

THE SANDHURST CLUB

HERITAGE IMPACT STATEMENT
OF PROPOSED ALTERATIONS
& ADDITIONS

DJA DJA WURRUNG COUNTRY
14 VIEW STREET, BENDIGO

PETER ANDREW BARRETT

25 FEBRUARY 2025

Heritage Impact Statement for: -

The Sandhurst Club
Dja Dja Wurrung Country
14 View Street, Bendigo.

Victorian Heritage Register Number of Place: -

VHR H1331

This statement forms part of a permit application for: -

Proposed alterations and additions to The Sandhurst Club which, primarily, involve installing an internal lift and extending a rear balcony, at a site included on the Heritage Council of Victoria *Victorian Heritage Register*, and that is subject to a site-specific heritage overlay in the *Greater Bendigo Planning Scheme*.

Pre-application Advice: –

Pre-application heritage advice was obtained from Heritage Victoria in 2023, when considering this current proposal for installing a lift.

This Heritage Impact Statement is prepared by:

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Prepared for:

Eplus Architecture

Date:

25 February 2025

Purpose of this Heritage Impact Statement:

This is a revision to an earlier heritage impact statement written in June 2023. That heritage impact statement addressed an earlier proposal for installing an interior lift to The Sandhurst Club. As a consequence of changes to the design of the proposed works in 2024, I provided further comment on the revised proposal for these works in a memorandum of heritage advice dated 18 September 2024.

In a request for further information on the subject works (hereon referred to as the RFI, dated 12 December 2024) from Heritage Victoria, no reference is made to this memorandum of heritage advice prepared in 18 September 2024, but an assessment of the amended design has been based on the 2023 heritage impact statement prepared for the earlier version of this proposal.

As a consequence of this RFI, a revised heritage impact statement based upon the current proposal is prepared, and serves to clarify matters raised and provide further information requested in the RFI.

This heritage impact statement must be read in conjunction with the current drawings of this proposal prepared by Eplus Architecture, titled Sandhurst Club Lift and Balcony Alt, Revision 'HV RFI Response', and dated 17 February 2025. It cannot form the basis for previous or other future works to The Sandhurst Club.

Figure 1: Locality Plan. The location of The Sandhurst Club, 14 View Street, Bendigo is delineated in blue. Source of image: Vicplan.



This heritage impact statement seeks to address a number of questions in relation to the proposed works:

- Have the proposed works been influenced by, or had to address, local planning scheme heritage provisions?
- Were there other options considered in developing this proposal? If so, why weren't these other options adopted?
- What detrimental physical and/or visual impacts will result from the proposed works; and their effects on the cultural significance of this, or any surrounding, heritage place?
- If there are detrimental impacts, the reasons why the proposed works were chosen, and why other sympathetic options were not feasible?
- What measures can be adopted to mitigate any minor impacts from the proposed works and/or provide a better heritage response?
- Are the proposed works, on balance, a satisfactory outcome, given the recognised heritage values intrinsic to this site and its environs?

In addition to this, the revisions to this heritage impact statement address items raised in the RFI about the proposed works received from Heritage Victoria, which is dated 12 December 2024. These items are:

- To include a description of the spaces to be impacted by the works;
- Further discussion on the perceived impacts on the spaces and the existing fabric where the works are to be undertaken;
- Identification of earlier uses of spaces subject to works;
- Further discussion on the impacts from extending the rear ground floor balcony, and how the addition will be legible in the fabric;
- Discussion on the replacement of the existing stairs between the ground floor and the basement, the need for this, and any impacts on original fabric.

The Heritage Victoria RFI also seeks further information about proposed French Doors to the ground floor balcony. At the time the earlier heritage impact statement was prepared in June 2023, the fitting of these French Doors formed part of the proposed works. These French Doors have been omitted from this amended proposal and, as a consequence, discussion of them is omitted from this heritage impact statement.

Methodology

This heritage impact statement is prepared acknowledging the First Nations people the Dja Dja Wurrung, the Traditional Custodians of the land of The Sandhurst Club and of Bendigo; and respecting their Elders past, present and emerging.

This heritage impact statement is prepared with regard to the Australia ICOMOS *The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance*, 2013; which is the standard of heritage practise in Australia. *The Burra Charter* is also listed as a policy guideline in the *Greater Bendigo Planning Scheme*.

This heritage impact statement is prepared with regard to the Heritage Act 2017, which provides for the protection and conservation of places of cultural significance to Victoria.

This version of the heritage impact statement, is prepared using the Heritage Victoria 'Guidelines for Preparing Heritage Impact Statements' 2021. The previous version of this heritage impact statement, prepared in June 2023, was also prepared in accordance with the 'Guidelines for Preparing Heritage Impact Statements' 2021, which is noted in the Methodology section of the June 2023 heritage impact statement.

Figure 2: An aerial view of the The Sandhurst Club, and its site (delineated with the blue line). Source of image: Vicplan.



The Heritage Victoria 'Guidelines for Preparing Heritage Impact Statements' 2021, states under the heading 'Other information to be provided' on page 4:

...if there are adjacent heritage places or heritage controls, or if there is local government heritage policy [s101(3)] it is recommended that these matters are addressed in the HIS.

The Heritage Act 2017, notes in Section 101 (3):

...in making a determination under subsection (1), the Executive Director may consider – (ii) subject to a heritage requirement or control in the relevant planning scheme;

The advice received from Heritage Victoria in the RFI that Local planning policy heritage provisions are 'not a relevant consideration' conflict with both the Heritage Act 2017 and the Heritage Victoria 'Guidelines for Preparing Heritage Impact Statements' 2021. In this respect, it will be of assistance to the permit applicant that Heritage Victoria clarify this view that Local policy is not a relevant consideration. Pending clarification, the section containing Local heritage policy has been retained in this heritage impact statement.

In the course of preparing this heritage impact statement The Sandhurst Club was inspected internally and externally on 30 January 2023, and again on 20 January 2025 during the course of preparing amendments to this heritage impact statement.

Some of the items raised in the Heritage Victoria RFI, dated 12 December 2024, have stemmed from an assessment of the current round of works using a heritage impact statement prepared in June 2023 for an earlier version of works. In assessing this current proposal, it is this amended heritage impact statement that should be read in conjunction with the drawings prepared for this current proposal. These being architectural drawings prepared by Eplus Architecture, titled Sandhurst Club Lift and Balcony Alt, Revision 'HV RFI Response', and dated 17 February 2025.

This heritage impact statement must not be read in conjunction with later and/or amended versions of this proposal, or not form the basis or assessment of heritage impacts for any other future works to The Sandhurst Club.

