

Murray House

CONSERVATION PLAN

Magill Campus
University of
South Australia

for the
University of
South Australia

Issued:
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prepared by



SWANBURY
PENGLASE
ARCHITECTS



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1 Executive Summary

Objectives

The following Conservation Plan examines the cultural significance of Murray House, Magill, considering social, historical and aesthetic values (architectural, landscape and views). The Conservation Plan also provides conservation policies which seek to maintain and enhance cultural significance and provide developmental certainty for the place.

Concise Statement of Cultural Significance, Murray House, Magill:

Murray House and its associated heritage curtilage, built in 1884 and extended in 1910, is of heritage significance as the residence of A.B. Murray and subsequently his son, G.J.R. Murray. Collectively, they made a significant contribution to the physical and social development of the local area, Magill, through their contribution to the establishment of the Magill Institute, active support of local events and activities in the community and through the subdivision of land - leading to the subsequent development of the suburb of Murray Park. A B Murray was a leading South Australian pastoralist; his son, George J M Murray, was the first colonial born Judge and Chief Justice of the Supreme Court of South Australia, presided as Lieutenant Governor of South Australia and was Chancellor of the University of Adelaide. The residence and associated heritage curtilage is of aesthetic significance as a late nineteenth century residence and grounds of significant design merit in the local area, attributed to the notable South Australian architects, E W Wright, and later, English and Soward.

Heritage Value

It is recommended that Murray House and its associated heritage curtilage be entered as a place of Local Heritage value on the Campbelltown Local Heritage Register, expressed in terms of Section 23(4) of the Development Act, 1993, including:

- The exterior and interior of Murray House
- The Heritage Curtilage of Murray House as defined, including:
 - views 1,2,3,4
 - north wall, south walls and steps
 - outbuildings to west

It is also recommended that the following significant trees be listed as follows:

Significant trees of State Heritage value, against the South Australian Heritage Act, 1993:

- White Mulberry (non-fruiting), to the west of the House
- Bunya Bunya Pine, to the west of the swimming pool

Murray House Conservation Plan

Significant trees of local heritage value, against the South Australian Development (Significant Trees) Act 2000:

- River Red Gums along St Bernards Road and the creek
- Kurrajong near the swimming pool
- Oleanders near Kurrajong
- Italian Poplar near Kurrajong

