

## HERITAGE CITATION REPORT

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**Name** Woolshed  
**Address** 4005 McIvor Highway DERRINAL **Grading** 2008 Local  
**Building Type** Woolshed/Shearing Shed  
**Assessment by** Context Pty Ltd




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

**Architectural Style** Victorian Period (1851-1901)  
Vernacular

**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

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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 Woolshed, 4005 McIvor Highway, Derrinal**

The woolshed at Kilmuir, 4005 McIvor Highway, Derrinal, is located on Allotment 14A in the Parish of Heathcote. The Crown grant of the 46 acre block was made on 1 August 1854 to Alexander Cumstie. Cumstie paid the sum of £61.2.0 for the allotment, which covered a total area of 46 acres and five perches.<sup>[6]</sup>

Following Cumstie's death Edward Courtney was appointed the official assignee of his estate. Courtney sold the property to James Hay for the sum of £400 in 1858. He sold to John Wilson some time thereafter.<sup>[7]</sup> The property changed hands several times between the late 1860s and 1870s.

By the 1870s the property was owned by Thomas Stephen Williams, who mortgaged the place to the National Insurance Company of Australasia Ltd in 1875. He raised a total capital of £500 in this venture. A number of owners in quick succession acquired and then sold the property until it was bought by Thomas James Farley who was resident by 1899. In 1970 the owner of the place was recorded as John Farley and Son P/L.<sup>[8]</sup>

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After initial inspections by Heritage Architect it was assumed that the structure was built c. 1870, however, information supplied by the McIvor Heathcote Historical Society sourced from maps of the area identifies that the structure was built after 1887. [9]

[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] Research notes from Old law search application AP105537T.

[7] Research notes from Old law search application AP105537T.

[8] Research notes from Old law search application AP105537T.

[9] Information supplied by McIvor Heathcote Historical Society, 2009

## Primary sources

Certificates of Title.

Research notes from Old law search application AP105537T.

## 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

Information supplied by McIvor Heathcote Historical Society, 2009.

## Relevant Historical Australian Themes

4. Transforming the land

4.3 Grazing and raising livestock

## Description

### Physical Description

The woolshed at Kilmuir, Derrinal is located on the McIvor Highway some distance from the house and other buildings associated with the farm. It is a large woolshed with unusually tall gable roof form. The construction is of timber with weatherboard cladding and some fibro cement sheet to the rear elevation facing the sheep pens. The ridge has a curved

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capping giving a distinctive profile to the building. There is a small window in the gable end. Although there are a number of woolsheds in the study area, this one is unusually large and of a distinctive form.

## Physical Condition

Fair

## Conservation Policy

None Specified

## Statement of Significance

*What is significant?*

The timber framed and clad woolshed at 4005 McIvor Highway, Derrinal probably built after 1887 is significant. The house and other outbuildings some distance from the woolshed have not been assessed. Further inspection of the homestead and other outbuildings is required to determine the significance of these buildings.

*How is it significant?*

The woolshed at Kilmuir is of local aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The woolshed at Kilmuir is located on the highway and is a building of distinctive form without direct comparison elsewhere in the study area. It demonstrates an aspect of farming not well represented in other farm complexes identified in the study area. *Criterion B*

Although there are other woolsheds, this one is particularly large, highly visible and of a distinctive high gabled design. The building is highly intact with only minor alterations to the cladding materials. *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*

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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>	No
<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 woolshed at 4005 McIvor Highway, Derrinal, be added as an individual place to the Heritage Overlay of the Greater City of 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.' The homestead and other buildings some distance from the woolshed should also be assessed.