The Sandhurst Club sits off axis of compass points north-south east-west. In this heritage impact statement the front elevation and front door is described as the southwest elevation, the side elevations are described northwest elevation and southeast elevation, and the balcony at the rear of The Sandhurst Club is described as the northeast elevation.

Bendigo was formerly called Sandhurst. Apart from historical narratives, sources etc the district is referred to in this heritage impact statement by its current name Bendigo.

What is the cultural heritage significance of the place and its setting?

The Sandhurst Club is included on the Heritage Council of Victoria *Victorian Heritage Register* as a place of heritage significance to the State of Victoria – VHR H1331. It is of architectural, historical and social importance to the State, and this importance is derived from:

The Sandhurst Club is of historical and social importance as the club rooms of one of the earliest and longest running men's clubs in the State. The building which is substantially intact is able to demonstrate its early use as a men's club.

The well designed (sic) building is of architectural importance as an intact example of a late nineteenth century Arts & Crafts influenced building, particularly in its picturesque context and massing.

This statement of significance was last updated in 1999, and does not assign HERCON Criteria in the statement. Nevertheless, it is reasonable to conclude from the statement of significance that The Sandhurst Club does meet Criterion A (Historical Significance – importance to the course or pattern of Victoria’s cultural history), Criterion E (Aesthetic Significance – exhibiting particular aesthetic characteristics) and Criterion G (Social Significance – strong or special association with a particular community or cultural group for social, cultural or spiritual reasons).

Figure 3: Diagram 607801, held by the Executive Director of Heritage Victoria, showing the extent of registration of The Sandhurst Club, VHR H1331. Source of diagram: Victorian Heritage Database



Within the environs of The Sandhurst Club are other sites of State significance. These include the adjacent former Bendigo Temperance Hall, 24-30 View Street, Bendigo – VHR H1335; former Bendigo Post Office, 18-22 View Street, Bendigo – VHR H1342; a former branch of the Commercial Banking Company of Sydney, 10-12 View Street, Bendigo – VHR H0120; and Rosalind Park, immediately to the northeast and (in part) southeast– VHR 1866.

The Sandhurst Club is identified to be of Local heritage significance, and consequently has a site-specific heritage overlay – HO262 The Sandhurst Club, within *Greater Bendigo Planning Scheme*. The Sandhurst Club is also situated within the HO10 Rosalind Park, Pall Mall and View Street, Bendigo [Rosalind Park Precinct] of the *Greater Bendigo Planning Scheme*.

Figure 4: Extract of the Greater Bendigo Planning Scheme map, showing the extent of heritage overlay HO262 The Sandhurst Club (delineated in blue), and adjacent heritage overlays in the Bendigo Planning Scheme.



Also, within the Rosalind Park Precinct, and adjacent to The Sandhurst Club, are sites with individual heritage overlays in the *Bendigo Planning Scheme*. These include HO264 - Bendigo Temperance Hall, 24-30 View Street, Bendigo; HO263 - Sandhurst Trustees (former Post and Telegraph Office), 18 View Street, Bendigo; HO260 - the former branch of the Commercial Banking Company of Sydney, 10-12 View Street, Bendigo; and HO216 - Rosalind Park, 1-35 Pall Mall, Bendigo.

Current use of this place?

Private club.

Existing condition of the place?

The condition of The Sandhurst Club's buildings and grounds are good.

Constraints and opportunities resulting from the significance of the place?

Constraints involve the fabric of the place which is recognised to be of significance to State of Victoria and must not be impacted by the proposed works. Aspects of the proposed works provide opportunities to make The Sandhurst Club more accessible to both members and to visitors.

Site & Environs

Environs

The Sandhurst Club is situated on a recessive site overlooking Rosalind Park. It is sited behind the former Bendigo Post Office, 18-22 View Street, which is a two-storey building designed by the Public Works Department of Victoria in a Renaissance Revival-style and built in 1867.¹ The Sandhurst Club is concealed from view from View Street by the former post office.

The Sandhurst Club is accessed from View Street from a lane that extends between the former post office and a two-storey former branch of the Commercial Banking Company of Sydney (CBC Bank), that is also designed in a Renaissance Revival-style, and was built in 1863-64, to a design by architect A L Smith.² The rear yard and car park of the former bank forms part of the southeast boundary of The Sandhurst Club.

To the northwest of The Sandhurst Club, separated by a right-of-way, is the Bendigo Temperance Hall, which is a two-storey building erected in stages from the 1860s.

The remainder of the southeast boundary of The Sandhurst Club and its northeast boundary extends along Rosalind Park. A gate on the fence on the northeast boundary provides direct access from the site to Rosalind Park. The fall of the land in Rosalind Park away from the site gives The Sandhurst Club an elevated character when viewed from these gardens.

Subject Site

The Sandhurst Club is a two-storey, plus basement, nineteenth century social club. The building has a hip and gable roof clad in corrugated galvanised steel sheeting, and the roof has rendered chimneys with mouldings at their tops and on their shafts. The gable end on the southeast elevation is expressed with timber brackets and a pronounced timber finial extends up from this gable end above its canted bay. The brickwork on all elevations is relieved with render expressed as quoining, banding, and architraves around wall openings.

1 Later the building was occupied by Sandhurst Trustees, and is referred to in some documents as the Sandhurst Trustees building. It is now occupied by Valentine's Antique Gallery.

2 It was later a branch of the Commercial Banking Company of Sydney (CBC Bank), and is now occupied by the Hotel Ernest.

Figure 5: The Sandhurst Club viewed from the northwest in Rosalind Park.



Figure 6: Rosalind Park adjacent to the northeast boundary of The Sandhurst Club.



Figure 7: Glimpses of The Sandhurst Club can be seen from surrounding sites and the surrounding public realm. This view of the Sandhurst Club is from the southeast across the car park of the former branch of the Commercial Banking Company of Sydney.



A verandah with a convex profile roof, and detailed with timber posts, friezes, brackets and balustrades, skirts the building above the ground floor on the southwest, southeast and northeast elevations. The balcony terminates on the northeast elevation at a single-storey brick projecting bay. The balcony has been sympathetically extended to the northeast in recent decades.

Much of the undercroft of the verandah is faced in panels of trellis set between rendered pillars with Classically-inspired capitals. These trellis infill panels are not original. Photographs of The Sandhurst Club up to the mid-twentieth century show the undercroft without this trellis. On the northwest elevation is a single-storey pergola of recent origin adjacent to the single-storey brick projecting bay.

The windows on the elevations are timber frame double-hung sash windows. An exception to this is a deep vertical window opening of stained-glass which is adjacent to the internal staircase. Another exception is a window on the canted bay of the Vahland Room that has a pair of doors below the sill level of the lower sash, so the window can be utilised as a door to the verandah.

