

## HERITAGE CITATION REPORT

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**Name** Moiradale  
**Address** 3142 McIvor Highway KNOWSLEY  
**Grading** 2008 Local  
**Building Type** House  
**Assessment by** Context Pty Ltd




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**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

**Architectural Style** Interwar Period (c.1919-c.1940)

**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*.<sup>[1]</sup>

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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 'Moiradale', 3142 McIvor Highway, Knowsley**

The house at 3142 McIvor Highway was built on part of a large allotment that was bought by David Wise Kelly on the 1st of June 1877. He had selected the land some years prior to this under the Land Act of 1869 (as indicated on the parish plan). The land was originally part of the Campaspe Plains run, which was broken up into smaller parcels of land from the early 1850s. Kelly's allotment covered an area of over 305 acres and incorporated Crown Allotments 10 and 11 in the Parish of Knowsley.[6] Kelly mortgaged the land soon after his purchase, probably to finance payments over the property. [7] He was a farmer by trade, and it was this activity that undoubtedly dominated his pursuits at Knowsley.

The large parcel of land was subdivided into smaller allotments and sold off over a number of years, increasingly after the elimination of leasehold in the 1860s, which made space for farmers to work small scale allotments. Part of Kelly's land eventually formed much of the surveyed town site of Knowsley, though Kelly continued to hold portions of his property for some time.

Lot 1 of Crown Allotment 11 (comprising most of Allot. 11) was sold to George Brooks, farmer, on the 13th April 1891. Brookes took out a mortgage from the Commercial Bank of Australia on the 21st September 1892.[8] A further mortgage

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was taken out the following year, to Edith Lillian Moorhead and another in 1903.[9]

Brooks sold the property Duncan John Cochrane, a grazier of Tooborac, on the 29th March 1909. Cochrane owned the place until November 1921, when he sold it to William O'Sullivan.[10] William O'Sullivan built 'Moiradale', though the place did not take on that name until later in its history. O'Sullivan took out a mortgage to Duncan Cochrane in order to finance his purchase of the place and possibly the construction of the residence there. This was followed by two subsequent mortgages; to the Commercial Bank of Australia in July 1935, then to the Farmers Debts Adjustment Board in 1937.[11]

William O'Sullivan died circa 1948, and the probate of his will was granted to Timothy O'Sullivan and Elizabeth O'Sullivan.

Community consultation has revealed that George Harris lived at the place in the 1950s . The property was name 'Moiradale' at some stage, after the Harris' daughter Moira.[12]

[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] Certificate of Title, Vol. 981, Fol. 155.

[7] Certificate of Title, Vol. 981, Fol. 155.

[8] Certificate of Title, Vol. 2344, Fol. 676.

[9] Certificate of Title, Vol. 2344, Fol. 676.

[10] Certificate of Title, Vol. 4510, Fol. 833.

[11] Certificate of Title, Vol. 4510, Fol. 833.

[12] Community Consultation, 14/6/07

## Primary sources

Certificates of Title

Heathcote targeted community consultation

Plan of the Parish of Knowsley, undated.

## Secondary sources

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

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Victoria.

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

## Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

## Description

### Physical Description

Moiradale is a particularly good example of the craftsman bungalow style adapted for a country setting. This large house is derived from a large square plan that provides for the huge hipped roof to meet almost at a single point. This house has a short ridge and a small gablet facing the front. The verandah is continuous with the main roof and returns on three sides of the house. The symmetry of the composition is interrupted by a gable roof wing built to one side, although this may be a later addition. The verandah posts are timber and have sinuous timber brackets as the sole decoration to the verandah. The window and door joinery is elaborate with large windows of five panes to the front elevation. Some use is made of leaded and coloured glass to the front rooms of the house. The walls are constructed of an unusual combination of dark stained or painted weatherboards below the window sills and rough cast render above. It is possible that the roughcast is 'conite' over a timber frame, although it has the appearance of solid masonry. The tall chimneys are elegantly tapered and have a band of face brick at the top as their sole decoration. The house is set in a garden of several mature trees and shrubs including a palm tree.

### Physical Condition

Good

## Conservation Policy

### Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise: None specified.

## Comparative Analysis

Another craftsman bungalow can be found at 8 Sugarloaf Road, Axedale.

## Statement of Significance

*What is significant?*

The house, Moiradale built c.1920 at 3142 McIvor Highway and the palm tree is significant. There are no significant

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outbuildings.

*How is it significant?*

The house Moiradale at 3142 McIvor Highway Knowsley is of local aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

Moiradale is of aesthetic significance as a representative example of a 1920s Craftsman Bungalow which is rare in the study area. The elements of the style are well represented in Moiradale including the simple roof forming wide verandahs, the transverse gables, original window and door joinery, decorative glass and verandah posts with typical brackets of the period. The contrast between cladding materials of weatherboard and rough cast render is typical of the style as are the simple tapered chimneys. Moiradale demonstrates many typical features of the style and is rare in the study area. Although quite small, the palm tree is representative of the type of planting that would have been popular at the time of construction. *Criterion D, Criterion E*

## 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

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	Yes
<b>Incorporated Plan</b>	Yes
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 3142 McIvor Highway 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 defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'