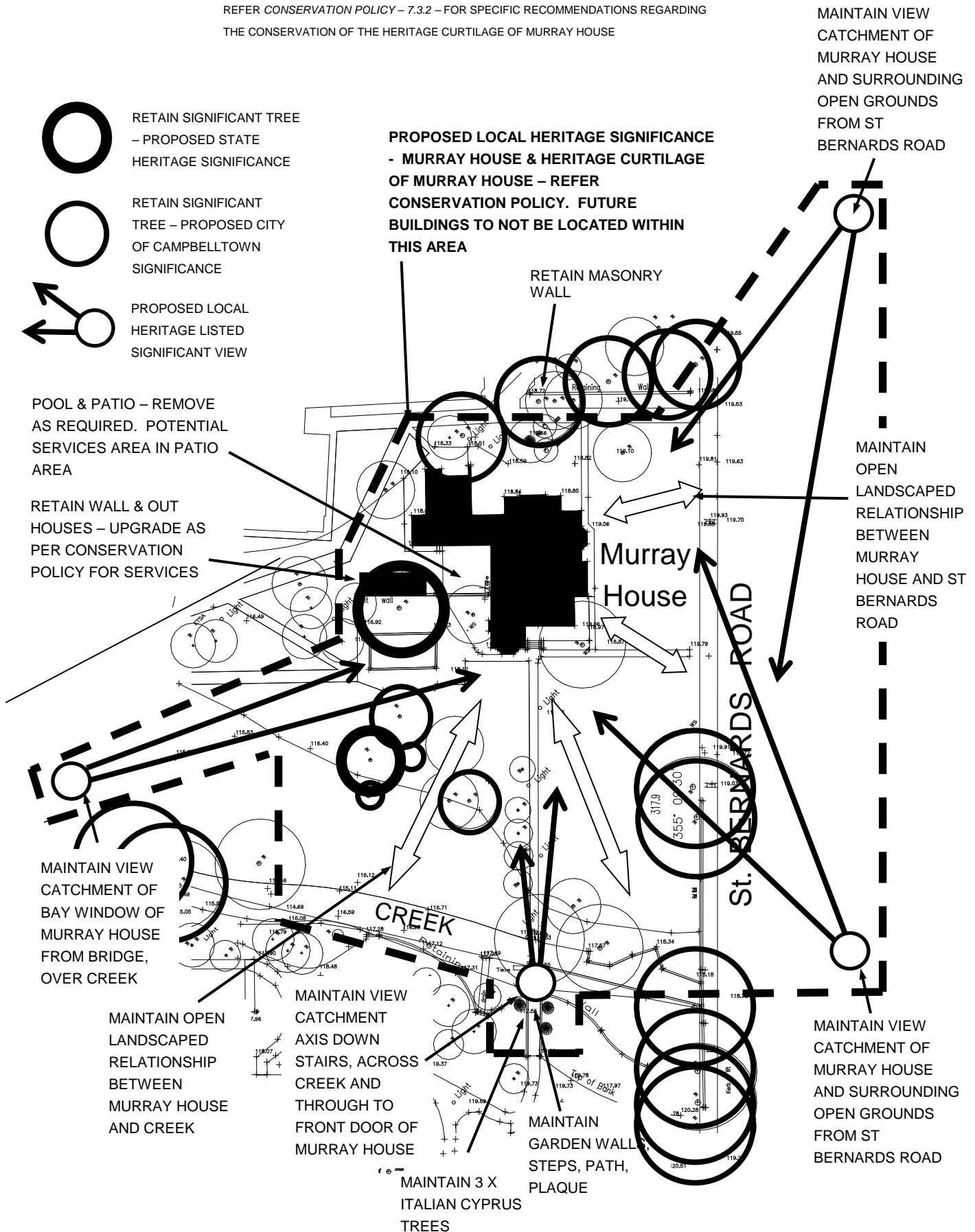
Conservation Policy

The future conservation and development of Murray House should maintain and enhance the heritage value of the Place. An illustrated summary of conservation recommendations follows:

Murray House Conservation Plan

Conservation Recommendations – Murray House Heritage Curtilage

REFER CONSERVATION POLICY – 7.3.2 – FOR SPECIFIC RECOMMENDATIONS REGARDING THE CONSERVATION OF THE HERITAGE CURTILAGE OF MURRAY HOUSE