The front entrance is somewhat recessive, situated on the southwest elevation facing the rear of the former post office on the adjacent site. The entrance has a six-panel timber door, set in a timber frame with sidelights of stained glass. The name *The Sandhurst Club* is painted on the opaque glass of the door's fanlight.

Figure 8: Mid-twentieth century photograph of members of The Sandhurst Club. The undercroft of the balcony is visible without trellis – refer to blue arrows. Source of photograph: The Sandhurst Club.



Figure 9: Composite door/window arrangement on the canted bay of the Vahland Room.



*Figure 10: Balcony on the
northeast elevation.*



*Figure 11: Much of the
exterior of the basement is
faced in trellis, which has
been fitted in recent
decades.*



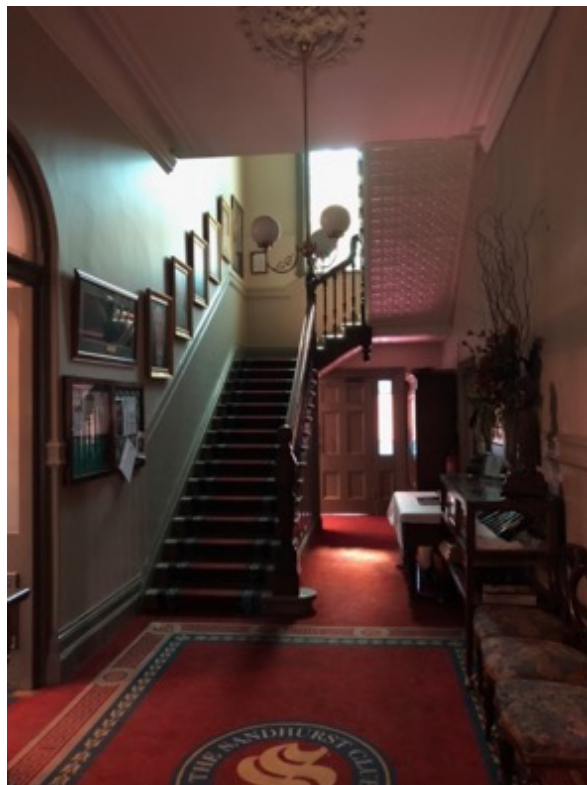
The front entrance is accessed from stone steps and the verandah. The verandah terminates on the southwest elevation where the billiard room projects forward. The roof of the billiard room has a lantern projecting above its hip roof.

Interior

The rooms of the club are arranged around a central hall accessed from the front door. From the hall the timber staircase to the upper level is accessed. The stair and the stained-glass window to its rear are on axis with the front door, and terminate, in a fine manner, the views along this corridor. Rooms on the ground floor retain much of their internal wall and ceiling finishes and other detailing, the Billiard Room the most intact and distinct of these ground floor spaces. The Vahland Room is another notable space that is intact on the ground floor. The bar has been remodelled over the years and is a consolidation of a series of smaller rooms.

One room adjacent to the northeast and southeast elevations, and internally adjacent to the staircase, is the kitchen. The kitchen has been adapted to this use at a later date, as the original kitchen was in the basement – refer to the description of the basement, which is further in this section. The existing kitchen was formerly the 'Strangers' Room', described in a *Bendigo Independent* newspaper article reporting on the opening of the complex in 1893.³ The article is reproduced in the Appendix of this heritage impact statement.

Figure 12: Timber staircase to the first floor. This stair provides the only access between the ground and first floors.



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The measurements of this room correspond with the measurements describing the Strangers' Room in the newspaper article. *Bendigo Independent*, 18 September 1893, p 5.

Figure 13: Stained glass window on the landing of the staircase. The decorative leadlight incorporates the letters SC for the Sandhurst Club.

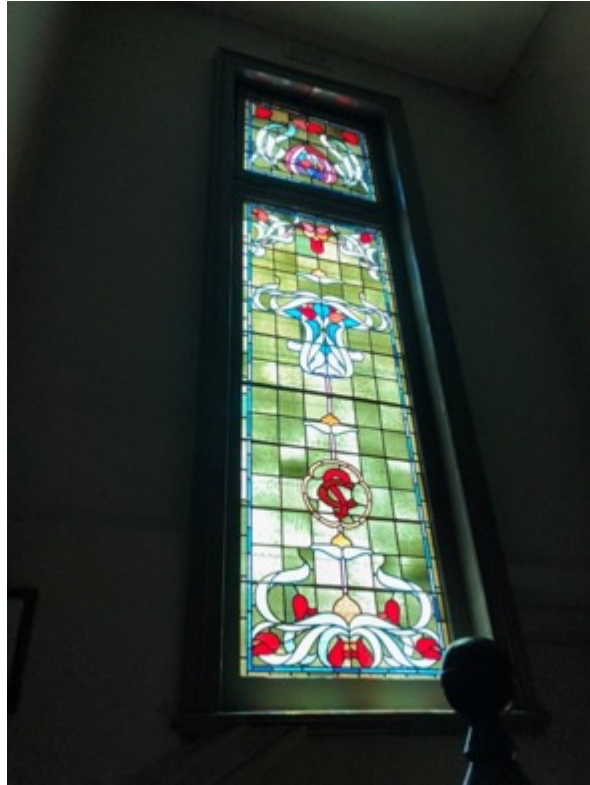


Figure 14: Billiard room on the ground floor.



*Figure 15: Vahland Room
on the ground floor.*



*Figure 16: The bar on
the ground floor has
been remodelled, and
former smaller rooms
have been consolidated
to create this space.*

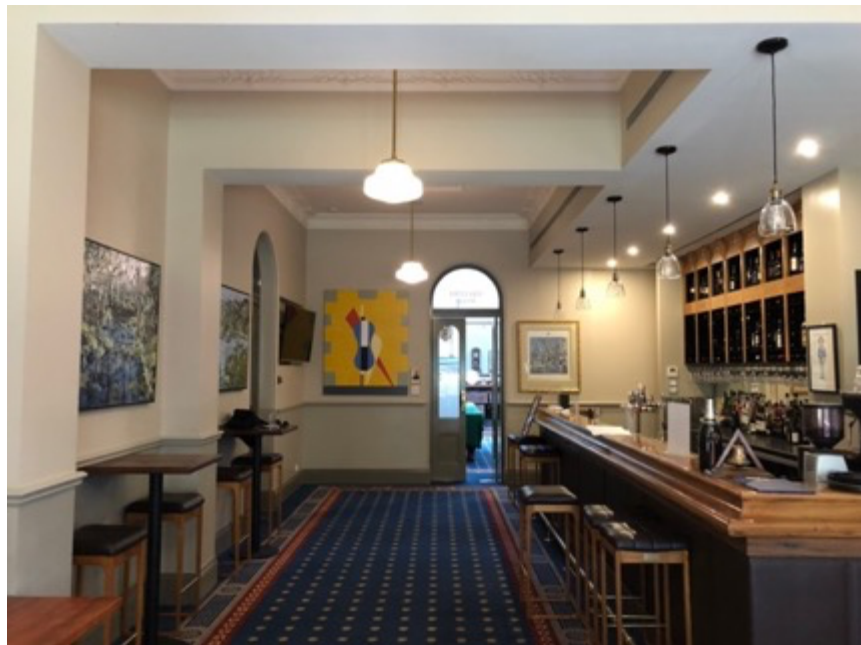


Figure 17: Existing kitchen on the ground floor. The room was formerly the Strangers' Room.



