

## MURRINDINDI STATION



MURRINDINDI STATION  
SOHE 2008



h00371 1 murrindindi station  
melba hwy yea homestead  
north elevation she project  
2003



h00371 murrindindi station  
melba hwy yea canary  
cottage she project 2003



h00371 murrindindi station  
melba hwy yea homestead  
east elevation close up she  
project 2003



h00371 murrindindi station  
melba hwy yea homestead  
east elevation she project  
2003



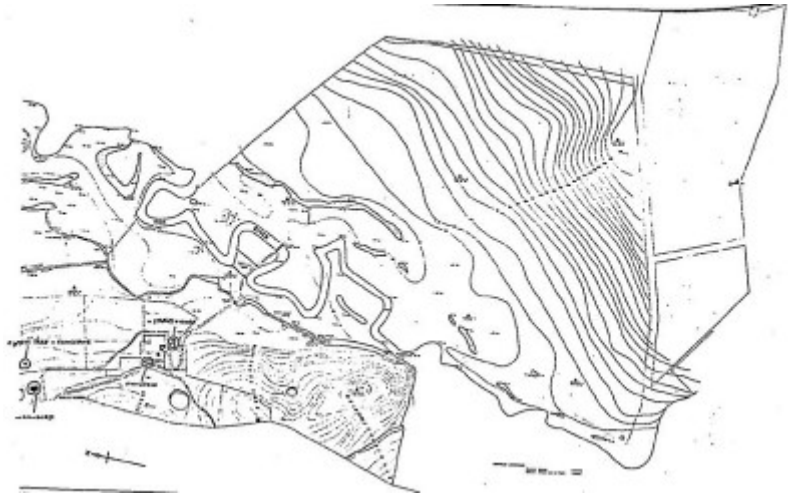
h00371 murrindindi station  
melba hwy yea stone stables  
she project 2003



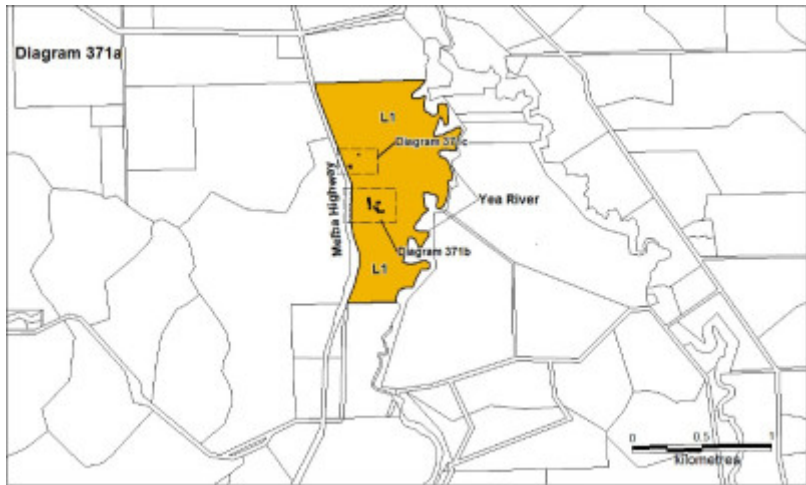
h00371 murrindindi station  
melba hwy yea woolshed she  
project 2003



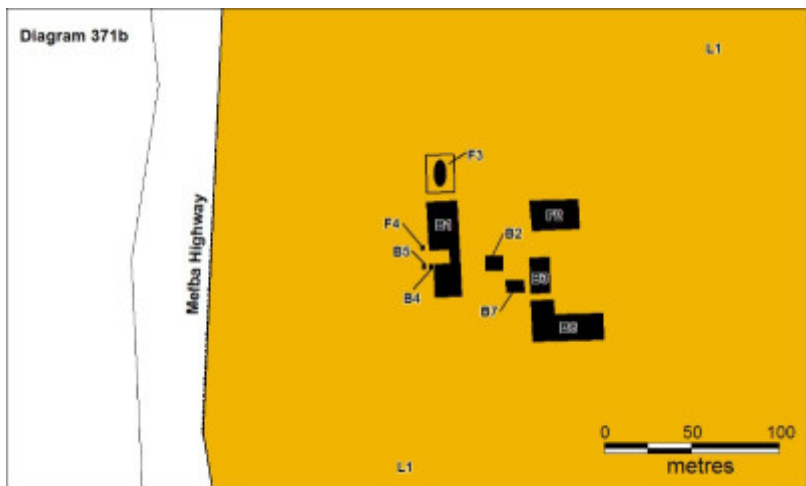
h00371 murrindindi station  
melba hwy yea wooden shed



