laundry of 1949-58, the East Wing (1951-58), the Nurses Home (1959), the Day Hospital (1966) and the North Wing (1973-76).

The Statement of Cultural Heritage Significance in the Butler data sheet identifies the site as having historic connections with the provision of benevolent activities in Bendigo and identifies the importance of the central building commenced by RA Love and extended by the architects Vahland and Getzschmann.

Other buildings mentioned in the Statement are the Superintendent's residence and the Gate Lodge.

This Statement of Significance identifies the pre 1900 buildings as being of great heritage relevance, while the post 1945 buildings although they are identified in the history component of the datasheets are not mentioned in the Statement.

Perhaps this is not surprising as a number of buildings were less than 20 years old at the time of compiling the datasheet in 1991. (eg North Wing, the Hydro-therapy building etc).

The overlay had the effect when first implemented of requiring a planning permit from the City of Greater Bendigo for all works to buildings and structures on the site.

The Planning Scheme was subsequently amended (as were all other schemes) to cause no heritage overlay permits to be required for works and alterations where a permit from Heritage Victoria had been sought. This caused permit applications within the Heritage Council designated area to be streamlined to one permit process unless a permit was also required under the zoning provisions of the planning scheme.

Protection of Heritage within the Planning Scheme

Clause 22.06 of the planning scheme is the Municipal Strategy Statement on Heritage. It confirms the City's desire to protect buildings and sites of heritage significance through the Objectives and Policy in the Municipal Strategy.

Of relevance are (emphasis added)

Objectives:

To ensure that Greater Bendigo's heritage assets are maintained and protected.

To ensure that new land uses and developments are sympathetic with the character and appearance of the heritage places.

To retain heritage assets for the enjoyment and experience of residents visitors and future generations of the municipality

To encourage sympathetic reuse of heritage places so that such places are maintained and enhanced.

To identify and protect heritage places with Aboriginal cultural value.

Policy:

It is policy that

A proposal for the use and development of land **should demonstrate how it maintains and supports the cultural and natural heritage** of Greater Bendigo.

Alternative uses of buildings may be considered in order to achieve the protection of important heritage places.

The development of land adjoining or nearby a heritage place should have regard to any likely impacts on the heritage place. **[NA]**

The heritage value of any place be considered.

In considering an application to develop or rezone land, the Responsible Authority will have regard to:

Any current Aboriginal heritage study document for the municipality; and The Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria.
[NA]

The effect of these policies:

The attached datasheets indicate there are only a small number of structures of heritage interest on the site and in particular

The Mercy Street fence is of great historical significance in its connection with the earliest development and delineation of the site. It should be retained to a maximum unbroken length commencing at Barnard St, thereby continuing the delineation of the sites original boundary.

The boiler house and laundry (and its extensions) are of historical interest in demonstrating the reliance that the post war period placed on central steam services in providing heating, sterilizing and laundry cleaning for the “post 1945 hospital”. The subsequent change from coal burning to gas and the cleaner co-generation of electricity as well as steam is of added interest.

The East Wing of 1958 is of historical significance as the first new major building on the site in the post war period and its importance was underlined by its opening by Sir Dallas Brooks the Governor of Victoria.

This study indicates that many buildings and structures in this portion of the site have little of no heritage significance and proposed changes should not be overly constrained except where there is impact on the historic walling on Mercy Street or on the area registered under the Heritage Act.



RELATIONSHIP WITH VICTORIAN HERITAGE REGISTER

The Victorian Register identifies buildings and land which are considered to be of state significance and these are mapped automatically into the municipal planning schemes. Planning Schemes must show all such registered places and these will be noted in the schedule to the heritage overlay as being controlled by the Heritage Act.

Content of the site within the Heritage Council Registration H0992

This portion of the site contains buildings and structures dating from the 1860s through to the mid 1980s.


In particular:

- The earliest buildings and structures (1860-1900) including that portion of the central building designed by RA Love and later incorporated into the larger building seen today completed by Vahland and Getzchmann
- The gate lodge (1862)
- Brick Walls (by 1883)
- The front cast metal fence circa (1900)
- The lying in hospital (1884)
- The administrators residence (1879)
- The dining hall (by 1883)
- West Ward Building (4, 5 11 & 12) (1890)
- Morgue late (by 1883)
- Amenities
- Laundry Store & truck garage (1963)
- Covered ways around dining hall (1970)
- Addition of amenity blocks to West Ward 4, 5 11 & 12 (1968)
- Rotunda (1969)
- Staff Facilities (1976)
- Mayne Lecture Theatre (1976)
- Stella Anderson Wing (after 1981)

Content of the site in the land not registered on the VHR

This portion of the site contains buildings from the 1880s through to 1999 with the majority of buildings being developed after the mid 1950s.

- Brick Fence Mercy St (constructed by 1883)
- The boiler house and laundry Commenced 1949 finished stage 1: 1956 extensions: (1961-3 & 1967-8, 1994)
- East Wing commenced (1949) finished 1958
- Nurses Home (1958)
- Day Hospital (1966)
- Engineering pre (1967)

- ❑ North Wing (1973-4)
 - ❑ Electrical Workshop (1984)
 - ❑ Kitchen - Supply (1990)
 - ❑ Perrin Plaza (1992)
 - ❑ Hydrotherapy (1993)
 - ❑ Streams of Care (1998)
 - ❑ Dr John Lindell Rehabilitation Unit (1999)
- 

REPORT RECOMMENDATIONS

These recommendations are derived from the historical analysis of the site and the determined significance of the elements and buildings **not** included in the Victorian Heritage Register.

It is also noted that an amendment to the City of Greater Bendigo planning scheme has been undertaken and as from the 22nd October 2009, the local heritage controls over part of the site will be removed. The heritage controls (now removed) covered all that area which is the subject of this report. The planning scheme amendment however installs a new control on a 10m wide strip which will run behind the Barnard St fence and this control will be exercised under the Heritage Act.

The recommendations of this report are:

1. The City of Greater Bendigo Heritage Overlay HO085: This control will now be removed (as of 22.10.2009).
2. Buildings previously controlled by HO085 up to 22 October 2009 (being those constructed in the Post War period), may be demolished provided there is a detailed archival photographic record of the exterior of all buildings and of the public interiors and larger spaces for those structures which are of primary and contributory significance to the post war sub-theme as outlined in this report and to the satisfaction of the City of Greater Bendigo. Copies of the report and photographs to be lodged at the City Planning Section, The Bendigo Library Local History Section and State Library of Victoria
and
provide a form of interpretation for those important structures and elements removed as part of any new development (and subject to conditions in relation to a bond, minimum cost of the works and installment period)
3. To the Land registered on the Victorian Heritage Register: Development in the land and any alteration to the VHR registration to be determined by Heritage Victoria and or the Heritage Council. A strip of 10m wide land behind the Barnard St fence will be added to the area registered under the Heritage Act.
4. The three houses on Mercy St:
Permit approvals have been received for the demolition of houses on Mercy Street by the City of Greater Bendigo viz:
Permit No DD554-2009 for No 40 Mercy Street
Permit No DD555-2009 for No 42 Mercy Street
Permit No DD556-2009 for No 44 Mercy Street
All issued 19 October 2009.

In pursuing their proposed development scheme, Bendigo Health will also be seeking an amendment to the Victorian Heritage Register by the incorporation of a section of the Mercy Street wall as part of the register entry for H 0992 as well as a 10m wide buffer portion of land associated that wall.

HISTORICAL ANALYSIS OF THE SITE

1. INTRODUCTION

During its long history, now a little over 150 years, the Anne Caudle Centre (known at first as the Bendigo Benevolent Asylum) has played an important role in the history of welfare in Victoria. Originally intended as a home for the aged, infirm and destitute, the Centre has also housed an industrial school for neglected children (1868-1885), and a Lying-In (maternity) hospital for destitute women (1884-1920). The Centre also helped countless others through its program of 'Outdoor Relief,' first introduced in 1860.¹

The Centre takes its present name from Mrs Anne Caudle, "a local doctor's wife who launched a public subscription fund to establish the original asylum."² Over the years, the Women's Group played an important role in gaining community support for the Center's charitable activities.

A number of notable architects have been associated with the designs of the various buildings within this large complex. The original 1860 main building was designed by architect, Robert Love, while the design of the 1862 gatehouse was by R. Getzschmann. The firm, Vahland and Getzschmann, designed a number of buildings constructed between the 1860s and the 1890s. In recent times, during the post-WW2 years and beyond, the designing architects were Yuncken, Freeman Brothers Griffiths and Simpson and their later incarnations. The designing architects for the historic Bendigo complex will be discussed in more detail later in the main report.

An examination of the Center's early development history provides important evidence of the institution's strong response to social conditions in 19th century Victoria, and demonstrates the extent of poverty in a large, regional goldfields' center.

During the 20th century, the Centre focused on community health problems such as Tuberculosis (1922-1926) and cancer (1925), together with the provision of better geriatric care. Today, the Anne Caudle Centre is seen as outstanding in its field, and is considered to be in the forefront of geriatric education in Australia.³

Name changes

There have been a number of names changes over the years, reflecting the historic institution's changing role and legal status. Known originally in 1857 as the Sandhurst Benevolent Asylum and then as the Bendigo Benevolent Asylum, there was a name change in 1886 to the Bendigo Benevolent Asylum and Lying-In Hospital. This was after a Lying-In (maternity) Hospital opened on the site from 1884 to 1920. In 1937, 'Asylum' was left out of the title and the place became the Bendigo Benevolent Home. Later, in 1963, the name was changed once more to the Bendigo Home and Hospital for the Aged. The current name from 1993 has been the Anne Caudle Centre.

2. BENEVOLENT ASYLUMS IN VICTORIA

The Anne Caudle Centre is historically, architecturally and socially significant as a particularly large and rare surviving example of a number of benevolent asylums constructed throughout Victoria in the late 19th century. Those benevolent asylums were constructed and built by non- government, charitable bodies and were financed at first from voluntary contributions. Over the years, however, these bodies

¹ See below

² *The former Bendigo Benevolent Asylum (Anne Caudle Centre)*, Heritage Victoria File VHR 002.

³ See below.

sought Government funding and gradually came under Government management and control.

The Sandhurst (Bendigo) Benevolent Asylum, as it was once known, established in 1857, was among the earliest of the voluntary bodies.⁴ The Former Melbourne Benevolent Asylum, which pre-dated it by six years, was later, in 1905, moved from its original North Melbourne site to Heatherton.⁵ The Castlemaine Benevolent Asylum, which became the Mt Alexander Hospital, and the Ballarat Benevolent Asylum, were both established in 1860.⁶

Hospitals & Charities in Victoria

There is an Information Sheet available at the Public Record Office of Victoria (PROV), which concerns the development history of Hospitals and Charities in Victoria.⁷ This useful document provides a guide to records held at the PROV and covers four key periods in the history of Victoria's hospitals and charitable institutions. Significant government legislation was associated with each of those four periods, which include: (1) 1862-1922, (2) 1923-1948, (3) 1948-1978, (4) 1978-present.

2.1. 1862-1922

As early as 1862, there was a Parliamentary Inquiry into hospitals and charitable institutions in Victoria.⁸ Two years later, the *Hospitals & Charitable Institutions Act, 1864* was passed. This Act required the incorporation of any institution, society or association formed entirely or in part by voluntary contributions to be governed by Trustees, or by boards of directors elected by contributors. Grants-in-aid were given to these institutions.

