

## HERITAGE CITATION REPORT

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**Name** Murrowood Homestead  
**Address** near North end of Sheedy's Lane DERRINAL **Grading** 2008 Local  
**Building Type** Homestead Complex  
**Assessment by** Context Pty Ltd




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

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

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.<sup>[2]</sup>

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.<sup>[3]</sup>

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.<sup>[4]</sup> 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.<sup>[5]</sup>

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

## **History of Murrowood Homestead, North end of Sheedy's Lane, Derrinal**

The 'Murrowood Homestead' is constructed on part of allotment 1A2 section B in the Parish of Langwornner that formed part of a Crown grant to G. Murrowood on the 23rd December 1874.<sup>[6]</sup> Murrowood had been leasing the land under sections 19 and 20 of the Land Act of 1869. The house was probably constructed during the period of his lease, as a means of meeting the necessity of development as stipulated by the Act. Upon the issue of the Crown grant, Murrowood's holding covered an area of sixty five acres, which included 26 acres, one rood, 23 perches of allotment 1A2 and the adjacent 39 acres, three roods, 35 perches of allotment 1A1, that he had also been leasing under Sections 19 and 20 of the Act.<sup>[7]</sup>

George Murrowood died on the 26th May 1900, and ownership of the property was passed to John Thomas Clark Murrowood and Benjamin Murrowood as the executors of his estate. Both men had died by 1949, and Lily Rose Murrowood and George Murrowood became the owners through the will of John Thomas Clark Murrowood.<sup>[8]</sup> By 1950 George Murrowood was the sole owner of the property. He had also, by that stage, acquired substantial holdings that brought his total parcel of land to just under 400 acres.<sup>[9]</sup> This land was transferred to the State Rivers and Water Supply

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Commission on the 5th April 1962[10], and in 2008 was owned by Goulburn Murray Water part of Cliff Robertson Reserve.

[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. 970, Fol. 829.

[7] Plan of the Parish of Langworne, undated.

[8] Certificate of Title, Vol. 970, Fol. 829.

[9] Certificate of Title, Vol. 970, Fol. 829.

[10] Certificate of Title, Vol. 970, Fol. 829.

## Primary sources

Certificates of Title

Plan of the Parish of Langworne, undated

## Secondary sources

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

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

## Description

### Physical Description

The house known as Murrowood Homestead is constructed of red brick. The bricks are soft and porous indicating that they are of a fairly early date of manufacture prior to the ready availability of machine made pressed red brick. The earlier section of the homestead is of brick and the later addition was built of timber but has been destroyed by fire. The house is now in a poor state following a fire and has lost its roof structure and parts of the brick walls are unstable.

A stone outbuilding with brick gable end walls is of particular interest. The stonework is of sandstone laid in random rubble. One room has been whitewashed inside and there is a brick chimney, indicating that this area may have been originally designed for habitation as well as farm use. The gable ends are constructed of a similar red brick to the homestead and there is a small panel of hit and miss brickwork for ventilation. This building is set between peppercorn trees. There are some mature mulberry trees.

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## Physical Condition

The house has been severely damaged by fire (2008).

Outbuildings are in fair condition.

## Conservation Policy

### Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

The house is in a poor state and unless it is reinstated with a roof the walls are in danger of collapse. Urgent attention should be given to stabilising this structure.

## Statement of Significance

### *What is significant?*

All the fabric of the brick Murrowood Homestead constructed c.1870 and the stone and brick outbuilding, at the north end of Sheedy's Lane, Derrinal, is significant. The mulberry trees are also significant. The remnant of the timber addition (destroyed by fire) to the homestead is of lesser significance.

### *How is it significant?*

Murrowood Homestead and the outbuilding, at the north end of Sheedy's Lane, Derrinal are of local historic and aesthetic significance to the City of Greater Bendigo.

### *Why is it significant?*

Murrowood Homestead is historically significant for its long association with the Murrowood family beginning with George Murrowood who leased the property prior to a Crown grant in 1874. The property stayed in the Murrowood family until 1962 when it was transferred to State Rivers and Water Supply Commission. By this time the Murrowood family had increased their holding from sixty five acres in the 1870s to just under 400 acres. In 2008 the land was owned by Goulburn Murray Water part of Cliff Robertson Reserve. *Criterion A*

Murrowood Homestead and outbuilding were probably constructed prior to 1874, and are of aesthetic significance as a small farm complex constructed of locally available materials of red brick and sandstone and constructed in a vernacular style. The homestead has been partially destroyed by fire. The buildings retain some window and door joinery that is original and the outbuilding has a high level of integrity. *Criterion D*

Although recently damaged by fire, the homestead could be restored.

## Assessment Against Criteria

### HERCON CRITERIA

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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

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	Yes
<b>Fences &amp; Outbuildings</b>	Yes
<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 Murrowood Homestead and outbuilding in Sheedy's Lane 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 as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'