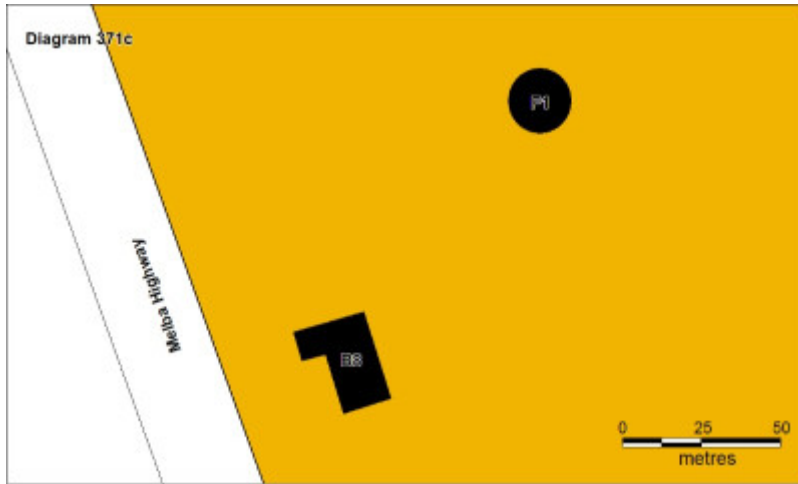
murrindindi station melba hwy - topographic map



H0371 Murrindindi Station Plan 371a Nov 2007 mz



H0371 Murrindindi Station Plan 371b Nov 2007 mz



H0371 Murrindindi Station Plan 371c Nov 2007 mz

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### **Location**

5620 MELBA HIGHWAY YEA, MURRINDINDI SHIRE

### **Municipality**

MURRINDINDI SHIRE

### **Level of significance**

Registered

### **Victorian Heritage Register (VHR) Number**

H0371

### **Heritage Overlay Numbers**

HO1

### **VHR Registration**

May 12, 1976

### **Amendment to Registration**

March 13, 2008

### **Heritage Listing**

Victorian Heritage Register

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## Statement of Significance

Last updated on - June 7, 1999

What is Significant?

Murrindindi Station is a grazing property within a remnant riverine and grazing landscape located on land bordering the Yea river south of the town of Yea. The present Murrindindi Station is part of what was a substantial grazing lease during the nineteenth century. Murrindindi Station consists of a range of domestic and utilitarian buildings set amongst extensive gardens and lawns.

The property was the result of the amalgamation of two squatting leases; Murrindindi, which was taken up in 1839 and the Murrindinda Run, taken up in 1840, by Alexander Miller and his brother-in-law, John Macfarlane in 1844. Miller took full control of the run in 1850 and continued to run it until his death in 1862. He is buried on the property. Later owners included Richard Goldsbrough 1870-1884, Daniel McLeish 1884-1912 and Harry Gordon 1912-1965.

Alexander Miller was responsible for the establishing the core of the station and the structures and gardens of the station were expanded and consolidated by both Daniel McLeish and Harry Gordon. The form and character of the place is largely the result of the input of these three men. No fabric remains from the ownership of the property prior to Miller's occupation.

The homestead was built in two main phases. The original part of the house was built by Alexander Miller in the late 1840s. This part of the house is built of brick with a twin hip roofs with a wide shallow pitched verandah to the northern and eastern sides. The plan is characterised by a central longitudinal off-centre hallway. The current corrugated iron roofing covers the earlier shingle roof. The house was considerably altered after 1912 when the place was owned by Harry Gordon. Gordon added the 'Gable' which is now the defining feature of the house. This is a large timber and brick 'chalet' form structure built onto the southern end of the older homestead building. The addition is situated over the area where the kitchens of the old house were located.