But, although an Inspector of Public Charities was recommended in 1870, an appointment was not made until 1881. This Inspector had only limited responsibility to regulate Victoria's voluntary charities.⁹

1890 Royal Commission

Between 1890 and 1891, a Royal Commission was held to investigate conditions and management of Victoria's charitable institutions. The findings of this commission, held during Victoria's depression years, suggested that Benevolent Asylums should 'assume a more prominent role in public health care to relieve pressure on hospitals and gaols.'¹⁰

2.2. Charities Board, 1922-23- 1948

In 1922, a Charities Board of Victoria (VA 2707) was appointed under the provisions of the *Hospitals & Charities Act, 1922 (No 3260)*. This Board was not only responsible for public hospitals but also for benevolent societies and institutions, which were supported in part by voluntary organizations. At this time, benevolent asylums provided 'charitable relief to diseased, infirm, incurable, poor or destitute persons (including children and convalescent patients.' The Charities Board was responsible for the allocation of funds from the special Hospitals & Charities Fund

⁴ Frank Cusack, *Candles in the Dark. A Study of the Bendigo Home and Hospital for the Aged*, 1980, p 5.

⁵ Research into Former Melbourne Benevolent Asylum (now Kingston Centre), Warrigal Road, Heatherton.

⁶ Cusack, op. cit., p 5.

⁷ *Hospitals & Charities in Victoria, 1862-1978*, PROV.

⁸ D.H.Borchardt, *Check List of Royal Commissions, Select Committees, of Parliament and Boards of Inquiry*, Part III, Vic. 1856-1960, Nos 93, pp 32,33, 1970.

⁹ *Victoria Year Book, Centenary Edition, 1973*, p 565

¹⁰ *Bendigo Independent*, 20 March 1890.

The Charities Board commenced in 1923. It kept registers of all hospitals, asylums, institutions and benevolent societies as defined by the 1922 Act. By 1939/40, there were still ten Benevolent Homes remaining in Victoria with 2,226 indoor Patrons as Inmates. This Board functioned for about 25 years.¹¹

2.3. Hospitals & Charities Commission, 1948-1978

In 1948, during the post- WW2 years and following the passage of the *Hospitals & Charities Act 1948 (No 5300)*, the powers and responsibilities of the Charities Board were transferred to a newly- established *Hospitals & Charities Commission (VA 69)*¹²

By this time, there were only four Benevolent Asylums (including the Bendigo institution) remaining in Victoria.¹³

The Commission took over responsibility for the functions previously administered by the Charities Board. These included the registration and management of institutions like the Bendigo Asylum.

During the post- Second World War years, many public hospitals became primarily concerned with the care of the aged. On 24 July 1963, the Bendigo Asylum decided to drop 'Asylum' from its name and became the 'Bendigo Home & Hospital for the Aged'.¹⁴

Eventually, the Commission assumed the control not only of Victoria's public hospitals but also private, voluntary institutions like the former Bendigo Benevolent Asylum.¹⁵

2.4. The Health Commission, 1978+

Following the proclamation of the *Health Commission Act 1977 (No 9023)*, the Health Commission of Victoria (VA 652) was established in 1978. This led to a major re-organisation of health services in Victoria, including registration of the remaining benevolent societies. As a result, the role of those historic bodies has changed dramatically in recent times. For the first time, the responsibility for the central administration of all health services in Victoria was vested in a single agency. The health Commission assumed sole responsibility for all of the functions previously administered by three bodies: the Department of Health (VA 695), the Mental Health Authority (VA 694) and the Hospitals & Charities Commission.¹⁶

The recent history of the former Bendigo Benevolent Asylum, now known as the Anne Caudle Centre, exemplifies those changes in the provision of health care in Victoria.

3. THE BENDIGO SITE

Early negotiations for a site for a Benevolent Asylum at Sandhurst (Bendigo) took place in January 1857. However, the first proposed site in October 1857, located on Eaglehawk Gully, was rejected. This was because of its closeness to a rapidly developing mining area. In December 1857, a new and the present site in Barnard Street, was approved.¹⁷

¹¹ *Hospitals & Charities in Victoria*, PROV; *Victorian Year Book*, 1973, p 565; *Ibid* 1939/40, pp 262, 263; *Ibid* 1948/9, p 499.

¹² *Hospitals & Charities in Victoria*, PROV.

¹³ *Victorian Year Book*, 1948, p 499.

¹⁴ Cusack, See Chronology.

¹⁵ *Victorian Year Book*, 1973, p 569.

¹⁶ *Hospitals & Charities in Victoria* PROV.

¹⁷ Frank Cusack, *op.cit.*, pp 2, 13, 26.

First Trustees

On 8 October 1858, a first grant-in-aid of 2,000 pounds was secured. This followed the appointment on 7 August 1858 of the Asylum's first three trustees, all from Sandhurst. They were Lewis McPherson, Angus Mackay and William Harris. McPherson and Mackay were auctioneers who later became successful local politicians.¹⁸

3.1. 1860 Crown Grant

On 15 May 1860, a 'restricted' Crown Grant was issued to the Asylum's trustees, signed by Sir Henry Barkly, Governor of colonial Victoria. The Asylum's Reserve land identified in this Grant covered 10 acres and was located in Crown allotment 7, Section 83C, in the Parish of Sandhurst. This land was shown on contemporary and later maps bounded by Barnard Street on the south, Hope Street on the west, Mercy Street on the east, and the northern boundary was close to Drought Street.¹⁹

By this time, McPherson had been replaced by Richard Francis as the third Trustee. The granted land was to be used 'to provide a site or place for the building to be used as a Benevolent Asylum.' The grant provided that the Governor could appoint new trustees upon the death etc of any of the three existing trustees.

A few years later, on 3 July 1865, Dr James Burnside and Dr James Boyd replaced Richard Francis and William Harris as Bendigo Asylum Trustees.²⁰ The power to reappoint Trustees was not used again until recent times.

Dr Burnside was on the Asylum's first Committee of Management in 1862 and became its Secretary between 1869 and 1877. Dr Boyd was Honorary Medical Officer at the Asylum and its Secretary from 1860 to 1868. The Asylum site was permanently reserved on 21 December 1865.²¹

These new appointments, however, were not added to the 1860 Crown Grant, which still listed the Trustees as Mackay, Harris and Richard Francis. No new trustees were appointed during the following 100 years, which has caused great legal concern over recent years.²²

Meanwhile, over the years, Committees of Management, with a President and Vice-President, an Honorary Secretary, Superintendent and Administrator, were regularly appointed. And those appointments were carefully recorded in the Asylum's Annual Reports.²³ Frank Cusack, who had access to those records, referred to those Annual reports in his well-researched history of the Bendigo Asylum.

3.2. Temporary Lease to Commonwealth, 1922-1926

During the early 1920s, a portion of the Asylum site was leased temporarily to the Commonwealth Department of Health. This was on the site on which a Lying-in (maternity) Hospital had been constructed in 1884. It was proposed to establish Public Health Laboratories and a Tuberculosis Clinic in this building. It was also proposed that, after two years, the building would revert to its original use.²⁴ It was later agreed that this lease would be extended to five years at a rent of five shillings per week paid half-yearly.²⁵

¹⁸ Ibid, p 26.

¹⁹ *Bendigo Benevolent Asylum Reserve*, File 06P127361, Department of Sustainability & Environment (DSE); File 73197, PROV.

²⁰ *Government Gazette*, 11 July 1865; File C 73197, PROV.

²¹ Ibid

²² See below

²³ Cusack, op.cit., Appendix A,B,C,D, pp 217, 218.

²⁴ File C 73197, PROV.

²⁵ Ibid.

An official contract dated 16 October 1923 was approved by the governor-in-Council on 17 October 1923.²⁶

According to Cusack, in 1926, the Health Laboratory was transferred to the nearby Bendigo Base Hospital²⁷ The Lying-in-hospital, which had ceased to function in 1920, was used some 40 years later for a Nursing Aide Training School²⁸

3.3. The Current Legal Status of the Asylum Site

From the 1960s, the former Bendigo Benevolent Asylum had become the Home and Hospital for the Aged. At this time the institution was under the management and control of the Hospitals & Charities Commission, established in 1948. There was growing concern about the legal status of the Barnard Street site.

As discussed earlier, according to the 1860 Crown Grant (which had never been altered) the Asylum's land at Bendigo was granted to certain persons or Trustees.' Although there was provision in the Grant for the Governor to appoint new Trustees on the death etc of Trustees appointed in the 1860s, the last listing of Trustees had been in 1865. A century later, in the 1960s, those Trustees were long since dead. However, over the years the Register of Titles had never been informed of any transfer of Trusteeships.²⁹

Legal advice was sought a number of times in the 1960s and 1970s and later concerning the status of the Asylum's title to the Bendigo land. Inquiries were made about whether the title could now be transferred to the Asylum's present governing body. Legal advice from the Crown Solicitor confirmed that the matter could be settled by referring to the *Hospitals & Charities Act, 1958*. Under that Act, land granted for charitable purposes could be vested in 'an incorporated institution' as a 'custodian trustee.' Therefore, the governing body of the Bendigo institution could be appointed as Trustees.³⁰

Finally, a proclamation concerning the 'appointment of Trustees at the Anne Caudle Centre' (new name of the Bendigo institution) appeared in the *Victorian Government Gazette*, on 9 September 1992. It was explained that the Anne Caudle Centre could now act as 'Trustee for the land...set aside for the use of the Benevolent Asylum in place of Angus Mackay, James Burnside and James Boyd.'

Certificate of Title, October 1992

A Certificate of Title (Vol 10090 Fol 329) was issued on 12 October 1992. This document referred to a 1992 lease for 16 years from 13 December 1992 to Varnsedorf Pty Ltd at ANZ Capel Court Ltd, 530 Collins Street, Melbourne. The lease would expire on 11 December 2008. It was also noted that from 10 December 1995, the Bendigo Health Group of Lucan Street, Bendigo, was proprietor of the Anne Caudle Centre.³¹

²⁶ Ibid.

²⁷ Cusack, *Chronology*

²⁸ Ibid.

²⁹ File C 73197, PROV.

³⁰ Ibid.

³¹ *Bendigo Benevolent Asylum*, File 0612094, Health Department of Victoria

4. DEVELOPMENT HISTORY OF BENDIGO ASYLUM COMPLEX

The development history of this important Bendigo complex, which covers about 150 years, passed through a number of phases. During those years, the focus of the institution's activities gradually changed from the founders' original broad aims. Those early aims related to providing charity and welfare to many groups in the community to the more recent primary concern with providing institutional care to the aged.

Historical records

Useful collections of records are available that provide valuable information about the early and later development history of the former Bendigo Benevolent Asylum. Many of those records are held in files at Heritage Victoria, the National Trust of Australia (Vic), and in files at the Department of Conservation and Environment (DCE) and at the Public Record Office of Victoria (PROV). Those files contain historic correspondence, details of relevant legislation and collections of historic maps and photographs. A local newspaper, the *Bendigo Advertiser*, contains detailed reports of the Bendigo Asylum's progress. Another useful source is Frank Cusack's 1984 history of the Bendigo Asylum titled, *Candles in the Dark*. Cusack had good access to the Asylum's records, including correspondence, Annual reports, historic photographs and maps, and biographical information about the founders, doctors and nursing staff, and administrators.

The main historical sources consulted for the present Report are listed in the Select Bibliography.³²

Development history

The Bendigo institution's development history can be divided into four key periods these were: (1) the first years in the 1860s and 1870s, (2) Developments in the 1880s and 1890s, (3) The complex during the inter-war years, (4) The history of the complex during the post-WW2 years.

4.1. The first years in the 1860s and 1870s

The first phase in the development history of the old Bendigo complex during the 1860s and 1870s, together with later developments in the 1880s and 1890s, comprise the most historically, socially and architecturally significant periods in the institution's long history. During those early years, a complex of buildings was constructed on the site. Those buildings were designed at first by colonial architect, Robert Alexander Love, and later by the partnership of Vahland and Getzschmann.

