

SANDHURST TRUSTEES LTD - 2019
18 VIEW STREET BENDIGO – BUILDING TIMELINE



1858 - The central section of the building was completed on 17th May 1858. It was built by contractors Snowball & Co for a sum of 2,996 pounds. Built by the government of the time as a new Post Office, it replaced the former timber post office located on the site.

1867 - The northern and southern sections of the building were added, along with the first floor at the front of the building. The side wings were added for a branch of the Treasury office and to enable the Telegraphic office to move down from the station.

1869 - Still existing today, the wide rights of way were added in 1869 to allow easy access for mail coaches. Mail Coaches would enter on the northern side unload their mail and leave via the southern side. In 1893 the Sandhurst Club construction commenced, and this rear access was lost.

1872 - The building's extensions were constructed in brick on a granite base. The bricks remained exposed until they were cemented over in 1872.

1891 - The building was purchased by Sandhurst Trustees in 1891 for 4,000 pounds. Timber panelling and fittings were installed at this time, with the building retaining its initial open plan layout. We still have one of the original desks that were used then.

1900 - Initially a dusty road with horses and carts, the streetscape outside the building changed in the early 1900's with the introduction of trams. Motorised vehicles made their first appearance shortly after. The electrical wiring for the trams in the CBD was fed by a pipe 3 inches across which

was filled with copper wires to carry the power. That was dug up on STL's side of the street and under the footpath in the early 2000's.

1908 - Lights converted to electric power, with phone installation followed shortly after. There are still pipes that carried the gas to the streetlights and buildings under View Streets footpath. Board room and adjacent hallway was created with wood panelling installed to the central section walls.

1949 - Repairs to the building following a fire on the first floor, occupied by a Dentist at the time. If you go up into the rafters now there is still soot from the fire.

1962 - Building first classified by the National Trust of Australia due to its historical, architectural significance to the State of Victoria. "The building has architectural importance as a well composed masonry structure which contributes, and indeed, established the standard the design and massing of later buildings on View Street. The intact nineteenth century interior of the building is of particular importance for its well-crafted joinery and plasterwork."

1970's (and 1986) – Red and Black carpet installed.

Late 1960's - Steel gates constructed and installed to front entry alcove for enhanced building security.

1970 - The Company purchased three significant pieces of antique furniture. The 1830 William the 4th period Grandfather clock . This clock was manufactured by B. Boland in Swinton England. On its face we have hand painted scenes from 1830. The clock strikes every hour and if kept wound will keep time with the phases of the moon's 29-day cycle. Its mechanical system was restored in 1999. The case is Mahogany wood with decorate inlay patterns. The Board room table came as well Circa 1830's 5 leaf D- End dining table which rests on 8 turned and reeded legs, original patination and is stamped Gillows Lancaster. Also the Victorian Mahogany 3 door Breakfront Bookcase with 3 glazed doors over Pedestal base with 2 panel door and central drawer, decorated with carved corbels to top and bottom. We believe this is from 1860.

1978 - Central individual offices and dropped ceiling were created in the central floor span to enhance office privacy, including reproduction wood panelling constructed by local craftsman Mr Ralph Michell and polished by Mr Eddie Hogan.

1985 - Extensions to external toilet block to accommodate growing staff numbers and improve amenity. The company name changed from Sandhurst and Northern Districts Trustees Executors Trustees Company Limited to Sandhurst Trustees Limited. The old name is still set into the brass plaques that are on three of our front entry pillars and doors. It's also etched into 4 panes of glass in internal doors.

1985 - Northern laneway paved and new gates constructed to secure cars. Widening of the front gates to allow car entry required the removal of one of the previous 3 granite pillars. 2 of the original pillars remain. Gates were installed and designed by Mr Jim Harrington to copy the gates to the foyer alcove. Gates were constructed by Allweld Constructions Bendigo.

1986 - The replica counter (located in the South East corner) was commissioned and created by Mr Stan Tobias and Gilmartin's Timber and Hardware. The front arch was opened up to include more connected floor space flowing from the reception areas.

1987 - Lights in board room, reception, hallway and foyer were converted from fluorescent tube lighting into traditional style lighting during the Bendigo Cup public holiday.

1987 – Enhancements to main strong room to provide further fire protection of contents. A new inner door was added, plus an internal phone line.

1988 - Sandhurst Trustees become sole occupants for the building for the first time since 1891. Prior to this the building had been divided and sub-tenanted to other local businesses, including accountants, lawyers, an architect and a dentist.

2000 - Major roof repairs. The slate roof tiles were removed, the battens and sarking replaced and the slates re affixed. This work was carried out by a Master Slater who lived in Bendigo for a short time. His experience came from working on similar roofs in England. He worked some Council owned properties as well.

2003 - The new staff tearoom and office/storage space above was constructed. Adjustments were made at this time to square up the north-east corner of the building title via agreement with the neighbouring Sandhurst Club. The fencing and gateway to the Club was re-aligned, with surplus fence palings added as decorative effect to the laneway door alcove.