2 Introduction

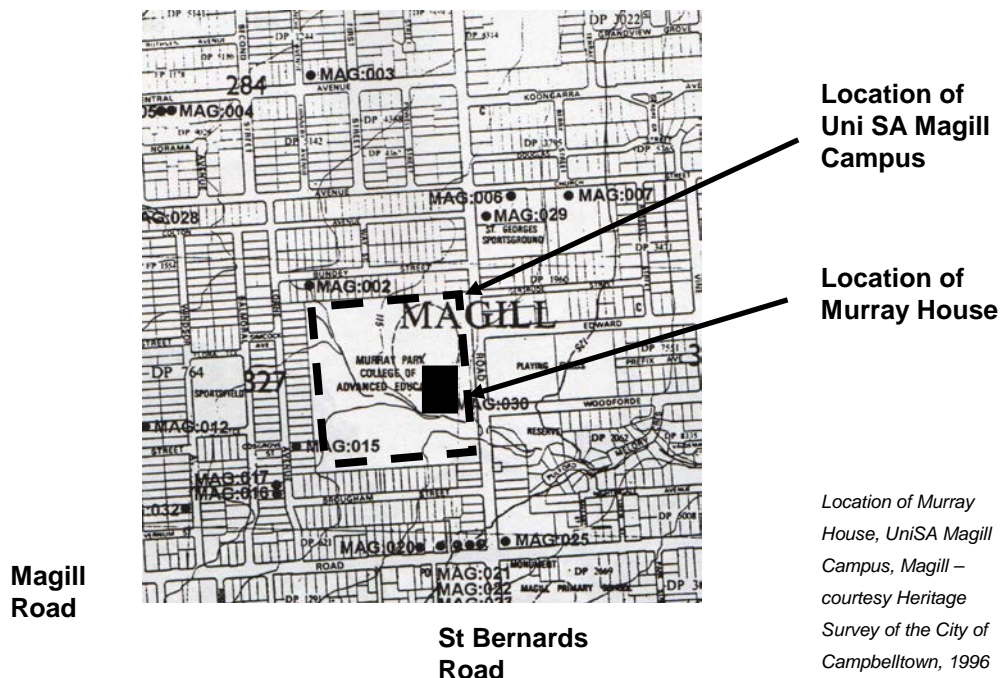
2.1 Background

The following Murray House Conservation Plan has been prepared by Swanbury Penglase Architects for the University of South Australia. The extent of the study area is illustrated below.

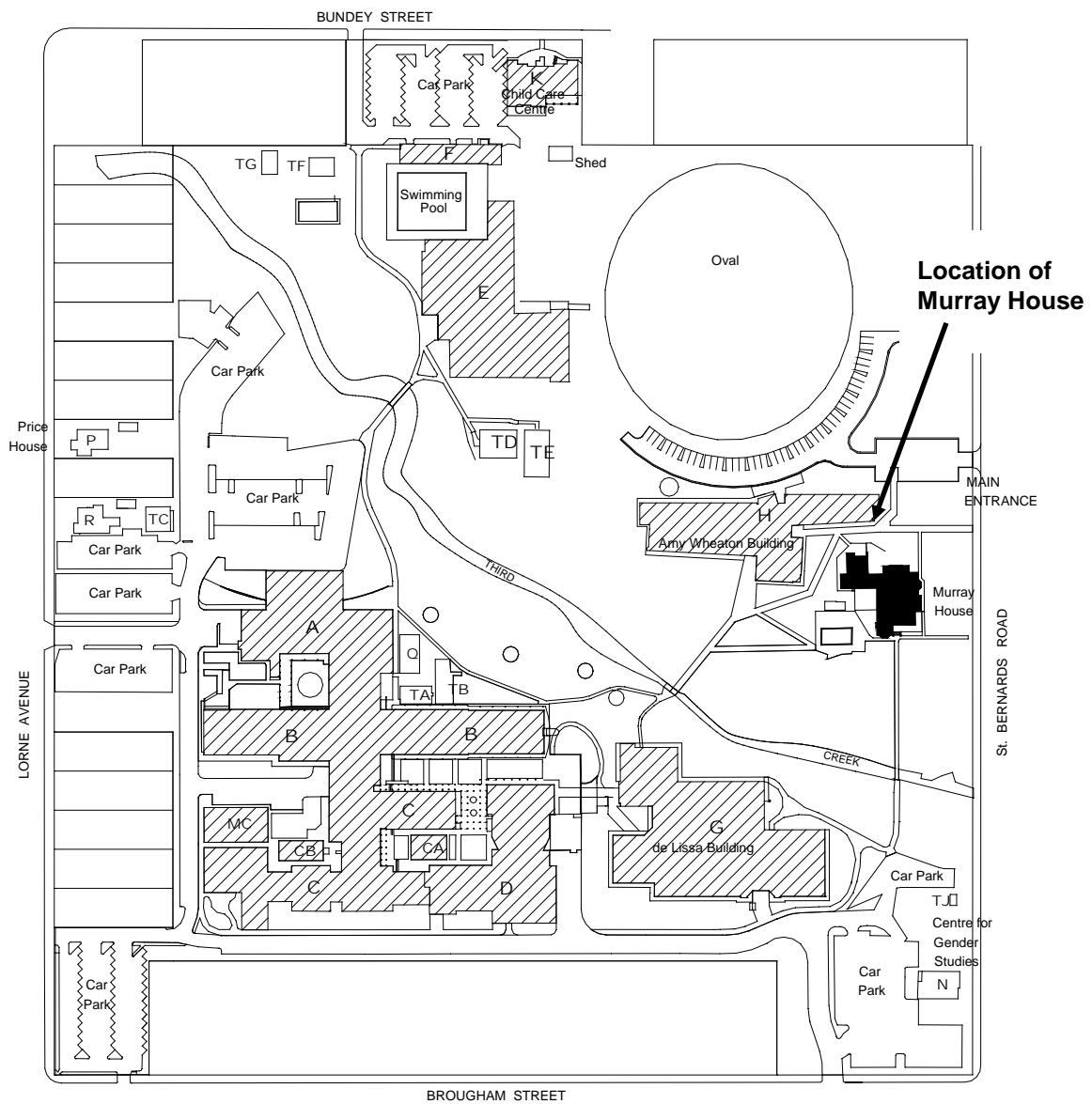
The objectives of the Murray House Conservation Plan were to:

- Prepare a Conservation Plan for the place, considering:
- the cultural significance of the place, including social, historical, aesthetic and heritage curtilage values
- prepare a revised Statement of Cultural Significance for the place
- Prepare conservation policies for the residence and its heritage curtilage, to:
 - guide the future conservation of the place and
 - provide future developmental certainty for the place

2.2 Location and Site Plan



Murray House Conservation Plan



0 20 40 60 80 100m

Location of Murray House, UniSA Magill
Campus, Magill – courtesy – UniSA
Property Unit

Murray House Conservation Plan

2.3 Methodology

The Conservation Plan has been prepared based on the principles of the ICOMOS '*Burra Charter*' (2000), and the guidelines as outlined in Kerr - '*The Conservation Plan*'.

The Conservation Plan has been prepared as follows:

Cultural Significance

- assessment of historical, social, aesthetic (architectural, landscape and view) values
- collection of documentary and physical evidence
- co-ordination and analysis of evidence
- assessment and discussion of cultural significance.

Conservation Policy

- Preparation of conservation policy, considering:
- Conservation of the building, landscape and heritage curtilage,
- Future developmental certainty,
- Future use, UniSA requirements
- Future services integration – fire sprinklers, air conditioning, teaching requirements

2.4 Item Identification

Location

Magill Campus, University of South Australia

St Bernards Road,

MAGILL SA 5072

CT. – 5420 folio 631

Lt No. – Allotments 1,2,3,4,5,6,7,8,9,10 and 11 Filed Plan 146354, Magill

Hundred of Adelaide

Allotment 11, Section 327 is the site of Murray House

Current owner

University of South Australia (part of Magill Campus)

(The registered proprietor in fee simple on the Certificate of Title is the Minister for Education and Children's Services of Adelaide)

Registered Easements:

Subject to the easement over the land marked A to the Council for the area (TG 6872757)

Murray House Conservation Plan

Subject to easements over the land marked B and C to the ETSA Corporation (TG 8230652)

Registrar General's Note: Parcels subject to rearrangement F146354

2.5 Heritage Listing Status (2001)

City of Campbelltown Register – Local Heritage Places

Administered by the Corporation of the City of Campbelltown

Heritage Survey of the City of Campbelltown, November, 1996, Pg 217 nominates:

Murray House

To be registered as a Local Place

Building No. MAG: 030

The City of Campbelltown is in the process of submitting their Local Heritage list of Places (January, 2001) to Planning SA, for public comment and approval.

Murray House is nominated as a Local Heritage Place.