Figure 18: The window on this wall was concealed when the room was adapted to a kitchen and stoves/ovens fitted.



A Strangers' Room is one which is found in Parliament buildings and in clubs, where non-members can meet with Members of Parliament or members of a club. The *Bendigo Independent* article describes this, and other ground floor rooms, as having 'handsome cornices' and a ceiling rose, and these elements are extant in the existing kitchen, and the architrave is also extant around the doorway leading to the corridor.

However, when the room was adapted to a kitchen, change has occurred to much of the remainder of the fabric. A marble mantle (also described in the newspaper article) has been removed (chimney extant), and the skirting boards removed. One window (exterior southeast elevation) has been concealed to fit stoves/ovens and grates for the kitchen exhaust system fitted. Another window (exterior northeast elevation) has been truncated in depth. Floorboards have penetrations in places where services have been fitted (including where the proposed lift is to be fitted).

Many of the spaces on the upper level are also intact and retain original fixtures and finishes. These spaces on the upper level are accessed from a central hall that leads from the timber staircase. The most notable space on this level being the Rosalind Room. Two of the other rooms, including the room proposed for fitting the lift, are former bedrooms.⁴

Figure 19: Exterior of the kitchen window currently concealed internally.



4 *Bendigo Independent*, 18 September 1893, p 5.

Figure 20: Window in the kitchen which has been truncated in depth to fit a sink and bench below its sill.



Figure 21: Rosalind Room on the first floor.



Figure 22: Former bedroom on the first floor, proposed to be reconfigured to instal a lift and be adapted in use to a meeting room.



Figure 23: Tobin's ventilation tube in former first floor bedroom.



Figure 24: Marble mantle in the former bedroom on first floor. Partially visible are the double-doors (non-original) that access the adjacent Rosalind Room.



The former bedroom that is proposed to have the lift fitted has no visible cornice or ceiling rose, and may have had its ceiling lowered to fit services. Window and door architraves, skirting boards, and a marble mantle are extant. In one corner of the room is a Tobin's ventilation outlet.

The basement formerly contained, in part, a kitchen, as well as cellars and what was described as 'a cool retreat during the hot weather'.

The current spaces in the basement are utilitarian in character in comparison to the upper levels, and one space contains a wine cellar. The basement is accessed from a stair below the main staircase, and from the exterior. The stair has been altered, as there is physical evidence that the treads are not original. The floor framing of the ground floor is exposed and consists of timber floor joists, supported on timber bearers fitted above walls. The joists, as is convention, support the timber floorboards which are strip floorboards. It is presumed this, or a similar timber floor framing system, is used for the first floor.

Figure 25: Basement space where the lift is proposed to be fitted.



Figure 26: Exposed ground floor, floor framing that is visible in the basement, which is to be removed in part to fit the lift.

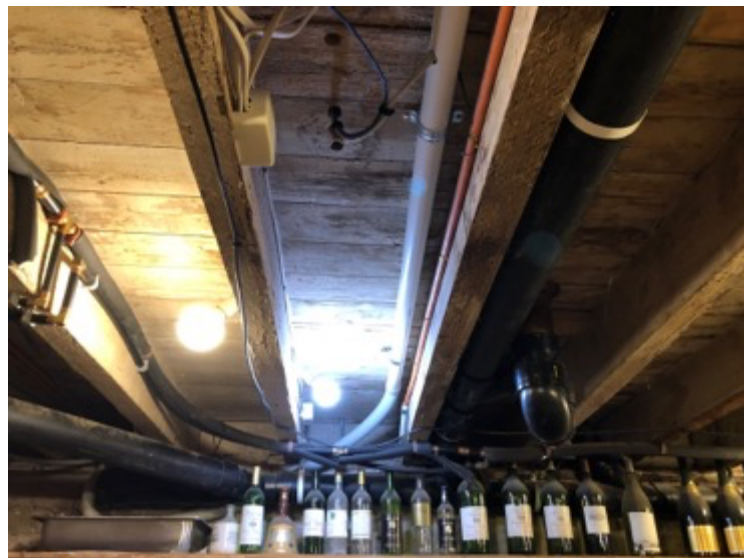
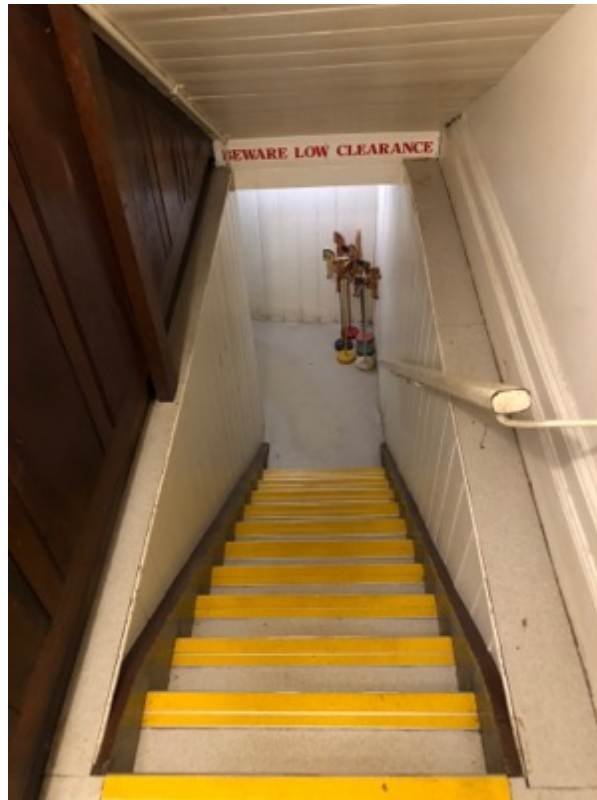


Figure 27: Stair between the ground floor and the basement. The stair provides the only interior access between the ground and basement levels. The original treads have been replaced within the existing treads.



