

HERITAGE CITATION REPORT

Name House and outbuildings
Address 392 Heathcote-Rochester Road MOUNT CAMEL **Grading** 2008 Local
Building Type House
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity

Altered

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

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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.

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 Camel

Mount Camel was a 40,000 acre sheep run licensed to Margaret Hyde on the 4th October 1848. The station was originally known as Mount Campbell, but by the 1870s its name had changed to Mount Camel.^[6] She sold the license to J. D. and H. T. Robertson in 1861, but by 1863 High Taylor Robertson was the sole owner of the license. In 1865, Robert William Nutt and Robert Willan were the owners of the license, and they sold it to Charles Degraives of Hobart in 1869. Charles Parry Davis acquired Mount Camel in 1875.^[7]

History of house and outbuildings, 392 Heathcote Rochester Road, Mount Camel

The land upon which the house and outbuildings at 392 Heathcote Rochester Road is Allotment 13A, Section 23 of the Parish of Redcastle. This 20-acre block was first granted by the Crown to Alexander Hally on 4 September 1877. The neighbouring 100-acre Allotment 19C was also held by Hally. He selected it under Section 19 of the 1869 Land Act, though the Crown grant was not made until 20 February 1899 to Hally's executors (as noted on the Redcastle Parish Plan). It appears that the house and outbuildings were built for Hally.

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It was later part of a grant of 470 acres to Thomas Henry Dickenson on the 30th March 1949 through the Soldier Settlement Scheme, comprising Allotments 13, 13A and 13B of Section 23.[8] A vast tract of the former Mount Camel sheep run had been donated to the Soldier Settlement Board by Charles Percy Davis and his son, Edwards Degraes Davis, in 1921, and much of this land was subdivided and sold to returned servicemen for £6/4/6 per acre.[9] Mount Camel Station was taken up by William Keith in 1842 and originally known as Mount Campbell Station.[10] Margaret Hyde bought the place from Keith in an auction in 1847, and thereafter held the lease from the Government over the 40,000 acre property, including its 2,200 sheep.[11] Davis took over Mount Camel Station in 1875, and made substantial improvements to both the land and the quality of his livestock.[12]

It is not known whether Dickinson used the buildings during his period of ownership. After Dickinson's death in 1959, the property was passed to Grace Annie Dickinson.[13]

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

[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. 195.

[7] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale, p. 173

[8] Certificate of Title, Vol. 7381, Fol. 013

[9] Randell, J. O. (1985), p. 201.

[10] Randell, J. O. (1985), p. 8.

[11] Randell, J. O. (1985), p. 9.

[12] Spreadborough, Robert and Anderson, Hugh (1983) p. 173; Randell, J. O. (1985), p. 9.

[13] Certificate of Title, Vol. 7381, Fol. 013.

Primary sources

Certificate of Title, Vol. 7381, Fol. 013

Secondary sources

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

Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale

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

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Relevant Historical Australian Themes

4.0 Transforming the land

4.4 Farming

Description

Physical Description

392 Heathcote-Rochester Road is a vernacular farmhouse and outbuildings built in the late 1870s on what was once part of the Mount Camel Estate. The buildings are all of weatherboard and comprise a machinery shed and animal shelters as well as the house. The buildings are clustered together in the manner of small farms used for mixed agriculture and animal raising. The setting on the east side of the Heathcote-Rochester Road is well watered flats adjacent to creeks and is more suited to smaller allotment farms. The house and outbuilding is unusually intact and retains much of the front and rear verandahs, brick chimneys, window and door joinery and window hoods.

The tall and wide gables have decorative bargeboards and finials. The verandah has simple but unusual cut out decoration to the verandah beam. The transverse gable could be an addition from c1900. There is a return verandah and this is in part built in to provide another room. There is a verandah at the rear and several brick chimneys. The house is in a deteriorating condition although this is largely due to lack of paintwork. There are mature trees including a large peppercorn at the rear of the house, cypresses and a cedar, that contribute to the setting of this house, and indicate the presence of a former garden.

Physical Condition

Poor

Conservation Policy

None Specified

Statement of Significance

What is significant?

The farm complex at 392 Heathcote Rochester Road is significant. The complex includes the house dating from the late 1870s and a later wing c.1900, an outbuilding, animal shelter and exotic trees immediately surrounding the house and forming part of the former garden.

How is it significant?

The farm complex is historically and aesthetically significant to the City of Greater Bendigo.

Why is it significant?

392 Heathcote-Rochester Road is significant for its demonstration of a small self contained farm of the late 1870s which

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was originally part of the squatting run of Mount Camel Station and then later subdivided according to the Land Selection Act of 1869. At a later date the property demonstrates the parcelling of land under Soldier Settlement Scheme whereby it was taken up by Thomas Dickenson, then remaining in the Dickenson family from that date until the present time.

Criterion A

The farm buildings are representative of a small scale of farming, and form a coherent and intact group. The house is of interest for its wide span gable, bargeboards and verandah frieze decoration on the 1870s part. The outbuildings contribute to sense of the place as a self contained farm. The exotic trees including a peppercorn, cypress and cedar contribute to the enclosed setting of the place. *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*

Recommendations 2008

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

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It is recommended that the farm complex at 392 Heathcote-Rochester Road, Mount Camel be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'