The complex of buildings constructed during those early years has been recognized as of State significance and has been placed on the Victorian Heritage Register. A Diagram Plan included in the registration identifies the significant buildings and other structures on the site.³³

During the earliest years, the Asylum's founders played an important pioneering role in the history of welfare in Victoria. Those founders, who included the very active 'Women's group,' were concerned about social and economic conditions in Bendigo, a major 19th century goldfields' town. The founders' original focus was on providing relief for those affected by the extreme poverty that was spreading throughout the Bendigo area. This was at a time when great fortunes were being made by successful Bendigo mine owners and others. But it was also a time when harsh economic and social conditions were causing great suffering to the aged and infirm in Bendigo and beyond. And it was where there were many neglected and

³² See Appendix.

³³ *Former Bendigo Benevolent Asylum (Anne Caudle Centre)* VHR No 992, Diagram Plan 605329

deserted children, as well as Chinese miners and their families, who turned to the Benevolent Asylum for assistance.

The Asylum's founders were determined to establish a benevolent asylum that would deal with and help alleviate those grave and widespread social and economic problems in that part of colonial Victoria. The Asylum's main early aims were summed up in 1862 as: 'To relieve the aged, infirm, disabled and destitute of all creeds and nations.'³⁴

4.1.1. The Main Building, 1860-1872 (B4)

As discussed earlier, the significant early buildings in the Bendigo complex have been identified on a Diagram Plan of the registered site. Those buildings are listed as Buildings B1 to B9. The first building constructed on the site in 1859/60 was the earliest section of the Main Building identified on the Diagram Plan and Building B4. The Main Building was constructed in stages between 1860 and 1872.³⁵

On 7 February 1859, the *Bendigo Advertiser*, carried an advertisement calling for 'Specifications for a brick and Stone Building for the benevolent Asylum.' The cost of this initial building was not to exceed 2000 pounds but it could be designed to permit enlargement costing about 6000 pounds. Four local architects submitted plans but the Asylum's Building Committee selected Robert Alexander Love, an Irish architect with American experience. Love was practicing in Bendigo at the time.³⁶

A description of the new building appeared in the *Bendigo Advertiser*, on 15 March 1860. According to this account, the ground floor contained a kitchen, cellars, storerooms and apartments for the Master and Matron. A flight of stairs led to the first floor, which contained a large dining room and three other large rooms. There were dormitories on the upper floor.³⁷

Additions, 1863-1872

Additions made to the Main Building during the nine years between 1863 and 1872 were designed by the architects W.C.Vahland and R. Getzschmann. Those additions included southern wing (1863), eastern wing (1864), west wing (1870) and a portico added in 1872.³⁸

The Main Building has been described as 'a Renaissance essay in the Ionic order...one of the best works of the local architect, W C Vahland (in partnership with Getzschmann). During the last half of the nineteenth century Vahland produced almost every building of note in Bendigo except those designed by the Public Works Department.'³⁹

This Main Building was identified as Building B4, when the Bendigo Asylum was added to the State Heritage Register in 1993. The work of Vahland and Getzschmann will be discussed in more detail in a later section of the Report.

³⁴ Quoted in Cusack, p 51.

³⁵ Heritage Victoria, VHR No 992, Diagram No 605329

³⁶ Cusack, op.cit.,p 28.

³⁷ Ibid.

³⁸ Graeme Butler & Associates, *Eaglehawk & Bendigo Heritage Significance*, Vol 4, p30, 1993; Heritage Victoria VHR No 992.

³⁹ Ibid.

4.1.2 Outdoor relief, 1860

In May 1860, only three months after the opening of the Asylum on 15 March, the Bendigo Asylum offered 'outdoor relief,' to non-inmates. This was usually in the form of food relief.⁴⁰

Food relief became a major part of the Asylum's efforts and was particularly welcome during the economic depression of the 1860s. According to Cusack, relief was provided in 1862 for 1692 people and by 1866, had risen to 6326 and, in 1869, to 6995.⁴¹

Outdoor relief was also given to Chinese families living in the district. In a study of the Chinese community and historical sites in Bendigo, it was explained that, 'It was very difficult for Chinese to get admitted (to the Bendigo Benevolent Asylum) as they needed to be recommended by a 'subscription donor.' Most Chinese had no local family members. Nevertheless, 'Chinese in receipt of a voucher for outside food relief lined up at the rear of the building and received different supplies and quantities.'⁴²

4.1.3 Gatehouse, 1862 (B1)

On 25 July 1862, a tender notice appeared in the Bendigo Advertiser for the erection of a gatehouse at the Barnard Street entrance at the benevolent Asylum. According to Cusack, 'relationships between the Committee and the original architect, Love, had become considerably strained by the time the original building was finished.' From then on, 'the Committee turned to the architects, Vahland and Getzschmann, who were responsible for most of the subsequent design and planning' during the 19th century.

However, Cusack suggested that the gatehouse has 'a special architectural interest in being one of the few buildings that can be specifically attributed to Getzschmann. Vahland was working in New Zealand at the time it was designed and built.'⁴³

The 1862 gatehouse was identified as Building B1 when the complex was added to the State Register. It was noted at the time that this building and the former dining hall (B6) were the only two buildings in the complex in which 'the interior of the buildings' had not been 'extensively altered.'

4.1.4 Sandhurst Industrial School, 1868-1885 (B4)

In November 1868, an Industrial School was opened within one of the new wings of the Main Building (B4) of the Sandhurst Benevolent Asylum. As discussed earlier, additions were made to the Main Building in 1863 and 1864.

During the 1860s, the benevolent Asylums at Ballarat, Sandhurst and Castlemaine became concerned about and took in neglected and destitute children. These asylums provided the children with a basic education and taught each child 'a worthwhile craft.' In those post- gold rush years, the colony's destitute children were increasing at an alarming rate. In 1863, for example, it was reported that 'there was an estimated 7502 destitute and deserted children in the colony and this figure had doubled by 1871.' Many of those unfortunate children 'ended up in gaol, convicted of vagrancy or stealing.'⁴⁴

⁴⁰ Cusack, p 33.

⁴¹ Ibid, p 65.

⁴² *Chinese Footsteps*, Golden dragon Museum, Bendigo, n.d.

⁴³ Cusack, p 62.

⁴⁴ Cusack, p 68.

To deal with this problem, Industrial Schools were established in many of Victoria's goldfields' towns. Cusack claims that 'the Sandhurst industrial School was among the best of its kind, located in a new, airy building well-lit and even possessing a play area.'⁴⁵

Legislation was passed during the 1860s in order to set up these schools. In 1864, a Neglected & Criminal Children's Act was passed in Victoria. This Act made provision for the State to open 'Industrial Schools,' where children would be 'taught to be useful members of society,' along with training in 'habits of decency and order.' Existing voluntary agencies were encouraged to open such Industrial Schools by a Government grant of five shillings per week per child.⁴⁶

The establishment of the Sandhurst Industrial School was gazetted on 24 March 1869. The location of the school within a wing of the Main Building created a number of problems over the years. The earliest disputes were about whether the school should be 'occupied and used exclusively by males.' However, a number of girls were admitted from the start. There was disagreement, too, about whether Catholic children should be admitted after the passage of legislation in 1873 that stipulated that education at Government schools should be 'free, compulsory and secular.' Many regarded it as a folly to set up a Government school within a local voluntary institution.⁴⁷

In 1879, the boys from the Sandhurst Industrial School were transferred to Sunbury. Some six years later, in 1885, the Sandhurst School was closed. The Education department agreed on 21 April 1885 that, 'after 18 stormy years' the School ceased to be part of the Asylum.⁴⁸

4.1.5 Kitchen & Laundry, 1870-71 (B5)

In 1870/71, a separate kitchen and laundry were completed, constructed in a new building at the rear of the Main Building. This new building was identified as Building B5 and was most probably designed by the architects, Vahland and Getzschmann.⁴⁹

4.1.6. Superintendent's Residence, 1879-80 (B2)

Between 1879 and 1880, a Superintendent's Residence was constructed at the Asylum. It was located near the Barnard Street front of the complex, on the west side of the 1862 gatehouse. Identified as building B2, this 2-storey residence was among the buildings in the complex considered of State heritage significance.⁵⁰

The Superintendent in the late 1870s was William Dorman (1829-1885), who was Master of the Asylum between 1860 and 1883. His wife, Matilda, was Matron between 1860 and 1907. Dorman came to Bendigo during the gold discoveries in which he was successful. Dorman was a Yorkshireman, who had been an assistant- Surgeon in the British Army. He was said to have 'brought efficiency to the School and Asylum.' Dorman died from TB aged 51 on 3 January 1885.⁵¹

The Dormans, as Master and Matron at the Asylum in the early 1860s occupied apartments in the first 1860 section of the Main Building.⁵²

⁴⁵ Ibid.

⁴⁶ *Victorian Year Book*, 1973, p 569

⁴⁷ Cusack, pp 68-74, 79,80.

⁴⁸ Ibid, pp 81,103.

⁴⁹ Heritage Victoria VHR No 992, Diagram Plan 605329.

⁵⁰ Ibid.

⁵¹ Cusack, pp 36,46, 105, 218.

⁵² Ibid, p 28.

4.2. Development History in the 1880s and 1890s

As discussed already, the 1880s and 1890s saw further building developments at the Bendigo Asylum. Those years, together with the 1860s and 1870s, have been identified as the most significant periods in the development history of the institutions. Notable buildings added to the complex during the 1880s and 1890s included a separate dining hall (B6) and mortuary (B8), both added in 1883, a Lying-In (maternity) Hospital (B3) in 1883-1885, and a 2-storey Women's Ward (B7) in 1890.

Two fences, the cast-iron picket fence along Barnard Street (F1) and the brick fence along Hope Street (F2), have also been identified as significant structures. All the buildings were added to the State Register in 1993 but the two fences were added to the registration in 1998.⁵³

4.2.1 Black's Survey Plan, 1882-1884

A survey plan of the City of Sandhurst, prepared by George Black, Assistant Surveyor, between 1882 and 1884, and signed by the District Surveyor on 26 May 1884, indicated a number of buildings on the Benevolent Asylum reserve. They included the Main Building, the gatehouse, kitchen /laundry, mortuary and the Lying-In-Hospital.⁵⁴

4.2.2. Lying-In (Maternity) Hospital, 1884-85- 1920+ (B3)

The construction in 1884, from the designs of architect W C Vahland, of this early maternity hospital within the Asylum grounds, was very innovative at the time. Maternity wards did not exist in hospitals at this time. Births ordinarily took place at home with a midwife in attendance. Doctors only attended in an emergency.

It was decided in 1884 that 'in the interests of humanity and to guard against the crime of infanticide,' a Lying-In Ward should be established in the Asylum, the 'need for such a centre in Sandhurst being so great.' A non-denominational Ladies' Committee was formed. This Committee helped both unmarried mothers and destitute married women. The Committee managed adoptions, weddings and sometimes found work for young mothers. The first case was admitted in January 1885.

A year later, in 1886, the name of the Bendigo institution was changed to the Bendigo Benevolent Asylum and Lying-In Hospital.⁵⁵ The Lying-in Hospital continued in its original role until 1920, when the 1885 building was put to other uses. Its future roles will be discussed later.

4.2.2. Female Ward, 1890-1892 (B7)

In April 1890, the Bendigo Asylum Committee decided to do even more for district women by the construction of a separate, 2-storey building 'exclusively for female patients.' Designed by the architect, Vahland, tenders were let in June 1890. The 2-storey building had three wards, each with its own dining room and facilities. The new building was completed by 1892. This structure was identified on the Diagram Plan as Building B7 and is located on the west side of the 1883-dining hall, Building B6.⁵⁶

4.3. THE INTER-WAR YEARS

The inter-war years have not been regarded as an important period in the development history of the Bendigo complex. However, a number of buildings were

⁵³ Heritage Victoria VHR No 992.