Proposed Works

The proposed works involve broadly two parts, internally, installing a lift by relocating the existing kitchen to a portion of the cellar; and externally, extending the balcony on the ground floor. The relocated kitchen will be situated in the basement below the extended balcony. Associated works include rebuilding the stair between the basement and ground floor to be compliant with NCC codes.

Proposed lift

The proposed lift will access the cellar, ground floor and first floor. The purpose of the lift is to provide vertical transportation of both people, and food and beverages, to all levels of the building. Currently, there is no access to the first floor of The Sandhurst Club for those that are physical impaired. Access to the existing toilets on the ground floor for the physically impaired is restricted.

The proposed lift is to be freestanding, in order to minimise physical impacts to fabric such as wall cornices and architraves. There is to be no ceiling penetration of the lift shaft through the ceiling of the first floor. The lift shaft is proposed to be encased in glass, and the partitions to the lift lobbies on the ground and first floor are to be glass.

Other proposed internal alterations

The works to the interior of the building will relocate the existing kitchen on the ground floor to the northeast corner of the cellar level below the balcony. The space in the cellar which is currently being used as a cold room and private cellar will be adapted to use as a cellar bar and function space. Access to this level of The Sandhurst Club for the physically impaired will be from an external door in this proposed cellar bar. The basement will also contain an accessible and ambulant toilet.

The space of the existing kitchen on the ground floor is to be divided into two spaces to create a reading/meeting room, and a small lobby is to be built from where the new lift is accessed. One existing window opening of the existing kitchen is to be reinstated, another, which is truncated, will be reinstated to its original depth. An existing room at the northeast corner on the first floor will be subdivided to create space for the lift and a small lift lobby, and for a small meeting/dining room. An existing panelled partition is to be removed to provide for access between the lift lobby and the adjacent Rosalind Room.

The stair between the ground floor and the basement, the only stair access between these levels, is non-compliant with the National Construction Code (2022). It is proposed to rebuild the stair, in part, with new treads and risers, but retaining the timber panelling above the existing stringers.

Proposed addition to balcony

The rear balcony, which has previously been extended, is proposed to be extended 1.0 metres to the northeast. It is proposed to replace the existing timber floorboards of the balcony with new floorboards. The existing balustrade of the balcony will be salvaged and reused on the extended balcony. Approximately 2.0 metres of new balustrade of a similar detailing to the existing will be fabricated and fitted to the extended balcony.

Has the proposed works been influenced by, or had to address, local planning scheme heritage provisions?

The Heritage Victoria 'Guidelines for Preparing Heritage Impact Statements' 2021, states under the heading 'Other information to be provided' on page 4:

...if there are adjacent heritage places or heritage controls, or if there is local government heritage policy [s101(3)] it is recommended that these matters are addressed in the HIS.

This site is subject to a site-specific heritage overlay in the *Greater Bendigo Planning Scheme* – HO262 The Sandhurst Club, 14 (rear) View Street, Bendigo; and is contained within the HO10 Rosalind Park, Pall Mall and View Street, Bendigo [Rosalind Park Precinct]. Within the environs of The Sandhurst Club is other sites that have site-specific heritage overlays in the *Bendigo Planning Scheme*.

A purpose of the heritage overlay as defined by Clause 43.01 Heritage Overlay of the *Greater Bendigo Planning Scheme* is to conserve and enhance heritage places; and to ensure that new works do not adversely affect the intrinsic recognised values of a heritage place. Any works proposed for the subject site should be consistent with these conservation policies.

In order to understand what needs to be conserved and enhanced with these heritage places (site-specific places and the Rosalind Park Precinct), their respective statements of significance in Local heritage studies will provide guidance. The statement of significance for The Sandhurst Club, from the 'Greater Bendigo – View Street Rosalind Park Study (1992) notes the club to be of architectural and historical significance. These values are said to derive from:

Architecturally, the building is interesting as a large example of a fusion of two Bendigo styles, the classicism of Vahland and the ornate timber trusswork of Beebe (albeit from Vahland's office); and the use of the high gable form and verandah layers being well suited to the elevated (but unusual) hillside site.

Historically, this has been the venue for Bendigo's most prestigious club over a long period.

The proposed works will not impact upon the recognised architectural and historical values of The Sandhurst Club. A significant proportion of the works are internal, which involves fitting a lift to access all levels and a new stair to provide access from the ground floor to the cellar where the existing ground floor kitchen is to be relocated. The works involve new uses to some spaces in the interior – refer to Proposed Works in this heritage impact statement,

The works to the exterior will extend the rear balcony, which has previously been extended. As with the previous extension, the extended balcony will be detailed in a manner consistent with the original, and in places re-using portions of the salvaged balustrade.

The recognised historical associations of The Sandhurst Club as Bendigo's most prestigious club for many years will not be impacted by the proposed works.

The statement of significance for the HO10 Rosalind Park, Pall Mall and View Street, Bendigo [Rosalind Park Precinct], of which The Sandhurst Club is situated within, notes it was:

...set aside as a government camp on the Bendigo goldfields in 1852, dedicated as a recreation reserve in 1861, developed as a public park in the period 1870-1910...

and Rosalind Park:

- *as one of the best examples of a large urban public park in Victoria, with few sites of comparable integrity interstate, due to the combination of landscape, horticultural and streetscape design elements of Rosalind Park;*
- *for the retention of many significant exotic species, particularly those of individual significance which are listed on the National Trust Register of Significant Trees;*
- *for its role in providing passive and active recreation and social interaction to citizens of Bendigo and neighbouring areas;*
- *for its role as a local landmark, valued by the community and is important in the local community as an educational site;*
- *historically, as the site of one of the largest government camps on Victoria's goldfields with the reconstructed poppet legs on Camp Hill appropriate to the early surveillance role of the government camp;*
- *for the features which enhance the park's qualities; these include the interface with notable nineteenth century streetscapes, the close proximity to significant government buildings, the contrast provided by differing levels of horticultural intensity (sic), and the extensive range of horticultural features. Horticultural features include the open grassed spaces, fernery, conservatory, floral bedding, built garden features such as the bridges and various monuments, water features and the dryland upper area of Camp Hill;*
- *for its retention of a path layout and significant planting from the 1870s and complementary planting in the ensuing years;*
- *for the retention of many early garden elements such as the fernery, iron fence, remnants of a fountain and cascade system, iron bridges, gates and statuary;*
- *for its enhancement by contemporary documentation such as photographs, plans and plant lists.*

The Sandhurst Club is one of the nineteenth century buildings and their sites that have an interface with Rosalind Park, as noted in the statement of significance. The interface of The Sandhurst Club with Rosalind Park, equally contribute to each site's setting, and this attribute will not be impacted by the proposed works.