The house is linked via a short covered way to a timber framed weatherboard clad accommodation building that is believed to have been constructed by Daniel McLeish in the 1880s. It is understood that the building was used as a dining and accommodation building for the station workers. The earlier timber shingle roof remains under a newer corrugated iron roof. Between the house and the timber workers accommodation building was the homestead's kitchen yard. This space contains a meat house, a tank stand and a generator shed.

Close to the house are two smaller residential structures. The smaller of the two, referred to as the Canary Cottage, is a four room timber framed weather board clad structure. The larger of these two buildings is believed to have been built as a managers residence. It appears that both were built during Daniel McLeish's occupation of the property after 1884.

The stables and coach house date from Alexander Miller's occupation of the place. The building is constructed of random rubble walls of local stone with a whitewash coating. The stable floors are paved with local river stone and the building incorporates a hayloft in the roof space. The stables have been extended with the addition of a barn constructed of bush poles, double height vertical timber slab walls and a roof constructed of sawn timber. The barn addition also includes a timber chamber for storing horse feed. The feed was delivered to the store by a mechanical conveyor and the feed was delivered into the stables via a small chute in the stable wall.

The wool shed is a timber framed L shaped structure with a double pitched gable roof. Early timber shingles are extant under the newer corrugated iron roof cladding. The building appears to have been constructed toward the end of the nineteenth century, under the ownership of Daniel McLeish. The building has had little alteration apart from the addition of holding pens for shorn sheep, and displays a high degree of integrity. The wool shed's early belt driven mechanical shearing equipment is extant and in working order. The shed also contains a Koerstz wool press in situ.

Alexander Miller's grave is located on the property. The grave is marked by a marble plaque set in a later concrete plinth and by an Italian cypress pine planted next to the grave. The grave site is located in a line directly north of the front door of the house and the view is framed by two oak trees & two Italian cypress pines. The swimming pool built in the 1920s by Harry Gordon, now a reflection pond, lies along this axis.

Daniel McLeish is credited with the establishment of the gardens, particularly the extensive rose garden which is enclosed by a decorative cypress hedge. The gardens have been designed with a strong emphasis on the use of axis and the division of space into a series of well defined landscaped 'rooms'. The gardens between the house and the Melba Highway provide a park like setting to the entrance to the house.

How is it Significant?

Murrindindi Station is of architectural, historical and aesthetic (landscape) significance to the State of Victoria

Why is it Significant?

Murrindindi Station is of historical significance as the remnant of what was once a large and early squatting lease, established in 1839.

Murrindindi Station is of architectural significance for the range and quality of structures that illustrate the development and activities of a grazing property from the mid nineteenth century squatting period to the present.

Murrindindi Station is of architectural significance as a good example of a squatters house built in stage from the late 1840s.

Murrindindi Station is of architectural significance for the woolshed. The woolshed, built in the latter part of the nineteenth century is a fine and virtually unaltered structure whose fabric, planning and extant equipment clearly illustrates shearing practice in the late nineteenth century.

Murrindindi Station is of architectural significance for the stables and coach house building and the vertical slab barn addition. The stables and coach house, built in the mid nineteenth century are a fine example of rural stone construction. The timber slab addition, built in the latter part of the nineteenth century is a fine and substantial example of its type. The building fabric, layout and the objects in these buildings provide a clear illustration of the agricultural and grazing practice and horse care and management in the mid to late nineteenth century.

Murrindindi Station is of aesthetic (landscape) significance for both designed and remnant natural landscapes on the property. The landscaped gardens date from the 1880s and are of a high quality of design, containing a number of noteworthy plantings. The remnant natural landscape illustrates the cultural impact of grazing.

Murrindindi Station has archaeological potential to contain important archaeological deposits, including artefacts relating to the 19th Century agricultural complex.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions

prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### **Specific Exemptions:**

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

### **Regular Site Maintenance :**

The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995,

- a)** regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;
- b)** the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials;
- c)** cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing;
- d)** repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation.
- e)** the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.