⁵⁴ *Black's Survey Plan*, City of Sandhurst, Sheet 5, 1882-1884, DSE.

⁵⁵ Cusack, pp 108-110.

⁵⁶ *Ibid*, Chronology, pp 120-122, Heritage Victoria VHR No 992, Diagram Plan 605329.

constructed in the 1920s that have at least historical significance as examples of the response during those years to serious community health problems. First, there was the world-wide influenza epidemic, then, during the post- First World War years, the spread of TB and, the concern later in the 1920s about the spread of malignant diseases.

4.3.1. Commonwealth Health Laboratory, 1920-1926

It was decided in 1920, after a pioneering study of miners' phthisis carried out in the Bendigo mines that a TB clinic should be opened with Government staff and funding. A TB Clinic (Health Laboratory) was opened in 1922 in the old Lying-In Hospital building at the Bendigo Asylum. (B3) This was one of the first such health laboratories opened in a Victorian country town.

However, after 5 years, the laboratory was moved out of the building. The old Lying-In-Hospital building remained unused until 1939 when it became a Nurses' Home.

A Commonwealth Health Laboratory was opened in a new purpose designed building at Bendigo Hospital in 1926 with funding supplied by the Lansell family.⁵⁷

4.3.2. Malignant Ward

A first malignant ward was opened a year earlier, in July 1925, at the Bendigo complex. During the mid-1920s, the Austin Hospital's Malignant Ward could no longer deal with the increasing number of cancer patients.⁵⁸

4.4. POST-WORLD WAR II YEARS

Although no buildings constructed at the former Bendigo Asylum during the post-Second World War years have been added to the Victorian Heritage Register, a number of large institutional buildings providing health care for the aged were constructed within the grounds during these years. These buildings were designed by a well-known Victorian architectural firm, notable for their institutional designs although they were less well known as hospital designers.

At this time, the former Bendigo Benevolent Asylum was managed and controlled by the Hospitals and Charities Commission. From 1968, it was known as the Bendigo Home and Hospital for the Aged.

In 1972, the old Lying-In Hospital (B3), which had already undergone a number of changes, became the George Edward Mayne Nursing Aid Training School. Mayne was Superintendent and Administrator of the Bendigo Benevolent Asylum from 1957 to 1974. There is a photograph of the historical building (with its new name) in Cusack's history⁵⁹

4.4.1. Designing architects

Some of the most substantial buildings, which were constructed during the post-WW2 years, were designed by the architects, Yuncken, Freeman Bros Griffiths and Simpson and its successor, Yuncken Freeman Architects. This firm was notable for its work on institutional complexes, and but less well known for its hospital complexes although it carried out these commissions with competency but perhaps lacking the style brought by other architectural firms. In 1947, the firm was appointed to provide a Building Plan for future work at the Bendigo institution. This was the beginning of a program of new initiatives that focused on providing facilities

⁵⁷ Cusack, pp 157, 158; *Victorian Year Book, 1973*, p 560; Bendigo Benevolent Asylum PROV file C 73197.

⁵⁸ Ibid, p 159.

⁵⁹ Ibid, p 218, opp. P 107.

for training staff in aged care, research into the diseases of the aged and infirm, and provision of appropriate accommodation for the elderly.⁶⁰

New buildings proposed were three hospital blocks of seven stories, a linking element and a large boiler house. The plan was to go awry as changing (and disappearing) finances intervened. It was also realised that other amenities also had to be provided for on the site. Among the new buildings constructed were: the Boiler House & Laundry complex (1955-57), The East Ward Block (1958), Day Hospital (1966), Group Laundry & Central Linen Service extensions (1961 & 67), the North Ward Block (1973), the staff facilities (1976), and the kitchen and engineering buildings.⁶¹

5. ARCHITECTS ASSOCIATED WITH THE COMPLEX

There were a number of notable architects associated with certain stages in the development history of the historic Bendigo complex. This was particularly in the early period during the 1860s and 1870s, and in the 1880s and 1890s, and, much later, during the post- Second World War years.

5.1. Robert Alexander Love

Robert Alexander love (c1814-1876), architect and civil engineer, was born c1814 in County Donegal, Ireland. He migrated to America and settled in Philadelphia and Cincinnati. Love reached Australia in c1856. He designed many buildings in Bendigo and in other parts of Victoria. Love returned to America on business and died in Cincinnati in 1876.

Love was responsible for the design of the first 1859/60 portion of the Main Building (B4) at the Bendigo Asylum.⁶²

5.2. Vahland & Getzschmann

William Charles Vahland was born in Germany in 1828 and educated as an architect. He arrived in Melbourne in 1854 and went to Bendigo, where he established a business as carpenter and builder. In 1856, Vahland returned to architecture.

Vahland & Getzschmann, 1858-1876

Vahland was in partnership with R Getzschmann between 1858 and 1876 and during those years, the firm was responsible for the design of many churches, religious buildings and commercial works in Bendigo.

The only Bendigo building that can be specifically attributed to Getzschmann is the 1862 gatehouse at the Bendigo Asylum. Vahland was working in New Zealand at the time it was designed and built.⁶³

Other buildings attributed to Vahland and Getzschmann included the Bendigo district Hospital (1858-1862), the Sandhurst (Bendigo) Asylum (1863-1872), Bendigo Town Hall and Courthouse (1869), All Saints' church, Sandhurst (1869), Sandhurst Masonic Hall (1873), Royal Princess Theatre, Sandhurst (1873- 74), Commercial Bank, Sandhurst (1874), Long Gully Wesleyan Church (1877).⁶⁴

⁶⁰ Ibid, p 201.

⁶¹ Ibid, Chronolgy, pp 180-185, 201-209.

⁶² Ibid, p 28.

⁶³ Cusack, p 62.

⁶⁴ MBLewis, *Architects' Index*

W C Vahland

In 1859, Vahland married the daughter of a Mr Banner of Runneymede . It was reported in 1888 that the couple had 'a numerous family.' Earlier, in 1869, Vahland was a member of the Bendigo City Council. He was a JP and was on the Board of Management of the Bendigo Hospital and Mechanics' institute. Vahland was also a member of the administration of the School of mines. He was one of the oldest members of the Golden & Corinthian Lodge of Freemasons 'of which he (was) Past Master.' In addition, Vahland was a Member of the Victorian Institute of Architects.⁶⁵

5.3. Yucken, Freeman & Freeman Architects, Yuncken Freeman Bros Griffiths and Simpson Architects, Yuncken Freeman Architects

The firm Yuncken Freeman Bros Griffiths and Simpson (and their various forms) was involved in hospital work at least from the late 1930s. As discussed already, this undertook designs for the Austin Hospital in Heidelberg, the Castlemaine and Bairnsdale Hospitals and, from the late 1940s, the design of large new ward and service buildings at the Bendigo Benevolent Home and Bendigo Base Hospital.

Otto Abrecht (Rob) Yuncken was registered in 1926 (reg. 527), Balcombe Griffiths (snr) in 1936 (reg 663), Tom & John Freeman (unknown date) and finally Roy Simpson who became registered and joined belatedly in 1940 only to be recruited to the war effort for a number of years.

In about 1947 the firm went through a number of name changes ie Yuncken Freeman and Freeman, Yuncken Freeman Freeman and Griffiths, and then Yuncken Freeman Bros, Griffiths and Simpson. In the 1960s, the firm became Yuncken Freeman Architects and had offices in Melbourne and Canberra.

Founded in the mid-1930s by three former employees of A & K Henderson, the firm soon became sought-after as society architects, designing large and tasteful houses for moneyed clients in Melbourne's more affluent suburbs. During that time, the office became Melbourne's leading exponents of the conservative Georgian Revival, although they also designed some well-regarded houses in the Modernist style. After the War, the firm rejected its historicist leanings and became more prominent as progressive commercial architects, best known for projects such as the Sydney Myer Music Bowl (1958).

WORKS OF YFGS ARCHITECTS

Year	Yuncken Freeman Brothers, Griffiths & Simpson (aka Yuncken Freeman Pty Ltd)	
1946	Flats	67? Darling Street SOUTH YARRA
1947	Tyedin House	83 Panoramic Road BALWYN NORTH
1948	Mitchell House	33 King Street IVANHOE
1954	Pierce House	7 Trawalla Avenue TOORAK
1958-61	Flats (<i>Hotham Gardens</i>)*	O'Shannassy Street, Curzon & Arden Street NORTH MELBOURNE

⁶⁵ *Victoria & Its Metropolis*, Vol 11A, 1888, pp 272,273.

1958-59	Sidney Myer Music Bowl	St Kilda Rd MELBOURNE
1962-65	Office building (Royal Insurance Group)	430-444 Collins Street MELBOURNE
1969-72	BHP House	Bourke & William St MELBOURNE
1970	Yuncken Freeman offices (former)	411-415 King Street WEST MELBOURNE
1970-71	Eagle House	473 Bourke St MELBOURNE
1973-73	Toorak/South Yarra Public Library	332-344 Toorak Road SOUTH YARRA

Note: Bolded indicates building is listed on the Victorian Heritage Register.

YFGS Architects undertook a number of hospital commissions, and indeed their portfolio includes more than many would realise.

These include

- The Austin Hospital
- Bendigo Base Hospital
- Preston Hospital
- Glenelg Hospital
- Bairnsdale Hospital
- Sale Hospital

As the years progressed their work became more refined and stripped of detail, letting the overall composition become the prominent feature and indeed their work is comparable with that of the Chicago architect Mies van der Rohe. This is noticeable in their major work, the BHP building (Bourke and William St Melbourne) which has elements of the Chicago high rise tower embodied in its curtain wall skin. This detailing also applies to their own offices on King Street which is considered to be a *Miesian* experimental base for the BHP building.



BHP House William Street Melbourne



Yuncken Freeman Bros Offices, King St Melbourne

6 CURRENT HERITAGE STATUS OF THE COMPLEX

6.1. National Trust

In recent years, the heritage value of the historic Bendigo complex has been recognized by its inclusion on the register of the Victorian branch of the National Trust. The complex was classified first in November 1974 but this classification was upgraded to State significance on 3 August 1998. The Trust has classified the complex as of State architectural and historical importance and has identified (1) the 'main or Vahland building' (exterior only), (2) gatehouse (exterior only), (3) hitching posts outside main building, (4) iron fencing extending along Barnard Street, (5) area of garden between Vahland building and fencing.⁶⁶

6.2. Heritage Victoria

As discussed earlier, the historic Bendigo complex was first registered in 1993. At that time, it was placed on the Government Buildings Register. Nine buildings dating from 1860 to 1890 were identified as of State significance. They were: Gatehouse, 1862(B1); Superintendent's Residence, 1879/80 (B2); Lying-In Hospital, 1884 (B3); Main Building, 1860, 1862, 1863, 1870, 1872 (B4); Kitchen/laundry, 1870/71 (B5); Dining Hall, 1883 (B6); Female Ward, 1890 (B7); Mortuary, c 1883 (B8); Amenities (B9).

Some changes were made 5 years later in 1998, when the complex was placed on the Victorian Register of Historic Buildings. The extent of designation was amended to include the cast iron fence along Barnard Street (F1) and the brick fence, Hope Street (F2). In addition, the registration specified some exemptions from permits, which will be discussed in a subsequent document.⁶⁷

⁶⁶ *Benevolent Home & Hospital, 100 Barnard Street, Bendigo*, National Trust File FN 315.

⁶⁷ Heritage Victoria, VHR 992, File 6053296.

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Dr Carlotta Kellaway, Historian



COMPARATIVE ANALYSIS

Site Planning of Hospital Buildings

The Bendigo Base Hospital site, just two blocks away was developed by Vahland and Getzschmann with a site plan imitated by the Benevolent Asylum.