Given the recessive setting of The Sandhurst Club to the rear of Bendigo Temperance Hall, former Bendigo Post Office, and the former branch of the Commercial Banking Company of Sydney in View Street, the proposed exterior works will have no appreciable impact upon these adjacent buildings.

The proposed works are consistent with Council heritage policy in Clause 15.03 of the *Greater Bendigo Planning Scheme*, which includes as a strategy the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance. The works will enhance the amenity of The Sandhurst Club both internally and externally, making better use of its internal spaces for the club and its members. The exterior change to the balcony can be achieved through sensitive design and detailing, that will not affect the recognised significance of The Sandhurst Club.

The 'Bendigo Heritage Guidelines' focus on conservation of residential buildings within Bendigo, but its objectives in regards to alterations are ones that can be universally applied to heritage places, these being:

- *To encourage additions and alterations that retain and protect the main architectural style, structure and significance of the heritage place.*
- *To ensure integration of new development by encouraging design that respects the heritage place through its setting, location, bulk, form, height, materials and appearance.*
- *To encourage alterations and additions to heritage places that are concealed from the public realm, or if this cannot be achieved, do not dominate the heritage place.*
- *To ensure that additions and alterations to a heritage place do not detract from the significance or views of adjoining heritage places and/or precincts.*
- *To encourage additions and alterations that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.*

The proposed works, as previously noted, can be undertaken without impacting upon the significance of The Sandhurst Club, and its recognised aesthetic, historical or social values. Nor will the works impact upon the setting of The Sandhurst Club and its interface with Rosalind Park, or adjacent heritage buildings.

Before deciding on an application, in addition to the decision guidelines in Clause 65 of the *Bendigo Planning Scheme*, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*

- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place. **[Not applicable]**
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place. **[Not applicable]**
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place. **[Not applicable]**
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place. **[Not applicable]**

The proposed works will not impact upon the recognised heritage values of this site, neighbouring sites subject to site-specific heritage overlays, nor the broader Rosalind Park Precinct. The works, on the most part, alter internal fabric so as to install a lift and to fit a new staircase, and this will involve a modest level of intervention or change to internal fabric.

The exterior works, which will extend the rear balcony, will be achieved with little visual or physical impacts, and none that will compromise the recognised aesthetic, historical and social values of The Sandhurst Club.

The works are consistent with the intent of the heritage overlay, as defined by Clause 43.01 Heritage Overlay of the *Greater Bendigo Planning Scheme*, which is to conserve and enhance heritage places and to ensure that they do not adversely affect heritage places.

Were there other options considered in developing this proposal? If so, why weren't these other options adopted?

There were no significant alternative options considered for the balcony and its extension. An earlier proposal to extend the balcony 1.2 metres on the southeast elevation has been omitted, as the previous Heritage Victoria permits officer had expressed concern that this would disrupt the symmetry of this elevation.

The modest addition to the balcony on one side is considered an acceptable heritage outcome, as it is to be detailed in a manner that is consistent with the existing detailing of the balcony. The replacement of its timber floorboards on a like-for-like basis is considered an appropriate conservation action, as is the incorporation of floorboards that delineate the former extent of the balcony – refer to architectural drawings.

Initially, four options were considered for the location of the lift. On the ground floor these locations would have located the lift in the Bar (Option 1), Vahland Room (Option 2), Billiard Room - (Option 3) or the Managers Office (Option 4). The location of these four options on the ground floor, first floor and cellar are shown in Figures 28, 29 and 30.

Figure 28: Locations of the four initial options considered for the lift on the ground floor. Options 1, 3 and 4 are shaded in purple. Option 2 was proposed for the Vahland Room. Source of plan: Eplus Architecture.

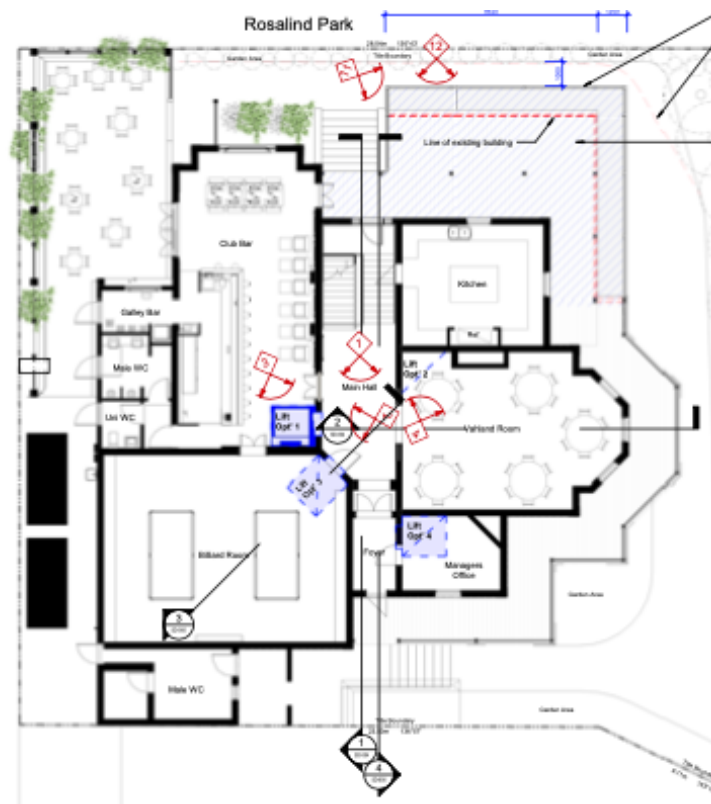
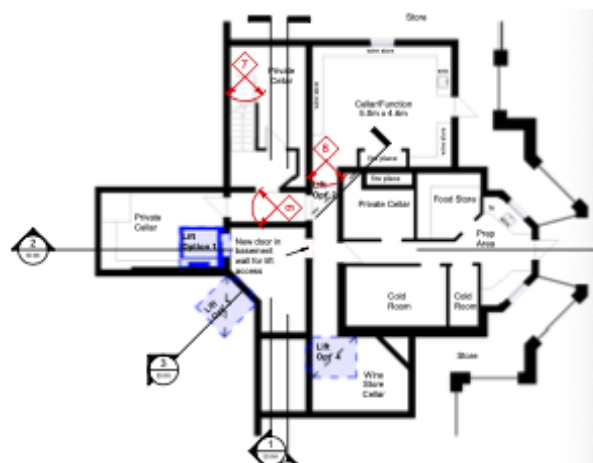


Figure 29: Locations of the four initial options considered for the lift on the first floor. Options 1, 3 and 4 are shaded in purple. Option 2 was proposed in the Rosalind Room. Source of plan: Eplus Architecture



Figure 30: Locations of the four initial options considered for the lift in the cellar. Options 1, 3 and 4 are shaded in purple. Option 2 would have been located in the existing private cellar. Source of plan: Eplus Architecture.



