

HERITAGE CITATION REPORT

Name	Outbuilding	
Address	8 Derrinal Crosbie Road DERRINAL	Grading 2008 Local
Building Type	Other - Farming & Grazing	
Assessment by	Context Pty Ltd	



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

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder No information held

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 Outbuilding, 8 Derrinal Crosbie Road, Derrinal

The outbuilding at 8 Derrinal Crosbie Road was constructed on allotment 8 in the Parish of Knowsley East, which was granted by the Crown to Frances Jenkins on 29 December 1856. ^[6]

Francis Jenkins is believed to have originally been from Buckinbong Station, Narrandera, after leading a party of his fathers workers in the 1830s along the Murrumbidgee River to choose the site for the station. Incredibly, Jenkins was only 12 years old at the time. ^[7]

Jenkins is believed to have selected allotment 8 at the Government Land Sale, naming the 640 acres 'Mount View'. This land was farmed by Jenkins for many years, and by 1882 he had a manager running the farm by the name of A.J. Fulham. ^[8]

The property was leased to Joseph Hollingsworth from 14 April 1885, until February 1892. Hollingsworth began purchasing the property in 1892, and paid for the property in full on 31 January 1895. ^[9]

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Hollingsworth built the outbuilding between 1893 and 1894. [10] Work commenced on the outbuilding on February 2 1893, and the outer cavity and roof was finished shortly after. [11]

The property has been owned by the Hollingsworth family for three generations. [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] Information supplied by current owner, 2008

[7] Randell, J. O. (1985), p. 199.

[8] Randell, J. O. (1985), p. 199.

[9] Information supplied by current owner, 2008

[10] Information supplied by current owner, 2008

[11] Information supplied by current owner, 2008

[12] Randell, J. O. (1985), p. 199.

Relevant Historical Australian Themes

4 Transforming the land

4.1 Farming

Description

Physical Description

8 Derrinal Crosbie Road is a small outbuilding of earth and timber. The earth walls extend to the springing point of the roof and the gable ends are clad in weatherboard. The earth layers are clearly visible where the smooth plaster that has worn off. Although it is difficult to see whether straw has been used between the layers as was the traditional method of constructing cob buildings, the earth layers do indicate that the building was constructed without the use of timber shuttering of any sort. The plaster to the outside was usually made from lime and sand and provided a more durable finish to the walls.

Primitive construction systems in rural areas do not necessarily indicate an early date of construction as the method was often used even if other building materials were available and this one is said to have been constructed with an inner and

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outer wall for use as a dairy according to the current owner Ian Hollingsworth. A separator is still inside the building. The two walls would assist in keeping the building cool.

Timber gable end walls are easier to construct than high earth walls and the roof structure is easier to construct on a timber frame, so the design of the building derives from the limitations of the construction method.

The building is quite large for a store room and has a loft accessed from a door in the gable end. The building is associated with a weatherboard house and was possibly built as a storeroom or dairy, which corresponds with information supplied by current property owner. Provided that the ceiling/floor was well insulated, earth walls are useful in maintaining a more even temperature for the storage of perishable food and this may have influenced the use of earth as a building material.

There are a number of mature trees surrounding the building, including a cypress pine, sugar gums, peppercorns and a kurrajong.

Physical Condition

Good

Conservation Policy

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

The exterior plaster/render should be kept in good repair in order to preserve the earth walls.

Comparative Analysis

There are no other cob buildings located in the study area, however there are a number of ruinous earth buildings such as those at 209 Daniels Lane, Mia Mia.

Statement of Significance

What is significant?

The outbuilding built of earth and timber at 8 Derrinal Crosbie Road is significant. The associated house is not significant. The trees including the sugar gums, cypress pine and kurrajong are also significant.

How is it significant?

The outbuilding at 8 Derrinal Crosbie Road is of local technical significance to the City of Greater Bendigo.

Why is it significant?

The outbuilding at 8 Derrinal Crosbie Road is of technical significance for its construction method derived from cob building. Although straw is not visible in the mix between the earth layers, the earth has been laid without shuttering and is not in blocks. This is the only example of cob building found in the study area and one of only a few known examples in Victoria. It is however a late example of this type of construction.

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Other examples include and these include Bear's Castle at Yan Yean (1847), a chicory kiln on French Island (1905), and a mud walled dairy at Ravenswood (1879) is said to derive from the Welsh tradition of cob building.

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics.

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

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.

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

Recommendations 2008

External Paint Controls

Yes

Internal Alteration Controls

Yes

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 the outbuilding at 8 Derrinal Crosbie Road, Derrinal 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.'