Both have similar geography in the slope and size of the land and it is quite clear that the asylum deliberately imitates the Hospital planning in numerous ways.

Both had a surrounding fence and a metal open fence along the main address with an in-go in the style of the Hospital and in Vahland's other sizeable stand alone fence at the White Hills Cemetery of the 1880s. While the fence is just as muscular the gate entry has had its original gates removed.

Inside the fence at both the hospital and Asylum were gatehouses - the Asylum has one in a picturesque mode suggesting it was designed from a pattern book, where as the Hospital gate lodge has been demolished.

Directly in front of the entry drive at both sites was the main building of the campus across the end view of the drive. The Asylum had a substantive building in Robert Loves Four storey building in a classical style (ionic)

While a number of the historic buildings exist in the VHR registered areas none are present in the land surrounding to the north. In the Hospital, this land was also vacant and obviously to allow expansion.

Contextural History – hospitals blocks after 1945

A salutary effect of the Second World War was the advance of medical science, which had a profound impact on civilian health services. Even before the War ended, the *Ministry of Health Act* (1943) placed the responsibility for all health-related matters under one administration and ushered in a new era of public health. Outcomes included the establishment of branches for maternal and infant welfare, dental treatment of school children, and the diagnosis of tuberculosis, while the *Cancer Institute Act* (1948) allowed the creation of a specialist institution for radiotherapy treatment, the Peter McCallum Clinic.⁶⁸

As Julie Willis notes, the years 1930-50 represented the greatest era of hospital construction in Australia, "when hospitals became an identifiable building type of their own and the design of which became the province of specialist architecture firms".⁶⁹ The influence of the war – not only in terms of medical advances but also in the restriction to labour and materials – redefined modern hospitals in Victoria. A pre-war tendency for sunlit balconies was soon abandoned, while the introduction of antibiotics – which reduced the time patients needed to spend in hospitals – prompted revisions to ward designs and the provision of specialist laboratories.

⁶⁸ "Health Services", in *Victorian Year Book 1973: Centenary Edition*, p 533.

⁶⁹ J Willis, "The Health of Modernism", in P Goad & J Willis, *Australian Modern*, p 27



Mildura Base Hospital of 1934 by Irwin & Stevenson. This hospital is illustrative of the approach to health in which patients recuperate on sunlit balconies or in solaria, well lit rooms at the ends of the ward wings.

The Royal Melbourne Hospital, designed and built before the War but not opened to civilians until the late 1940s, was the first Victorian hospital to reflect this new thinking. Its architects, the noted firm of Stephenson & Turner, became leading specialists in the field of hospital design— not merely in Victoria but across the country and beyond, with Arthur Stephenson receiving the Gold Medal from the RIBA in 1954 to acknowledge his significant contribution to the field.



Royal Melbourne Hospital by Stephenson & Turner. The sunlit balconies have been replaced by sunhoods defining the architectural aesthetic of the building.

The 1950s and '60s saw the massive expansion of hospital infrastructure in Victoria. In the case of some long-established hospitals, such as the Austin at Heidelberg and the Alfred at Prahran, comprehensive post-war master plans have all but obliterated their nineteenth or early twentieth century origins. The same period, however, saw many new hospitals erected from scratch, particularly in the hitherto underdeveloped outer suburbs and in regional centres. A rapid increase in medical specialisation since 1950 has also prompted the establishment of many smaller hospitals and specialist clinics.⁷⁰ General practices with extended hours

⁷⁰ "Health Services", in *Victorian Year Book 1973: Centenary Edition*, p 541.

were introduced in Victoria during the later 1980s. These were pioneered by Sydney-based Dr Geoffrey Edelsten, whose chain of Supercare Clinics spread into Victoria in 1976 with the opening of the first example in Springvale Road, Glen Waverley.

Parallel developments in the field of maternal and child health included the introduction of pre-natal services (1946) and, in the late 1940s and early '50s, the appointment of social workers, dietitians and child psychologists. Although the construction of new infant welfare centres in the inner suburbs had peaked in the later 1930s, the immediate post-war period saw them proliferate in the developing outer suburbs, where newly married couples had tended to settle. Developments in mental health services were also re-shaped in the post-war period with the creation of the Mental Hygiene Authority in 1952, which was empowered to re-assess existing facilities and establish new ones.

Contextual History – services after 1945

What had once been a minor element in site layout, the boiler house, came to be viewed as the live heart of hospital planning. At the Anne Caudle site, the earlier boiler room and chimney were a minor element, with a small footprint and a medium height chimney. This boiler house may have been a second-generation structure as presumably there was a boiler house in the earlier period of the sites development ie from 1860 to 1900.

At the former Mildura Base Hospital, the Boiler House and its chimney, while small, were integral parts of the overall 1934 scheme of development. In subsequent schemes eg Royal Melbourne Hospital of 1935, the boiler house and chimney were substantive and provided steam services to several buildings on the site and the nearby Royal Children's Hospital further along Flemington Road.

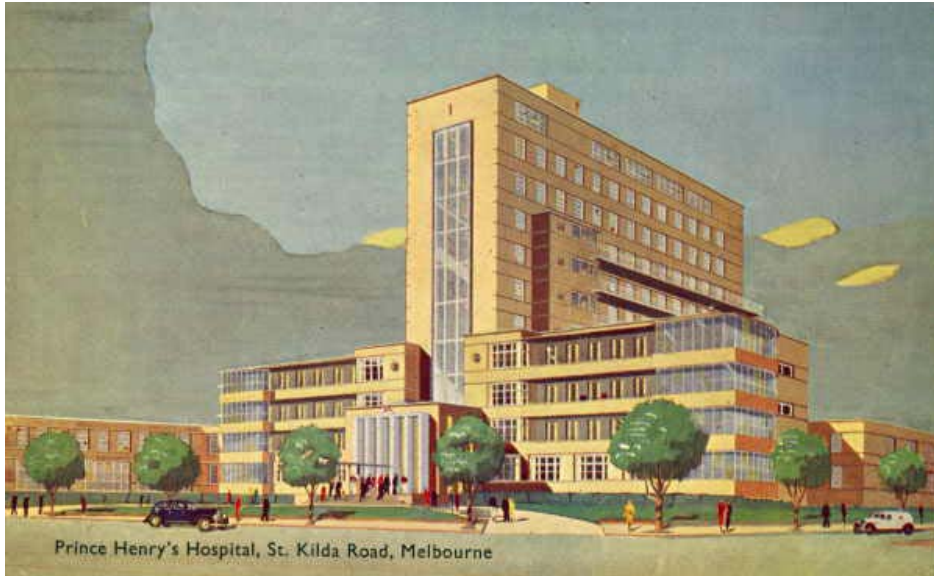
At Anne Caudle the new boiler house was commenced as the first building of a new master plan developed by YFGS..

The intention was to provide for services to the base hospital one block away as well as to provide steam for a large laundry constructed as part of the boiler house complex and other hospital and catering buildings on the Caudle campus. As it transpired, the laundry facility expanded twice until becoming the second largest facility in the state

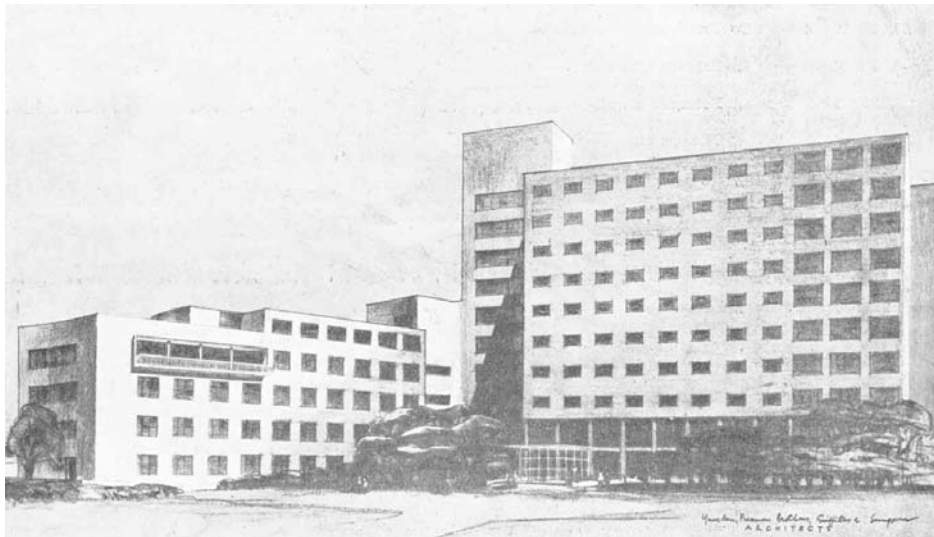
Hospital buildings: comparative architects and dates

The primary architects for works at the site in the post WWII period were Yuncken Freeman Bros Griffiths and Simpson. YFGS also completed works at Bendigo Base Hospital as well as numerous others around the state. While competently designed in terms of their functioning, the buildings did not often have the architectural expression seen in the work of other hospital designers such as Stephenson and Turner and Leighton Irwin & Associates. Both these firms produced large scale muscular compositions with the most well known being the Royal Melbourne (S & T) and Prince Henrys (LI & Assoc) Hospitals.

These buildings were highly visible, had a strong urban presence and were lauded in various press articles not least because they also heralded a new age of hospital planning which took a greater interest in new technologies, the functionality of spaces and their planned relationships. The Royal Melbourne was particularly seen as heralding in a new period of salvation through health care.



Post card of Prince Henry's Hospital, Leighton Irwins powerful architectural stamp.



Bendigo Hospital Scheme by YFGS 1946



National Library of Australia

nla.pic-vn3507420-v

Austin Hospital Ward, by YFGS Architects 1951



National Library of Australia

nla.pic-vn3507489-v

Preston Hospital Wing by YFArchitects 1962

Many of the YFGS buildings did not however have the streetscape presence given to the Irwin and Stephenson and Turner Hospitals. They were often within the hospital grounds, crowded by the works of other architects who had preceded them. They were never the less refined in their detail albeit stripped of the architectural elements and the block massing which gave architectural composition and visual interest to the schemes of Irwin and Stephenson.



HERITAGE OVERLAY HO04, MERCY ST

Heritage Overlay HO04 as noted in the introduction contains houses to the north and west along Drought St (and beyond) and Houses to the south on Hope St. opposite the Anne Caudle Campus as well as three houses on Mercy St, A fourth house on Mercy Street is not within the heritage overlay.

While the houses on Mercy St are seen a contributing to the overall significance of HO04, they form a peninsular of land which has no context, ie they are not surrounded by other houses, they form only a very minor portion of the Mercy Street streetscape and their removal from the planning scheme will have no impact on the significance of the overlay, nor it is contented on any other portion of the overlay.

Their current use as hospital accommodation already marks them as perceivably different in use ie they are not of the general residential areas which surrounds the Anne Caudle site.

Data sheets for these houses appear in the appendix.

The house at 44 Mercy Street is weatherboard, appears to be circa 1900 (although it may have been moved to the site), is in good condition and is a good example of its type ie a small workers cottage. While it is a good example of its type it is not unusual nor is it individually significant.

The house at 42 Mercy Street is part weatherboard and render, appears to be circa late 1930s is in reasonable condition and is a typical example of its type ie a small workers cottage.

The house at 40 Mercy Street all weatherboard, appears to be circa 1925, is in reasonable condition and is a typical example of its type ie a small workers cottage.

The house at 38 Mercy Street, is all weatherboard, appears to be circa 1923⁷¹, is in reasonable condition with a rather awkward forward extension (and which probably explains its exclusion from HO04) and is a typical example of its type i.e. a small workers cottage.

The site at 11 Drought St also covered by the Heritage Overlay contains no structures and it is unclear why the overlay has been applied. As an Alternative explanation a house has been permitted to be demolished on this site.