Consideration was given after meetings with the architect, the club and heritage consultant, to explore a further option of siting the lift in the proposed location (Option 5) – refer to architectural drawings. Initially, this option was rejected because it would involve impact upon heritage fabric (walls and their skirting boards and cornices) on the rooms on the ground floor and first floor. The design has been refined (as currently proposed) to use a glass enclosed lift, set forward of walls so as not to impact upon walls and their finishes.

A freestanding glass enclosed lift will be less physically intrusive than a conventional lift with a masonry lift shaft.

The siting of the lift in many of the other options considered would impact rooms with a high level of intactness and aesthetic value including the Billiard Room, Vahland Room and Rosalind Room. The existing ground floor office, another location considered for the lift, is a space that is small to accommodate a lift and adequate circulation spaces, and is a space relatively intact. It was also considered locating the lift in the bar, but this created a pinch point in the room, which is the most used space of the club and can get crowded. For this reason, the lift was not located in the bar.

Option 5, as is currently proposed, is determined to be the preferred option, as:

- the lift will be a less visually intrusive element on each level, with the ability to shield views of the lift from the ground floor and first floor when room's hallway doors are closed;
- it will reinstate former uses of spaces ie a meeting room where the existing kitchen is currently located, and reinstating the kitchen in the basement;
- make better use of spaces on the ground and first floors, transforming the existing kitchen from a utilitarian service space to a room for meeting and socialising;
- a freestanding glass enclosed lift can be achieved with minimal impacts to the building's fabric, as it will be set forward of walls on the ground and first floors.
- activating parts of the basement, currently underutilised for storage etc, so they can be used as spaces for meeting and socialising.

On this basis, it was decided to proceed with Option 5.

See the section 'What measures can be adopted to mitigate any minor impacts...' in this heritage impact statement.

If there are detrimental impacts, why should the proposal be permitted; and the reasons why the proposed works were chosen, and why other sympathetic options were not feasible?

Assessed against the statement of significance for The Sandhurst Club, there will be no significant detrimental physical and visual impacts to its recognised heritage values.

In exploring the five options for the location of the internal lift, the investigation concluded that Option 5 is the most sympathetic and involves the least amount of physical intervention to existing fabric, and the visual impacts are an acceptable level that can be managed and mitigated with other conservation actions.

What measures can be adopted to mitigate any minor impacts from the proposed works and/or provide a better heritage response?

The proposed works, both externally and internally, should be approached in a cautious and considered manner; and where change is to occur, changing as much fabric as necessary but as little as possible (The Burra Charter, Article 3.1).

The design of both the addition to the balcony and the internal works associated with fitting the lift are responsive to The Sandhurst Club and its recognised heritage values, as defined by the statement of significance. The works are considered to respect this heritage place, and do not detract from, or lessen, its interpretation and appreciation as a private club of nineteenth century origin (The Burra Charter, Article 22.1).

New fabric should, on close inspection, be recognisable as such, and not be confused with original fabric. The glass enclosed lift, and glass partitions, will be readily identifiable as new work. Measures have been put in place so as to interpret on closer inspection that the balcony has been extended, by the outline of the original balcony incorporated into the new works using a different orientation of decking for this outline. Added to this, it is recommended that trade stamps or markings on the new decking and other timber members is retained on inner surfaces, which will also provide evidence of change on closer inspection (The Burra Charter, Article 22.2).

Where possible existing fabric should be retained; but if it is removed, it preferably should be salvaged and re-used in the new works. This approach is used on the proposed balcony, where the existing timber balustrade is to be salvaged and re-used on the new balcony.

This same conservation approach of re-using removed fabric, must be applied to other fabric where possible. The removal of existing fabric to reinstate the windows on the northeast and southeast elevations to their original design, should be undertaken by removing as little existing original fabric of the window frames and/or sashes as possible.

The removal of floor framing of the ground and first floors to create an opening for the lift shaft should be done with as little intervention with the original fabric as possible (it is noted that the floorboards to be removed on the ground floor have already been impacted by the fitting of services). The proposed location of the lift shaft minimises the impacts upon decorative elements in being sited detached from the wall. Impacts from the removal of fabric to fit the lift shaft can be further minimised by re-using the removed parts of joists (three joists are proposed to be partially removed) to create the trim in floor framing around the lift shaft.

The exterior of the existing kitchen has been impacted in places by the fitting of services pipes, conduits and exhaust grates. Where possible these should be removed and where original fabric such as brickwork has been damaged or impacted, the fabric *made good*. The fitting of new exhaust grates should be done in a cautious and considered manner, and removal of brickwork done adopting the conservation approach of *changing as much fabric as necessary but as little as possible* (The Burra Charter, Article 3.1).

Widening of the ground floor doorway in order to provide disabled access between the hall and Strangers' Room/Lift Lobby is supportable. Where possible, fabric from the existing doorway should be re-used including architraves, and, if possible, the door. If the door cannot be re-used, on the widened door opening it must be salvaged and preferably re-used as part of the proposed works. If it cannot be re-used, it must be stored securely on site for re-use in the future when the opportunity for re-use arises.

Fabric that has been removed and to be re-instated eg marble fireplace surrounds, should be designed based upon physical or documentary evidence, and not based upon conjecture (The Burra Charter, Article 3.2). The reinstated marble fireplace in the Strangers' Room should be based upon the design of an existing marble fireplace at the Sandhurst Club.

The existing kitchen has had its original skirting boards removed. These should be reinstated as part of the proposed works to reinstate part of this space as the Strangers' Room. The new skirting board should be based on a profile of one of the smaller rooms on the ground floor (eg existing office) and the skirting should be identifiable as new fabric on close inspection (The Burra Charter, Article 22.2).

There is scope to introduce further interpretative measures to better understand the cultural significance of The Sandhurst Club (The Burra Charter, Article 25).

A space in The Sandhurst Club with a name acknowledging the Dja Dja Wurrung, the First Nations people that are the Traditional Owners of this land and of greater Bendigo, is also recommended.

Naming of new spaces inside The Sandhurst Club that are created by the proposed works, eg new meeting dining room, should follow the precedent set by other rooms that make historical or landscape references eg Vahland Room, Rosalind Room etc.

