

HERITAGE CITATION REPORT

Name Mount View
Address 160 Murphys Lane KNOWSLEY **Grading** 2008 Local
Building Type Homestead Complex
Assessment by Context Pty Ltd

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918)

Maker / Builder Unknown

Integrity

High

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.^[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.^[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.^[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.^[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

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Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65, provided local farmers with an accessible water source for their crops. [5]

In 1994 the Shire of McIvor was amalgamated with nearby Shires to form the City of Greater Bendigo.

History of 'Mount view', 160 Murphy's Lane, Knowsley

The house at 160 Murphy's Lane, Knowsley, was established on land granted to James O'Brien, a farmer of Costerfield South, on the 1st March, 1897. The grant covered Crown Allotment 32A, Parish of Knowsley East, and covered an area of 39 acres, three roods and three perches. He had selected the land some years prior to the Crown Grant under the Land Act of 1869 (as indicated on the parish plan). O'Brien had come to the district in search of gold and he and his partners had opened Coy's Reef in September of 1864. The foursome spilt a reward of £400 between them for their troubles, though O'Brien went on to experience more success in pastoral pursuits.[6] O'Brien mortgaged the land at Knowsley to Dinah and Daniel Barnet Lazarus, and he made payments as agreed until his death on the 10th August 1897. After O'Brien's death the land was transferred to his widow, Annie O'Brien, William Keho O'Brien, a miller of South Heathcote, James Patrick O'Brien, engine driver, and Gilbert Cochrane, a farmer of South Heathcote.[7]

Timothy Murphy, farmer of Heathcote, bought the original O'Brien allotment in 1906 according to the present occupier [8]. The parcel included Crown Allotments 10A, 10B and 30 of Knowsley, and covered an area of 401 acres, 3 roods and 34 perches, and was bounded on three sides by established but unnamed government roads. [9] Timothy Murphy was already established in the district, and had taken advantage of amendment of the Land Act in 1865 to take up a small allotment of Crown Land on reasonable terms. The majority of small landholders under this scheme went on to become dairyfarmers, and through the expansion of their holdings developed into agricultural industries. The land was transferred to Timothy Murphy's sons, Timothy Murphy, the younger, and Patrick Murphy, on the 19th June 1916.[10] It is believed that the house was built in 1920-21 by Timothy Murphy, however the architectural style signifies that it may have been earlier than this. [11]

The Murphys used the land for grazing sheep and cropping hay, and gradually expanded their holding, to include Crown Allotment 32A, which adjoined at the north east corner of their existing parcel. The acquisition extended their holding by a further 40 acres. Patrick Murphy died on the 11th June 1922, and his portion of the land was split between Michael Murphy, farmer of Heathcote, and Timothy Murphy, who already held the remaining portion of the land. Timothy Murphy died on the 3rd July 1939, and the holding passed to his wife, Winifred Murphy. A further portion of the estate was passed to Winifred Murphy and William Flurrence Murphy on the 7th September 1954. When Winifred Murphy died in 1976, her portion of the land was granted to William Flurrence Murphy, to further consolidate his holding [12]. William Murphy continued to use the land for the running of sheep until his own death in 1978 [13]. The land was granted to the National Trustees and Executors of Australasia Ltd, and is held under the 'Estate of WF Murphy'. [14]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

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[2] Randell, J. O. (1985), p. 31.

[3] Randell, J. O. (1985), p. 31.

[4] Randell, J. O. (1985), p. 21.

[5] Heritage Victoria, (n.d), *Eppalock Weir*, Hermes entry 6482

[6] Randell, J. O. (1985), p. 21.

[7] Certificate of Title, Vol. 2650, Fol. 994.

[8] Information from current occupier, 2008. Titles suggest that it was purchased in February of 1908.

[9] Certificate of Title, Vol. 3972, Fol. 309.

[10] Certificate of Title, Vol. 3972, Fol. 309.

[11] Information from current occupier, 2008.

[12] Information from current occupier, 2008. Titles suggest that she passed away 7 January 1964.

[13] Information from current occupier, 2008. Titles suggest that he passed away on 15 May 1968.

[14] Certificate of Title, Vol. 3972, Fol. 309.

Primary sources

Certificates of Title, Vol. 2650, Fol. 994; Vol. 3972, Fol. 309.

Secondary sources

Randell, J. O. (1985), *McIvor, A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, Victoria.

Heritage Victoria, (n.d), *Eppalock Weir*, Hermes entry 6482

Information from current occupier, 2008.

Relevant Historical Australian Themes

4.0 Transforming the land

4.4 Farming

Description

Physical Description

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Mount View is a farm complex comprising a house (appears c1912 or earlier, however family believes is c1920-21), and several outbuildings in proximity to the house. All of the buildings are of timber and the outbuildings appear to pre-date the house. The garden is surrounded by a post and rail fence and to the front is a coprosma hedge, and to the side is a cypress hedge. There is a tennis court to one side of the house. Several palm trees are located at the corners of the house and there were once two other palms now removed from the front garden.

To the rear of the house is a weatherboard gabled roof outbuilding used as a dairy and wash-house, and to one side is a large outbuilding built of a variety of timber palings, corrugated iron and weatherboard cladding. This has been built in several stages and been extended lengthwise as well as an added transverse gable that was built on to use as a garage. A further outbuilding closer to the house was designed as a garage in complementary style. The house has a very high hipped roof and return verandah butting into side wings. There is timber strapping decoration to the front gable, corbels beneath the eaves and the bull nosed verandah has timber fretwork decoration. There are several tall brick chimneys with shaped cornices executed in face brick. Externally the house is in good condition and is highly intact.

[1] Information from current occupier, Oct.2008

Physical Condition

Generally good, however pine trees are in poor condition.

Clause 43.01 of the planning scheme clearly outlines that a permit is not required for the removal, destroying, or lopping of a tree if it presents an immediate risk of personal injury or damage to property. This wording is as follows:

43.01-1 Permit requirement

A permit is required to:

Remove, destroy, or lop a tree if the schedule to this overlay identifies the heritage place as one where tree controls apply. This does not apply:

- To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.

- If the tree presents an immediate risk of personal injury or damage to property.

Conservation Policy

Guidelines (Specific)

None specified.

Statement of Significance

What is significant?

The farm complex, Mount View, at 160 Murphy's Lane, Knowsley, comprising the house that appears c. 1912 or earlier, and the large outbuilding (barn), wash house and garage are significant. The coprosma and cypress hedges, palm trees, peppercorn trees and large pines are also significant.

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How is it significant?

Mount View is of local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The Mount View homestead complex is rare and outstanding in the study area, representing successful farming in the late 19th to early 20th century. Mount View contains buildings from both the O'Brien and Murphy ownership, with the barn and washhouse relating to the nineteenth century ownership and the house and garage from the early part of the twentieth century. *Criterion B*

Mount View is historically significant for its long term association with the Murphy family for over 100 years. Beginning with Timothy Murphy, who was already established in the district when he purchased the property in 1906, the family has continued to own and run the place as a working farm up until the present day. *Criterion A*

Mount View is an excellent example of a highly intact homestead with an established garden layout. It is unusual in the study area and is highly intact externally and has a garden with established palm trees, hedge and garden beds. The barn is of aesthetic value for its form and materials, being built in several stages from the 19th century and containing examples of different types of timber cladding including vertical palings. *Criterion D*

Assessment Against Criteria

HERCON CRITERIA

Importance to the course or pattern of our cultural or natural history. *Criterion A*

Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. *Criterion D*

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*

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Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that Mount View at 160 Murphy's Road, Knowsley be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'