⁷¹ Noted in Sands and McDougall Directory 1924 as "House being Built"

BUILDING DATASHEETS

The appended data sheets cover the structures and buildings on the Anne Caudle Campus which are outside the area covered by the Victorian Heritage Register.

Almost all are of a post -1945 date.



Location: Mercy Street
Built: Circa early 1880s
Designer: Probably Vahland and Getzschmann
Builder:



History:

Built as part of the containing wall which defined the site on the less public sides, it joined with the front fence along Barnard St. Originally of timber pickets, the front fence was later replaced by an impressive cast iron structure.

The wall however has had a series of gates inserted (three for vehicular access at dates unknown but presumably after 1950) and two for pedestrian purposes (after 1998).

Description:

A brick wall approximately 2m high primarily in stretcher bond with every fourth course a header-stretcher-header-stretcher arrangement. The wall is capped by a rendered roll over top (originally with embedded glass to deter intrusion) and built on a rock faced base of sandstone and tooled basalt work.

The wall is approximately 218m long with three motor vehicle gate openings made in the wall and two recent pedestrian openings.

This wall is similar to the one surrounding the Bendigo Base Hospital site where the site planning and early buildings were also to the design of Vahland and Getzschmann. The Base Hospital wall is however far less intact having been broken through and decapitated in a large number of locations.

This wall is less intact than Hope Street in that it is penetrated by two pedestrian openings and three vehicular openings. The first 32m of the wall are the most intact, followed by a pedestrian opening with lowered wall sections (5m), then a recent rebuilding of the wall over the following 15m.

The following 21m (58-79m mark) has some metal balustrade attached to the wall top prevent intrusion, followed by a further 21m of original wall (79-100m), a pedestrian gate, a vehicular entry gate, (at 107-112m) then further sections of original wall and vehicular entry gates at the 132m & 174m marks. The wall terminates at approximately 218m from Barnard Street where it returns into the site. At the 179m mark the following 8m has been rebuilt and then for approximately 10m before the end of the wall (at 207 –circa 218m) the wall shows further evidence of rebuilding. There are other shorter rebuilt sections such as at the 171-174m mark.

Cultural Heritage Significance

Historic Theme: Development of Bendigo Asylum

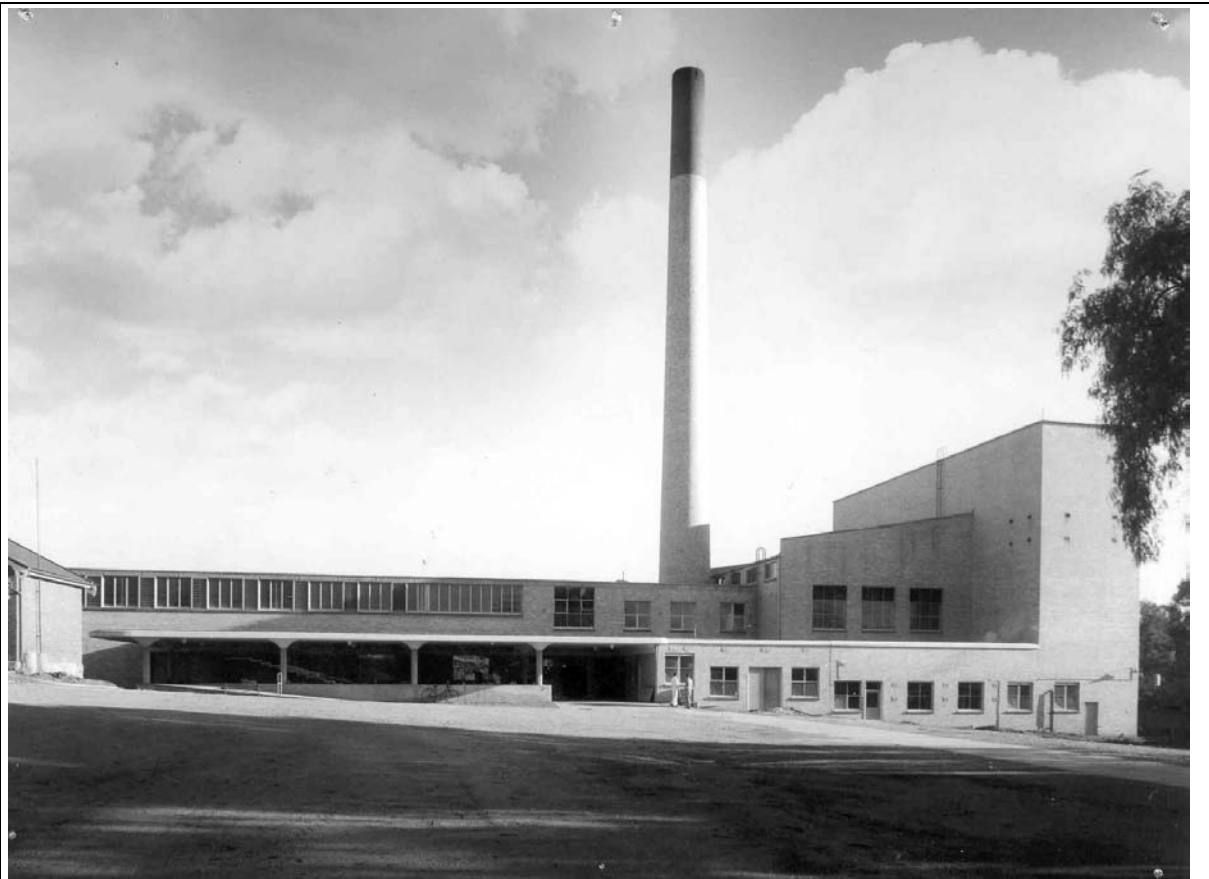
Primary significance to the major historic theme and to the site as part of the group of the structures which define the sites earliest history.

The wall is also important as an element which clearly defines the location and alignment of the land held as a reserve for the purpose of the Benevolent Asylum.

The wall, along with its Hope St counterpart, is amongst the longest and most intact of such walls in Bendigo. The wall however is not intact in some sections due to the various gates inserted into it (5) and the rebuilt areas (3). The first 30m is intact followed by intact sections which have a balustrade metal top then between vehicular gates 1 – 2 and 2 - 3.

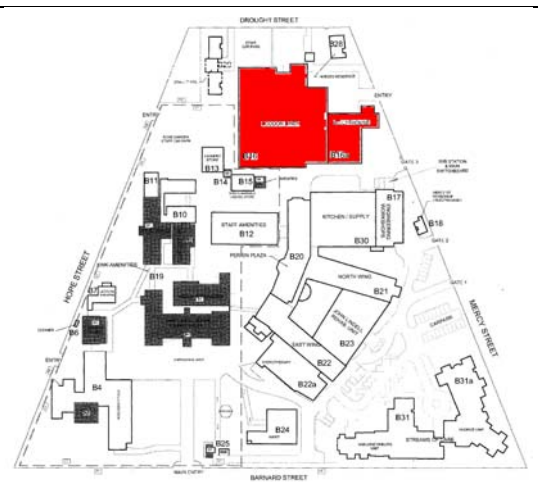
Historic Sub -Theme: Post War Development

No significance



The Boiler House and Laundry as built from the east. The large volume of building on the rhs houses briquette hoppers.

Location: Western portion of site
Built: 1949-56, 1961-63, 1967-68, 1976, 1994
Date range:
Designer: YFGS Architects
Builder: Lewis Construction Co Pty Ltd



History:

It had been intended that the boiler house complex be commenced as early as possible as part of a larger master-plan prepared by Yuncken Freeman Griffiths and Simpson. Steam was to be provided to a new high rise hospital block (one of three proposed) to be developed to the north east and this building would be commenced and completed shortly after the boiler house became operational. As it turned out both sites stood partially commenced for a number of years.

The schematic design drawings were completed in February 1949, approved by the Hospitals and Charities Commission in May with work starting in September – October 1949 after a tender was accepted from Lewis Constructions for £89,461. The mechanical work was to be undertaken by Symthe & Sons, JL Howard were the electrical contractors and the boilers were to be supplied and installed by John Thompson Aust. P/L.

The proposal was that the boiler house would supply steam via a tunnel under Mercy Street to the nearby Bendigo Base Hospital. Almost straight away problems appeared in the design and cost of the tunnel and the need to supply clean water to the boilers. It was determined that a water supply filtration plant had to be built and this would add another £10,000 to the boiler house cost.

Fate was to intervene when in 1952 the Commonwealth Government, on review of all its loans and grants to the states determined that it was entering an era of financial shortages and in May 1952 all public works funded by the Commonwealth were halted. This had a major impact across works projects in Victoria.

Works were not to recommence until March 1955 and by the end of 1956 the works were nearing completion with the tunnel completed and boiler attendants having been employed.

The automatic boilers ran on briquettes and sustained a pressure of 250lbs/sq inch with a delivery of 20,000lbs of steam per hour. The total boiler house and 150ft chimney and the laundry cost £388,615 most of which was paid by the Government.

It was not long before extensions were made to the laundry in 1963 (an expanded sorting, mending and manufacturing area to the south end) and again in 1967-68 with an expanded area along the Drought Street elevation at a cost of \$210,121. The completed work for the 1967-1968 extensions were greeted with much acclaim and there is a detailed plaque commemorating the commissioning event in mid June 1968 which names all the major players in this development.

Although it didn't start auspiciously (there were issues with cost of equipment, then failure of the Hospital to use the laundry services and failure of the hospital to pay for the steam it used), the complex continued to supply steam to the site and the hospital. Issues with the laundry service were overcome by its ability to handle large volumes of linen and hospital items eventually causing it to become the second largest laundry facility in the state.

In 1976 a new flue liner was installed in the brick chimney.

As an adjunct to the boiler house, a co-generation plant was designed by ABB Power Plants (1993) and built over the following year by Fletcher Constructions with the service providing steam and power to the electricity grid with the plant being run on natural gas. The structure is in concrete tilt up slab.

Marie Tehan the Minister for Health in the Kennet government, opened the plant in 1994

Description:

A yellow brick complex in part of single storey with saw tooth roof sections facing east. One section of the building was designed as a five-storey element with briquette feed hoppers for the boilers. These were later used as water header storage for the laundry. The site is dominated by 45-metre brick circular chimney on the north end of the site, which is a landmark feature in this area of Bendigo. A new stainless steel flue liner was inserted in 1976. The original open area of the east side has been progressively filled with offices for the laundry services and the south and west sides added to with expanding work areas for the laundry.

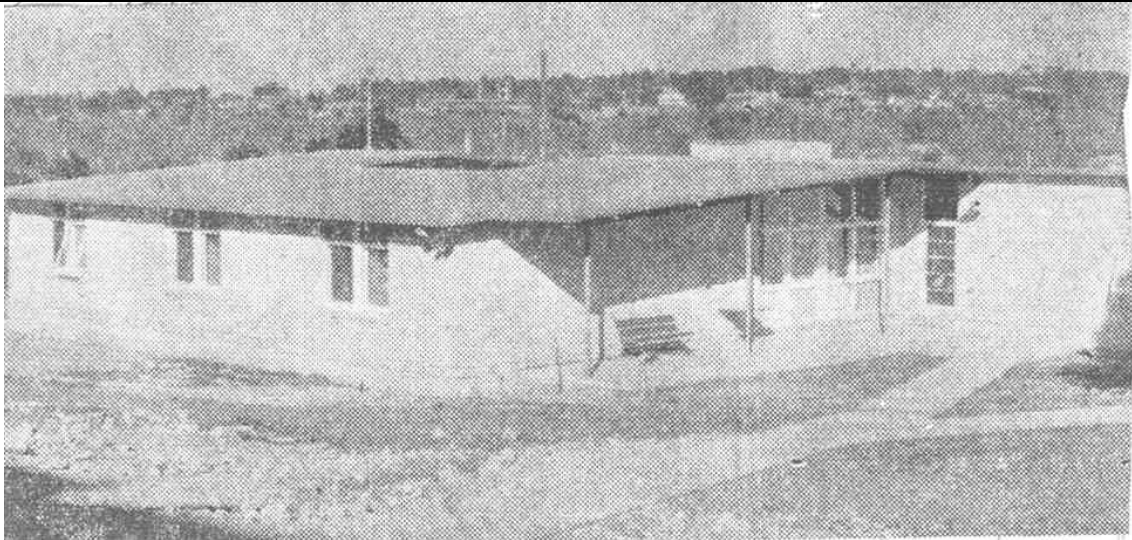
Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic Sub -Theme: Post War Development

Of primary historical significance in the development of the site in the post war years and marking a change in the way services such as steam were perceived as being of importance in servicing the site for a large number of purposes from general heating, through to cooking and warming in kitchens to sterilizing and linen cleaning services.