2.6 Acknowledgements

University of South Australia

- Project Manager - Sarah Lynds
- UniSA Archivist - Cathy Davis

City of Campbelltown

Athelstone Landcare Group

Mortlock Library of South Australian

Shelagh Noble, Manager, Environmental Services, City of Campbelltown

Jan Franklin, Executive Assistant, City of Campbelltown

Jae Tony Whitehill

2.7 Project Team

Michael Queale, Swanbury Penglase Architects – *Project Team Leader*

Iris Iwanicki – *Historical Research and Social Planning*

Dr David Jones – *Landscape Assessment*

3 History of Murray House

3.1 Introduction

Murray House is located in the University of South Australia's Magill campus, on part of Section 327 of the Hundred of Adelaide. The House is sited adjacent to Third Creek, on the west side of St. Bernard's Road, Magill, approximately seven kilometres east of the city of Adelaide.

The House was built for Alexander Borthwick Murray, who played a key role in the pastoral development of South Australia. Murray, and his son George Murray, were also active in the judicial, educational and political development of the State.

Today, the House has become a landmark building as a part of the University of South Australia's Magill Campus and the surrounding suburb of Magill.



Murray House, 2001

3.2 Location and Early Settlement

Murray House is located on Section 327 of the Hundred of Adelaide, part of an 1839 land grant to Sir James Malcolm of Langholm Carlisle in the county of Cumberland. As well being allocated section 327 at Magill, Sir James Malcolm's extensive interests in the colony included Town Acre 381 in Gouger Street and a pastoral run near the mouth of the Murray River. Sir James Malcolm was influenced by his brother, Admiral Sir Pulteney Malcolm to invest in the new colony. Admiral Malcolm took an active interest in the establishment of the colony of South Australia and Pulteney Street in the City of Adelaide was named in his honour by Governor Hindmarsh.¹

Initially settlement of Malcolm's land grant outside the City was delayed pending survey. It was not until May/June of 1838 that Adelaide's first 80 and 134 acre sections of land on the surrounding Adelaide plains were available for selection and Malcolm's land grant followed soon after on the 7th March 1839.²

The village of Magill (named variously Mackgill or MacGill) was laid out in 1838, with part established on the southern side of Section 327, now Magill

¹ Cockburn (1925) Vol 1 pp 46-47

² Application 3010, G.R.O. Adelaide

Murray House Conservation Plan

Road/ St Bernards Road corner. By the 1850s, Magill village had two hotels, a postal service, a grocery, a blacksmith, and an Institute, and in 1883, a city tram terminus on Magill Road. Magill was initially settled by colonists of predominantly Scottish origin, forming one of many expatriate villages on the Adelaide plains.³



Magill 'village', 2001

According to the newspaper *The Register*, Sir James Malcolm's two sons assisted in the establishment of their family's interests in the new settlement of Adelaide, with the first arriving aboard the HMS Buffalo in 1836 and the second on the Lady Lillford in 1839. The latter was accompanied by a distant family relative, Alexander Borthwick Murray. Malcolm's two sons lived on the Magill section, bringing with them portraits of their father and Sir Pulteney Malcolm.⁴ The portrait of Sir James Malcolm was left to the Magill Institute by G.J.R. Murray in his Will, which refers to it hanging in the hall of his house at Murray Park in the 1940's.⁵

Alexander Borthwick Murray (A.B. Murray) was born in 1816 at Langshaw Burn, in the parish of Eskdale Moor, Dumfriesshire, Scotland and developed an interest in sheep breeding in Scotland, successfully breeding sheep and establishing new sheep runs in the north of Scotland in the 1830s.⁶ He then paid his own passage to South Australia, having promised to assist Malcolm in his ventures in the new colony.