2011 - The upstairs office space was turned into a residential unit, involving the creation of a new kitchen and bathroom. Walls were all retained. Upstairs tenants have included the Dentist, Bill Mitchell Architects, the New Girton College, MacAboy Taylor and Taylor when their premises was partly destroyed by fire.

2017 - All Sandhurst staff relocated to the Bendigo Centre and offices externally leased.

2018 - The exterior of the building was repainted. Some of the damp course install was carried out on the Western side of the building. During this renovation one of the front rooms was returned to the original floor and ceiling heights.

The building has provided an excellent home for the type of business that Sandhurst Trustees was in being Wills and after life planning. Prepaid Funerals. Investments and Mortgages.

The look of the premises provides the feeling that it is a unique friendly well established and maintained business and one that will take its responsibility seriously.

These premises now sit on the Asset register of the Bendigo and Adelaide Bank Limited and is the only premises that the bank owns that is still a function office of the Group.

The main board room is an excellent facility should there be a need for a larger group in a meeting

Other items of note within the building:

Gold Scales from the 19th Century. Balanced on a brass beam centre with 400, 300, 20- and 10-ounce weights. Circa 1870

Regency Mahogany 2 drawer Pedestal Library table with platform base terminal on sabre legs on castors. Circa 1830.

Victorian mahogany Serpentine shape marble top console table with heavy scroll cabriole front legs, central drawer with shaped apron. Circa 1860.

Cast iron hall stand on rectangular base. Circa 1870.

Clarks 6 branch brass and crystal candelabra on tall crystal column original shades and posies holders. Circa 1900.

BENDIGO BANK CENTRAL

On the corner of Bath Lane, Mitchell Street and Charing Cross the city has seen a number of different buildings, businesses and uses of the property.

It was used as paddocks for horses to feed when their owners were in town.

On the 25th February 1860 the baths were opened on this site known as McGuire's baths. They included showers and separate sections for Ladies and Gents. And were said to be a credit to Sandhurst. The Ladies baths continued till 1960 and swimming lessons were provided on site.

Then the shops and business buildings came.

Now it's mainly the head office of Bendigo bank.

The Current Fountain Court building was established in the early 1960's as a retail precinct on the ground floor and open-air car park on the first floor. The drive to the car park was off Bath lane and under the driveway there was a power substation.

In 1987 the Bendigo Building Society purchased the property and strengthened the first floor and then took the pillars up to allow a floor to be established on top of the car park to accommodate the bank.

However we soon outgrew that property and had staff at 4 other locations across our City. In 2003 it was decided to bring us all into one location.

The properties along Bath lane were secured, plans approved, and work started.

During the Artefacts dig on the site we revealed some of its former history. We already knew it was a stock market site for chooks and pigs. We found a large area that was contaminated with oil which was removed. That evidently came from when there was a bus stop on the site. Then we unearthed a large gold extraction set up and that has been moved to the museum in Melbourne. Then some larger white stones and they we believe were in stables. The stables were on site from 1870's to 1930's. The white stones are now in Laity Lane.

Down came the shops on the Southern end of the property and that allowed for the 6-floor building to be built. Once we occupied that section, we then pulled down the Lyric theatre building and shops that surrounded that. That then provided for a smaller building and enabled the linking on level 2 of the Fountain Court second floor and the new build second floor. The ground floor is all retail and the first floor all car parking.

The building was built to green star standards and achieved a five star out of 6 rating. The building uses half the energy of a typical building of this size with two large light atriums in the building, solar panels, recycled water for the toilets which saves 20,000 litres of water daily. We catch 10,000 litres of rainwater which is used to irrigate plants throughout the building. A ducted vacuum system for cleaning reduces dust in the air. We have automated lights that turn off in areas where there is no movement, two internal staircases to encourage staff to walk between floors rather than use the lifts of which we have 7 throughout the entire building. The building has below floor air conditioning duct work and air registers let the air out to each desk from the floor. This provides better air where the staff are working. The decorative panels on the outside are also shades for the glass in summer.

Construction started on the 2nd September 2005 and took three years and three months to complete. It has 16,000 square meters of office space and retail space. The building was opened by Prime Minister Rudd on the 11th December 2008 and cost \$100 million to do. It took 2,100 cubic

meters of concrete. 380 tons of steel and we have 48 kilometres of data cabling and 118 kilometres of electrical wiring within the building.

After 10 years we are now in the process and replacing the carpet, the workstations. This is to increase the number of staff on site to double of that when we opened. So from 600 to 1,200. We have reduced our paper storage and all staff now have lap top computers and we move desks to cover where people are away on holidays, out seeing customers or away ill. So each desk is used every day rather than some sitting empty.

The centre is a very active place with staff coming and going 24 hours a day, customers calling in to see staff and customers for our retail shops.

Neil Athorn October 2019