Nurses Home as built 1959 seen from the main entry area. The Matrons flat is to the rhs.

Location: Barnard St Frontage
Built: Designed 1958, built 1959
Designer: Hospital & Charities Commission
 Architect FC Armstrong
Builder: J Mitchell



History:
 Originally proposed to be constructed for a budget of £15,000, the Nurses Home was completed in September 1959 for a contract price of £17,790 by contractors J. Mitchell & Sons to the design of the Hospital and Charities Commission architect FC Armstrong. The site was the vacant land at the frontage and the building was designed for 12 nurses and a matron arranged around an internal courtyard. The internal courtyard has since been filled by a meeting and administrative area but the exterior is much as built.

Description:

A single storey cream brick building with timber framed windows under a broad low gabled roof of tray roofing metal. The timber windows are set as pairs and the original drawings show them as manufactured by 'Stegbar'. The building has something of a domestic scale to it and the layout of the interior reveals there were approximately 12 dormitory rooms (some are now amalgamated) with common toilet and bathroom facilities along the rear end. The interior had a lounge room to the side of the atrium spaced which was floored with concrete pavers. The matron occupied a corner of the building with her own entry door on the Barnard Street side. The matron had two bedrooms although one of these could be closed off for use on the nurses side thus allowing 13 nurses to be accommodated. The matron also had her own kitchenette and one large bedroom and lounge.

The interior now contains offices where there were dormitory bedrooms, meeting room and an administrative area as well as ancillary spaces such as the kitchen and toilets which were in the original arrangement.

Overall there is little architectural aesthetic to this structure and is for the most part elevations of rectangles (windows) counter opposed to the broader rectangles of walling elevations.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

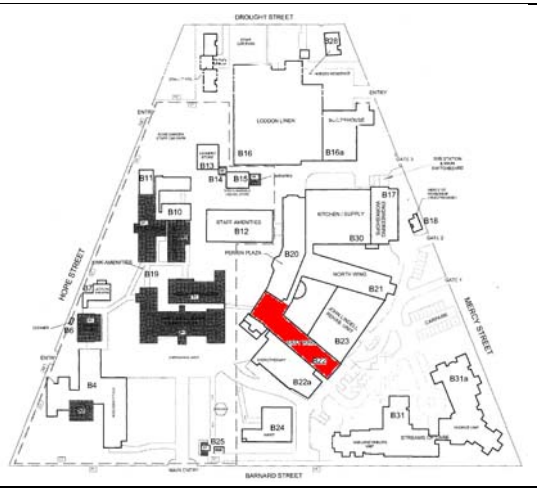
Historic Sub-Theme: Post War Development

Of **no** aesthetic (architectural) significance and low historical significance.

One of a group of new post war buildings in a stripped down mode where the aesthetic was not created by applied detail but was created by the arrangement of the architectural skin of the building in which geometric shapes (windows and doors) were arranged within other geometric shapes (ie the rectangle of the wall shape).



Location: Barnard St Frontage
Built: 1951 commenced, opened 1958
Date range:
Designer: YFGS Architects
Builder: Lewis Construction Co Pty Ltd



History:

It had been intended that the East Wing would be commenced shortly after the boiler house complex and be completed shortly after the boiler house allowing time for any trials and corrections which may have been required. The commencement date was in mid July 1951 with the works carried out by Lewis Constructions to a contract price of £229,150. Mechanical contractors were and electrical work was by JL Howard (£11,783)

Fate was to intervene when in 1952 the Commonwealth Government, on review of all its loans and grants to the states determined that it was entering an era of financial shortages and in May 1952 all public works funded by the Commonwealth were halted. This had a major impact across works projects in Victoria. The works had been in progress at the time and the concrete pour of the first floor of the building was brought to a sudden halt.

Work did not recommence until mid 1955 and the shell of the building finally completed in 1958 when it was opened by Sir Dallas and Lady Brooks the Governor of Victoria. The cost to date was £325,578.

Description:

A seven storey block designed with two distinct functional areas: the south services end containing the entry, foyers, stairwell and elevators designed as a glazed egg-crate area with the main ward wings in cream brick with a sheer wall on the east while the west façade is delineated by a series of narrow concrete sunshades marking the floor levels of the building.

The entry is clearly marked by a welcoming forward projecting entry oriented toward the parking lot. This consists of an aluminium framed glass wall, and terrazzo paving projecting from the wall above. The east wall is primarily in brick with steel framed windows.

The building contains wards, speech pathologists, gymnasiums, physio wards, teaching areas, surgery areas, dental areas, sterilizing and laboratories.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

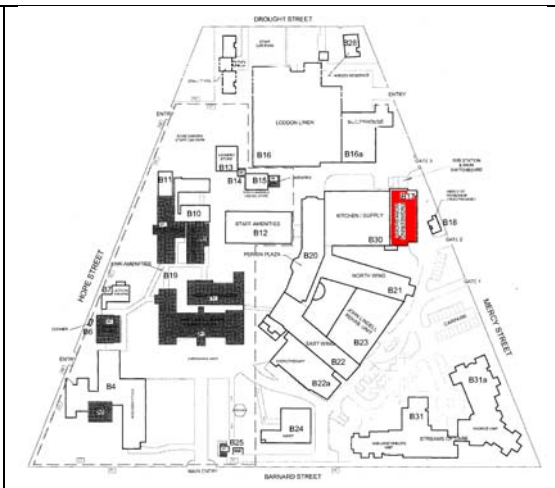
No significance

Historic Sub Theme: Post War Development

Primary significance as historical recommencement of the provision of services after the war and one in which the idea of recuperation on sunlit balconies is overthrown by the new technologies of disease control and a whole new range of chemical cures provided courtesy of WWII.



Location: mid north
Built: 1967
Date range: Alterations
Designer: Alterations by Gerard Hogan of Bendigo 1990
Builder:



History:

It is unknown at this time who designed the building but it has features similar to the West Ward Amenity extensions by YF Architects of 1968 (a year after this building). The building contains offices and a workshop space allowing for some on site major engineering repairs in the metal shop. Designed to cater for plumbing, metal fabrication, carpentry, electrical work, painting, offices and plan storage, there was a later rearrangement which resorted the interior spaces and more recently the electrical section have occupied the building opposite which was constructed as a gardeners storage

Description:

Designed in the same idiom of cream brick and narrow vertical (timber framed) windows as the other extensions on the upper West ward.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic Sub Theme: Post War Development

No significance



Location: Central north
Built:
Date range: 1966 & 1973-74
Designer: YF Architects
Builder:



History:

The North Wing was one of three new blocks planned to be constructed in the 1958 plan put forward by Yuncken Freeman Griffiths and Simpson. That plan had three new hospital blocks; the east (No 1), the north wing (No 2) and the West Wing (No 3). Ultimately only the east and north wings were constructed and then many years apart. North Wing was to provide 176 beds at an estimated cost of \$1,252,000. Detailed drawings commenced in 1972 and work on site commenced in mid November of 1973 and in late 1974 the work on the shell of the building was substantially completed. The North Wing was constructed over the footprint of the day hospital and it appears that it had been planned in that manner from the outset. Following completion it was realised that funds still had to be raised for the fit out of the building. Thereafter a funds drive was undertaken by the hospital to fit out the building with furniture and finishes. Of the predicted \$250,000 cost, the fund raising was intended to raise \$50,000 and in the event the drive was an overwhelming success with a surplus of funds being realised by the campaign.

Description:

A yellow brick building of 7 storeys of which the base was constructed well before the upper levels as part of the Day Care Hospital of 1966.

The building contains aged care facilities.

The base of the building is in a white cream brick with some variegation in the colour range. This section also has a concrete window shade hood along the west in the same manner as the earlier East Wing and no doubt if this building had been built earlier it would have had some of the same architectural imagery as the East Wing.

The intersection around the lower level of 1966 and the later building of 1973 can be determined by a close inspection.

The lower level also has aluminium window mullions and transom panels in the detail available in the 1960s, the upper levels have a later style of window transoms and layout.

The building contains offices, wards and laboratories on the upper floor.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic Sub-Theme: Post War Development

Contributory historical significance in the development of the site.



Location:

Built: 1984

Date range: Designed 1984

Designer: Unknown but probably completed by Hospital staff

Builder:



History:

Unknown but was originally to be The Flammable Liquids and Gardeners Store. There is an original drawing held by the Hospitals Drawing Office but the author or the authorising body is not shown. The drawing does show the building in much the same format as seen today although the windows were designed to reach the ground (they don't) and were to be single glass panes (they are now louvres).

Description:

A small yellow brick structure with a shallow gable ended roof. Windows are vertical slits with louvres. Some light is also provided by strip roof skylights and the building was designed with corrugated fibreglass sheets.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic SubTheme: Post War Development

No significance, the building has no aesthetic (architectural) or historical values that can be ascertained.

History:

Built on the site of the third tower proposed in the 1958 masterplan by YFGS architects, the land was until the construction of the kitchen supply building, unoccupied. Aerials taken through out the 1960s and other site photographs of the 1970s reveal the land as simply exposed earth.

Description:

A factory like building constructed in yellow-cream drawn bricks with aluminium framed windows. The lower level is open storage and office space the upper level is a kitchen, dry stores, cold stores, meat stores, vegetable stores and offices and lobby and waiting rooms.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

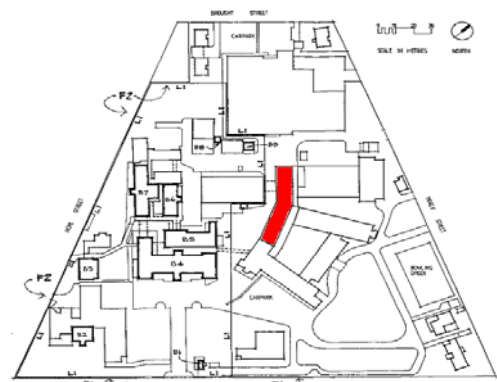
Historic SubTheme: Post War Development

No significance



Kiosk in the centre of Perrin Plaza

Location: mid site
Built: 1958
Date range: 1958 and reconfigured again in the 1990s and 2000s
Designer: Originally part of the YFGS work
Builder:



History:

This was originally the kitchen area to service the new east wing building. Once this was up and running YFGS Architects were required to complete some schemes for the western portion of the building and during 1958 produced two schemes involving a combination of kitchen store areas, a dry store area, a kiosk with seating areas, staff toilets and staff locker rooms as well as a morgue and waiting and viewing room. Eventually one of those schemes was accepted.

The kitchen area was superseded by the current kitchen but the staff areas were superseded somewhat earlier by the new staff building of 1976.

The current refitting reflects changing uses which have broken down the formality of the spaces and included larger glazed areas for natural lighting.