Murray managed Malcolm's pastoral property in the Barossa upon arrival in South Australia, winning several prizes for the breeding of Malcolm's sheep. Murray gained a predominant interest in what was to become the Murray Park property within three years of arrival, buying most of the Magill property in 1842, the same year he married Charlotte Scott and invested in land at Mount Crawford in the Barossa 'special survey'.⁷ Excluded from his purchase at Magill was 22 acres, which included a seven roomed house and garden built by David Cowan after 1839, who initially leased and later purchased the land. Cowan left the property in 1853 after the death of his wife and child. The property was subsequently purchased by R. H. Grierson, then leased to Mr

³ Warburton (1986) pp 227

⁴ The Register, (Adelaide) 18/3/1908-Obituary

⁵ Search Copy of Will of Sir George John Robert Murray, Probate Registry Office, Adelaide

⁶ History of Adelaide and Vicinity, 1901

⁷ City of Campbelltown Heritage Survey 1996 MAG:030

Murray House Conservation Plan

Simon Boase, and further leased to a Mr Dubois. The property was finally purchased by A.B. Murray in 1862. The Register described Cowan's property at the time of sale by Grierson as:

*'a large frontage to Magill Road, with a creek of fresh water, a well with never less than 50 feet of water, 7 rooms and cellar, elegant verandah on a raised terrace, with out office, 4 stable stalls and a 32 acre garden, with 3000 vines, 400 fruit trees, a separate 2 roomed cottage and three paddocks.'*⁸

3.3 The Murray Family

3.3.1 Alexander Borthwick Murray (1816-1903)

Alexander Murray and his brother John, quickly established themselves as key pastoral pioneers in South Australia:

*'The name of Murray is among the best known and respected in South Australia. Almost since the establishment of the Province, members of the family have been predominantly associated with its pastoral pursuits, and their stud sheep have formed the nucleus of many flocks in neighbouring colonies, such as in Western Australia, New Zealand (North, South and West), Queensland, New South Wales, and also in the Cape of Good Hope. The industry and knowledge of Mr A B Murray, in particular, has proved of paramount knowledge to colonial sheep breeders.'*⁹



A B Murray – 1901 - Pascoe

By the early 1860's, after A B Murray's 1857 marriage to his second wife, Margaret Tinline, he managed his pastoral affairs from his home at Magill. A. B. Murray's letter books include extensive correspondence to managers of pastoral holdings, instructing them on the management of stock, fencing and bores.¹⁰ Notable success at pastoral enterprises such as breeding merino sheep and running cattle near Warrina and Bookpurnong on the Murray River laid the ground for his subsequent entry into public life. Murraytown, near Wirrabara, perpetuates his name. He was also in partnership with his brother-in-law, George Tinline of the Wirrabara property, having bought out W.D. Fisher's interest during the drought year of 1866. He continued in the

6 Register, 14th March 1856

9 History of Adelaide and Vicinity, 1901, pp 492

10 PRG259-letter books

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partnership for 15 years, becoming sole owner in 1881. George Tinline was a manager of the Bank of South Australia and authored the Bullion Act .

A B Murray subsequently became involved in local public life, sitting as a Member of the Parra Wirra District Road Commission and as the Chair of the District Council of Tungkillo. At a State level, A B Murray became a Member of the House of Assembly for the District of Gumeracha in 1862 and a Member of the Legislative Council from 1869 until 1888, after which he retired from public life to spend the rest of his days at Murray Park. He became one of the oldest members of the Royal Agricultural & Horticultural Society, winning a number of awards for his sheep breeding. Murray became President of the Society in 1866 and was also one of the first Directors of Elders Wool and Produce Company (now Elders), a pastoral company that has played a key role in the agricultural development of the State. His good humour, love of cricket and active involvement in the local community are evident from the press accounts of his willing participation in local events and contributions to the local Institute and Library at Magill.¹¹

During 1863, George John Robert Murray, the first of four children by Murray's second marriage, was born at Murray Park; the same year that the notable explorer John McDouall Stuart was entertained at Murray Park, after returning to Adelaide from his epic crossing of the continent. By 1874, before the Murray family visited Europe, the Magill property was unsuccessfully offered for sale.