**Note:** Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning.

**Note:** Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

### **Fire Suppression Duties :**

The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995,

- a)** Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;
- b)** Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected;

**Note:** Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places

listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed.

### **Weed and Vermin Control :**

The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995,

**a)** Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;

**Note:** Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values.

Landscape:

The process of gardening and maintenance, mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety works to care for existing plants and planting themes.

Removal of vegetation that is not significant to maintain fire safety to protect monuments, paths, significant buildings and structures.

The replanting of plant species to conserve the landscape character and plant collections and themes.

Repairs, conservation and maintenance to hard landscape elements, buildings, structures, ornaments, roads and paths, drainage and irrigation system.

Management of trees in accordance with Australian Standard; Pruning of amenity trees AS4373.

Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.

Installation, removal or replacement of garden watering and drainage systems.

Non-structural works that occur at a distance greater than 5 metres from the canopy edge of a significant tree, plant or hedge, (structural works may require a permit if still on the registered land).

Non-commercial signage, lighting, security fire safety and other safety requirements, provided no structural building occurs.

Plant labelling and interpretative signage.

Resurfacing of existing paths and driveways.

Maintenance of roads and paths and gutters to retain their existing layout.

### **Public Safety and Security :**

The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995,

**a)** public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits;

**b)** the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features;

**c)** development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public.

**Note:** Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

### **Signage and Site Interpretation :**

The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995,

**a)** signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits;

**b)** the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items;

**c)** signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place;

**d)** signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place;

**Note:** The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials.

**Note:** Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation.

#### **Minor Works :**

**Note:** Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

#### **Non Registered Fabric:**

All works including demolition and internal modification to structures not included in the extent of registration are permit exempt. Additions to structures not included on the extent will require either the approval of the Executive Director or permit approval. Should these works require a permit is at the discretion of the Executive Director.

The construction of any new structures within the boundaries of this registration will require a permit.

#### **Exterior:**

Minor repairs and maintenance which replaces like fabric with like.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation and repairing of damp proofing by either injection method or grout pocket method.

Installation or removal of external fixtures and fittings such as, hot water services and taps.

#### **Interior:**

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of curtain tracks, rods and blinds.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art or religious works or icons.

Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed.

Installation, removal or replacement of electrical wiring.



Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.

Installation, removal or replacement of bulk insulation in the roof space.

## Painting

Painting will not require permit approval if the painting:

- a)** does not involve the disturbance or removal of earlier paint layers or other decorative schemes, where the extant painting or other decorative scheme has not been mentioned in the statement of significance or the extent of registration.
- b)** involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting;
- c)** employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers.

If the painting employs a different colour scheme and paint type from an earlier scheme a permit will not be required if

- a)** the Executive Director is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item;
- b)** the person proposing to undertake the painting has received a notice advising that the Executive Director is satisfied.

Any proposal to undertake such work should be submitted to the Executive Director, detailing the proposed colour scheme, paint type, details of surface preparation and paint removal involved in the repainting, for approval

Construction dates	1848,
Heritage Act Categories	Registered place,
Hermes Number	1261
Property Number	

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## History

Associated People:

## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 0371 in the category described as Heritage Place is described as:

Murrindindi Station  
5620 Melba Highway  
Yea  
Murrindindi Shire

EXTENT:

General: All landscaped and planted gardens, paths, lawns and built garden features.

1. All of the structures shown as:

B1 House

B2 Canary Cottage

B3 Managers Residence

B4 Meat House

B5 Generator Shed

B6 Stables, Coach House and Barn

B7 Garage

B8 Wool Shed

All of the features shown as

F1 Alexander Miller's Grave Site

F2 Rose Garden and Decorative Cypress Hedge

F3 Reflection Pond and Surrounds

F4 Tank Stand

on Diagrams 371a, 371b and 371c held by the Executive Director.

2. All of the land shown L1 on Diagram 371a held by the Executive Director being all of the land described in Certificate of Title Volume 10358, Folio 124.

Dated 7 March 2008

RAY TONKIN

Executive Director

[*Victoria Government Gazette* G 11 13 March 2008 511-512]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*