A new chapel was constructed on the western end although the architect is not known it is speculated to have been Balcombe Griffiths.

Description:

A development shaped out of the footprint of building was had initially been allocated to join together three proposed new tower blocks (east, north and south). That original building contained a kitchen area and staff facilities. There had been a connecting building in this area but it was transformed in 1992 to provide some ancillary services for those who populated the site: lounge areas, a hairdresser, a children's' play area, a food kiosk and seating area, toilets, offices, a multi function room and a chapel to the west.

The structure is a one-storey brick faced building with a shallow slope metal roof with no apparent formal architectural arrangement.

Inspection of the building identifies several phases of brick construction related to a number of changes this area has undergone.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic SubTheme: Post War Development

No Significance: the structure appears to use some available space between buildings but its overall shape and architecture are somewhat amorphous.



Location: Barnard St frontage
Built: 1993
Date range:
Designer: E Jefferson Johns Architects
Builder:



History:

The hydrotherapy Unit was developed in vacant land to the east of the east wing in 1993. Drawings held by Bendigo Health identify E Jefferson Johns Architect of Moorabbin as the designer.

Description:

A single storey pressed red brick building with a roof in the image of a bath house with its clerestory light and the arch headed windows reminiscent of a Roman Bathhouse including the use of the three part Diocletian window used in Roman Bath houses (such as the Baths of Diocletian). Unfortunately the northern elevation is disappointing in not carrying through the more convincing approach on the east elevation. This is in part due to the confined area. Essentially the building is a pool below the clerestory with change rooms on the north.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic Sub Theme: Post War Development

No known historic or aesthetic significance. The building is approx 16 years old.



Location: Lower north east along Barnard St

Built:

Date range: 1998

Designer: Balcombe Griffiths Architect

Builder:



History:

Constructed in 1998 To the design of Balcombe Griffiths and Associates, the Streams of Care buildings consist of the Majorie Phillips Unit along the Barnard Street frontage and the Hospice Care Unit along Mercy Street.

The area was previously occupied by a Doctors residence.

Description:

A monolithic single storey building constructed with domestic scale features set around a courtyard (turning circle).

The primary materials are the corrugated metal clad roof in a hipped roofing arrangement, supported by dark brick walling. The roofing arrangement is stretched out in some areas to form verandahs in front of the living units. The building contains large number of sleeping units with ensuites (akin to motel accommodation) with about half the floor area dedicated to staff area and services such as kitchens and lounge dining areas. The interior is a complex arrangement of lobbies and corridors servicing the room arrangements.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

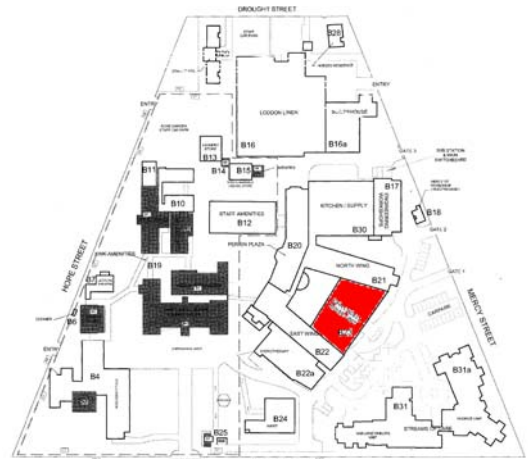
No significance

Historic SubTheme: Post War Development

No known historic or aesthetic significance. The building is approx 10 years old.



Location: Set between the 1958 and 1973 wings.
Built: 1999
Date range:
Designer: Balcombe Griffiths Architect
Builder: Hooker Cockram



History:

Dr John Lindell was at one time the hospital Chairman of Committee. The site was originally used for a single storey day hospital constructed in 1966 and then opened by Dr John Lindell. The day hospital was designed to be a place where the elderly were able to go for day treatment of geriatric ailments rather than attending a larger scale (non specific) hospital.

The original day care hospital was constructed as an L shaped building with one leg forming the floor plate of the subsequent North Wing.

The original Day Hospital had examination rooms, a dentist, chiropractor, toilets, consultation rooms an almoner (a chaplain) a gym and a kitchen and dining area.

This new building was opened on 8th August 1999 by Rob Knowles MLC Minister for Health.

Description:

A three-storey structure in a heavily expressed concrete frame with a porte-cochere addressing the entry area. The building is three times as high as the original day care and has a footprint twice as wide.

The concrete frame is in-filled with a lightweight frame onto which a James Hardies wallboard is attached and lightly rendered.

Windows are large pane in *colorbonded* aluminium sections.

Sunshades are formed from angled metal slats.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

No significance

Historic Sub-Theme: Post War Development

Of some historical significance in the ongoing use and continuity of naming. Of minimal / indeterminate aesthetic (architectural) significance.



East Wing and View of the Day Hospital 1970.



Location: Behind gatehouse on Barnard St
Built: Post 1950
Date range:
Designer:
Builder:



History:

There had been a caretaker house and carport in this area shown in aerial views in the 1960s. This gardener's shed may be a modification of that building caretaker building. Being such a minor site element there is little known history of the structure.

Description:

A simple gable ended building with a metal roof in what appears to be an environmental pine sheet cladding.

Cultural Heritage Significance

Primary Historic Theme: Development of Bendigo Asylum

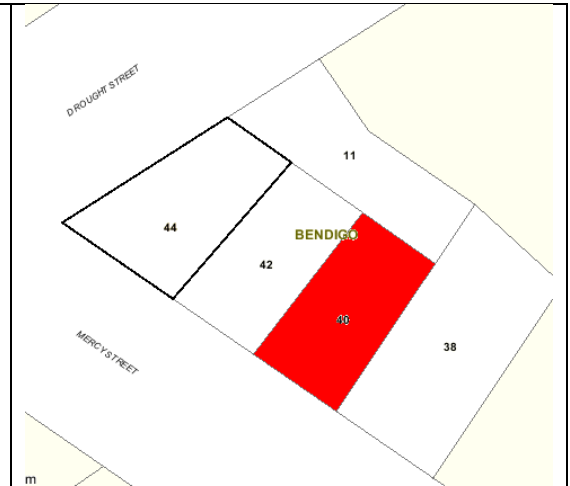
No significance

Historic SubTheme: Post War Development

No Significance:



Location: HO04, west end Mercy St
Built: ?
Date range: Circa 1925
Designer:
Builder:



History:

This house appears in the Sands and McDougall directories circa 1926 and is occupied by a Basil McCallum. The appearance of the address and the probable date of the building are near co-incident and would suggest the construction was in 1925.

Description:

A timber house with a double gable front of the type commonly built in the period around 1925-26. Generally buildings of this type and age were finished with terracotta, cement or pressed metal red tiles (in sheets) roofing, weatherboards and, casement windows with leaded glasswork and piers supporting a section of gable roofed stretched over the front verandah.

The roof form for this period was commonly a long gable with sub-gables at the street covering usually a bay window on one side and a veranda on the other. The timber shingled gable is also typical of its era.

This house has many attributes of houses of its era although it also has a less than common side verandah which is a continuation of the front verandah and the entry door entered off the side verandah.

The house has had some minor changes at the frontage (removal of sash windows and the introduction of aluminium-framed windows and a high (out of character) front fence.

An unsympathetic recent high metal fence surrounds the house.

Cultural Heritage Significance

Historic Theme: Housing in Bendigo

Of local but low significance as a house typical of its era.

There are no particular standout features of the building.



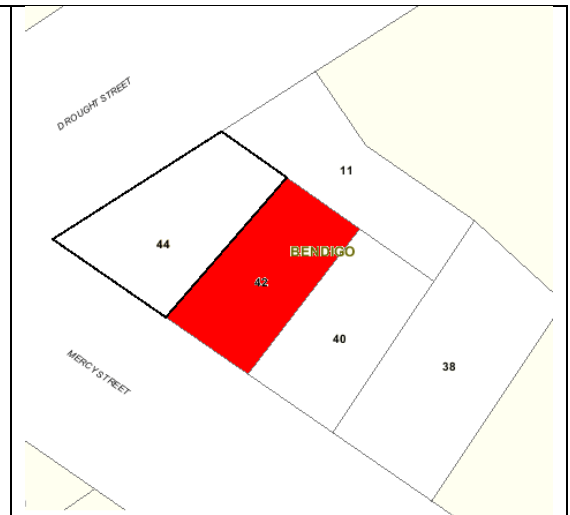
Location: HO04, west end Mercy St

Built:

Date range: late 1930s

Designer:

Builder:



History:

Unknown

No 42 appears as an address in the Sands and McDougall Directories circa 1924 occupied by a John Daniel but the house on the land appears to be later.

Description:

A part timber (to dado height timber) and render house with cement tiled roof with bungalow style porch supported by two substantive brick posts. The roof is a complex series of hips and is a complex arrangement when considered against the earlier forms of gable ended roofs.

Typical of the progression from the earlier form of house style to a more complicated form with some elements being rearranged such as the roof which is lower in pitch and more complicated in form as a series of hips. The overall planning is however similar to a house of half a decade earlier and strong elements such as the verandah piers are retained. The window arrangement has become trimmed of some of the finer detail but more complicated.

The house is otherwise a typical transition from the earlier 1920s house to the 1930s deco house.

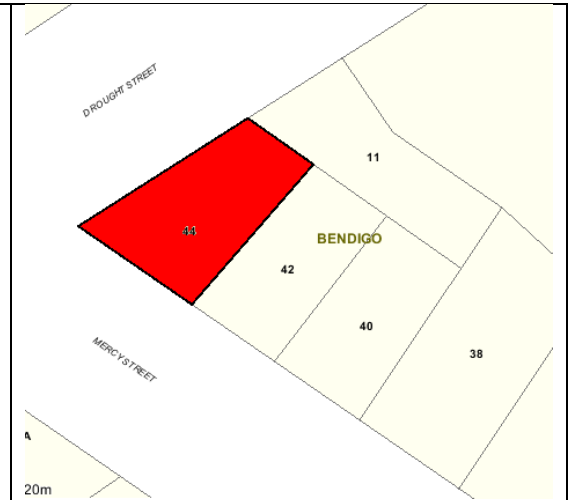
Cultural Heritage Significance

Historic Theme: Housing in Bendigo

Of local but low significance as a typical workers cottage of the 1930s and of the type found in other parts of Bendigo.



Location: HO04, west end of Mercy Street
Built:
Date range: Possibly 1900 -10
Designer:
Builder:



History:

The detailed history of the house is unknown.

According to the Sands and McDougall Directories this address (No 44) does not appear until circa 1947. Up until then the street numbers had stopped at No 42 (and earlier in the century it had stopped at No 36) The house was occupied by one Jno. West.

It is unlikely that the house was brought to the site as the chimney appears to be original (and would not have survived a moving)

Other lots within the street slowly filled in over the first 30 years of the 20th century and the street numbering appears to have been relatively stable.

Description:

A simple late Victorian – Edwardian period bungalow showing some ‘Federation’ styling in the roof form with its gablet ventilators. The verandah roof is bull-nosed. The weatherboard walling, the single windows (rather than the Victorian period Venetian windows in 3 parts on the front façade) the red brick with polychrome chimneys, the corrugated iron roof, and the planned arrangement all appear to be typical of the period.

The cast iron verandah detail may not be original (the detailing of cast work would often be more pronounced by being thicker and more dense in detail).

Generally true to its period, the house may have had some changes to the verandah detailing (eg there was possibly a handrail) but it is never the less intact.

Cultural Heritage Significance

Historic Theme: Housing in Bendigo

Of local but low significance as a typical small working class dwelling of the post 1900 period but set on a larger sized (country) block than might be found in denser urban centres.

Similar houses are found in the Drought St precinct .



View of the House at 44 Mercy St from a 1963 aerial.