The existing kitchen was formerly the Strangers' Room for non-members to meet club members. The recommendation that this ground floor space be renamed the Strangers' Room has been adopted by the architect of the proposed works. A plaque, or similar, in this space, with the name 'Strangers' Room' and an explanation of the meaning of this term, would be desirable in this space.

Prior to commencing any works, photographs of all interior spaces of The Sandhurst Club should be prepared. These must be prepared in accordance with the Heritage Victoria Technical Note 'Specification for the submission of Archival Photographic Records',

Are the proposed works, on balance, a satisfactory outcome, given the recognised heritage values intrinsic to this site and its environs?

The proposed works are, on balance, a good design response to this site and its cultural significance, and its environs.

Change needs to strike a fine balance between conserving the recognised heritage values of The Sandhurst Club, while enabling it to remain a valued, accessible and much used social institution in Victoria. Without the ability to adapt to the changing needs of patrons and visitors to the Club in the twenty-first century, this site risks becoming redundant as an institution of State significance; and should this occur, the site would lose one of its core heritage values noted in the statement of significance as *'the venue for Bendigo's most prestigious club over a long period'*.

This proposal is a well-considered response to modest alterations and additions to a heritage building of cultural heritage value to the State of Victoria, which will provide better accessibility to all parts of the complex to all members and visitors, particularly those that are disabled, aged and/or infirm.

The Sandhurst Club should be supported in this initiative to make the club more accessible.

A considered approach has been adopted by the architect, in which various options were explored for the location of the lift to improve accessibility to all levels of The Sandhurst Club. This was done in consultation with Heritage Victoria, and consultants in the fields of heritage, construction and engineering. Consequently, the option that has been chosen, is a balanced response; located where it is easily accessible, is relatively recessive on all levels compared to other options considered, and will minimise physical impacts to this heritage place.

Other works proposed, such as the reconstruction of the stair between the ground floor and the basement to make this compliant with the NCC, are designed in a sympathetic manner where intervention with the original fabric is minimised. The works to the extend the balcony by a modest amount, an element that has already undergone previous additions, is also prepared with a sensitivity and high regard for the valued exterior aesthetics of The Sandhurst Club.

The proposed works also reinstate original uses to interior spaces, as originally designed by the building's architect, William Vahland. The kitchen will be relocated to the basement, the level where it was originally located. The basement will be enhanced by a cellar bar, which is also consistent with Vahland's design, where the cellar was to be used at times as a place for respite. Removal of the kitchen from the ground floor will enable this room to be reinstated, in part, as a room for meeting and socialising, as it did as the Strangers' Room when The Sandhurst Club was first built.

Conclusion

The works are consistent with the intent of the Heritage Act 2017, which is to protect and conserve places of cultural significance to the State of Victoria.

The proposed works are responsive to the recognised intrinsic historic, aesthetic and social values of The Sandhurst Club. These architect-designed works, developed from exploring different options, have resulted in a sympathetic outcome to both the interior and exterior of The Sandhurst Club.

These proposed works can be undertaken without impacting upon the core heritage values of The Sandhurst Club, and will not result in any significant detrimental impacts to this heritage place.

Adoption of the mitigation measures discussed in this heritage impact statement will further enhance the design of this proposal and its heritage outcomes, and lessen any minor impacts from the proposed works.

Any minor impacts from the proposed works are significantly outweighed by the benefits that better accessibility to all parts of the complex will provide.

It is on this basis that I believe the proposed works are supportable from a heritage perspective.

A handwritten signature in dark ink, appearing to read 'Peter Barrett', with a stylized flourish at the end.

Peter Barrett
Master of Architectural
History & Conservation (Melb.)

**APPENDIX:
DESCRIPTION OF THE SANDHURST CLUB IN
THE BENDIGO INDEPENDENT NEWSPAPER,
18 SEPTEMBER 1893**

Bendigo Independent (Vic. : 1891 - 1918), Monday 18 September 1893, page 5

THE SANDHURST CLUB.

The festivities in connection with the opening of the Sandhurst Club's handsome new buildings were continued last evening, when an evening "at home" was given to members and their wives and lady friends. There were about 200 persons present, including several visitors from Melbourne. The balcony surrounding the building was gaily lighted with a number of Chinese lanterns, and the whole of the rooms were thrown open to the visitors, who inspected the elegant appointments and expressed unbounded pleasure at the lavish manner in which the committee had provided for the comfort of the members. Supper was partaken of in relays, and the house steward (Mr. Cathcart) was most assiduous in caring for the comfort of the ladies. During the evening a programme of music was gone through. Miss Lalla Miranda, of the Tardor Concert Company, sang, "Home, Sweet Home" and "Casta Diva." Mr. C. H. King gave a violin solo, "Chaconne." Messrs. M. Macoboy, Kaines, and Magnus Cohn also contributed songs, and Messrs. G. A. Thomson and A. M. Pool, recitations. Mr. J. H. Bryan accompanied the vocalists.

The building has been erected in the modern villa style of architecture. It is situated off View street, and closely borders upon Rosalind Park, so that it almost appears as if it were part and parcel of the park. The building is of two stories, with a basement. The latter, besides spacious cellars, contains a kitchen and a large room, 24ft by 19ft, which can, and will, no doubt, be used as a cool retreat during the hot weather. The first floor consists of a large hall, 47ft by 10ft, a billiard room, 33ft by 25ft. This has an open timbered roof with turned and carved hammerbeams and trussed. It has a height of 24ft 6in. This is a beautiful room, eminently fitted for the purpose intended. The light all coming from above sheds a soft light equally over the tables. Two of Thompson's best tables have been placed in the room, which is besides fitted up with every requisite. Besides the billiard room there are spacious lavatories fitted up with tip-up basins and every requisite. There is also in close proximity a commodious bar and storeroom. The reading room, 20ft by 20ft, with a large bay window, is a beautifully proportioned room. A grand view from this as well as from every other room in the building is obtained over the park, disclosing in the distance the fine public offices and the Law Courts. The "Strangers' room," 18ft x 18ft, and the card room 23ft x 18ft, are each in their way fine rooms. Throughout all these rooms have handsome cornices, elaborate centre flowers, and marble mantles. Ventilation in all is perfect, every room having Tobin's inlet ventilators and Pepper's patent ventilators for outlet, etc. There is a grand easy staircase to the upper floor. This floor besides a large sitting-room 29ft x 20ft, contains three bedrooms, bathroom and lavatory, fitted up with iron enamelled bath, tip-up basins, etc. Hot water arrangements are provided, and every thing to conduce to the comfort of the members. The furnishing throughout is most luxurious, and altogether the place is one of the best designed and appointed that could be desired. The architects were Messrs. W. C. Vahland and Son.