The Register described the property at the time as follows:

For Sale-----Murray Park Estate at Magill

About 4 miles from Adelaide, consisting of 120 acres less or more, of good agricultural land subdivided into 4 paddocks; about 4 acres of gardens consisting of vines and orangery; house of 14 rooms including bathroom, with a good supply of water. A good 8 stall stable, Coachhouse, 4 good rooms detached from the house for stores or sleeping rooms for the men, etc Application to A.B. Murray, on the premises.¹²

The press notice provides a catalogue of the whole of the household furniture and effects from the main rooms of the house, including the front verandah, hall, drawing rooms, dining room, bedrooms, kitchen and stables, as well as five geldings, 2 Shetland ponies 'all broken to carry children and thoroughbred', 2 cows, fowls, turkeys, pigs, saddles and bridles, harnesses and carriages, and a 25 ton haystack.

The family returned to Murray Park after touring overseas, as a buyer for the property was not found. A B Murray substantially improved the property upon their return, with the construction of a new residence in 1881- 84. The 1884 Campbelltown rates books record a 15-roomed stone house on the property, substantially larger than the previous residence. The notable South Australian architect, Edmund Wright, is attributed as the designer of the 1884 residence.¹³ Wright trained as an architect and surveyor in England and emigrated to South Australia in 1849. His approach to architecture in the colony was based on an understanding:

¹¹ PRG, Press cuttings

¹² South Australian Register, 2 January, 1874

¹³ Jensen (1980) pp 685-686,783

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*'that since the environment of South Australia was very similar to that of some parts of Italy, there were arguments for adapting Italian styles of architecture.He said that on the whole he did not favour the Gothic style, but preferred a 'Gothic – Italian mixture' such as one may see in northern Italy'*¹⁴

Wright was responsible for the design of many buildings in Adelaide, including the Adelaide Town Hall, 1863; the Bank of South Australia, 1878; and Parliament House, 1889. Wright's work:

*'spanned civic, ecclesiastical, domestic, and commercial architecture for both city and country. His preference for the architectural vocabulary of the French and Italian Renaissance is reflected in a number of his designs, but he never allowed himself to be hidebound by any specific styles....'*¹⁵

Wright designed many residences in the suburbs surrounding Adelaide, including Linden, at Burnside; The Olives at Glenelg and Paringa Hall, Glenelg. Wright lived in Magill for several years and was also a shareholder in a local Magill vineyard.

The design of Murray House has been attributed to Wright in a pictorial reference, but further evidence was not found to substantiate this attribution. The style of the residence is not typical of Wright's work, but, like most architects of the period, Wright's architecture was varied in style, so it is possible that he was involved in the design of the residence.

The south facing main entry to the residence appears to align with an early roadway off Magill Road, next to the Institute Building (now cinema), as marked on early subdivision plans. A.B. Murray was instrumental in the establishment of the Institute and it is possible that the building was constructed on land used previously for a driveway. The driveway possibly straddled Third Creek, finishing in front of the pathway leading to the southern (front) door of Murray House. If this were the case, then the relationship of the building facing Magill Road across Third Creek is similar to the setting of other "grand homes" built during the period, all of which sought to position themselves an imposing distance from and facing the nearest main public road. It would also explain the side orientation and relatively close siting of the building to St Bernard's Road, earlier known as Queens Terrace on the eastern side of the section. A photograph dating from before 1910 also shows entry gates to the south of the residence, facing St Bernards Road. A later photograph, circa 1920, shows that this gateway was removed by this date.



View from Murray House towards rear of Institute building and Magill Road – 2001 – possible early driveway

¹⁴ Page, M (1986) *Sculptors in Space*, Adelaide, RAIA. pp 61

¹⁵ Page, M (1986) *Sculptors in Space*, Adelaide, RAIA, pp 93

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east elevation, pre 1910, without northern additions – UniSA

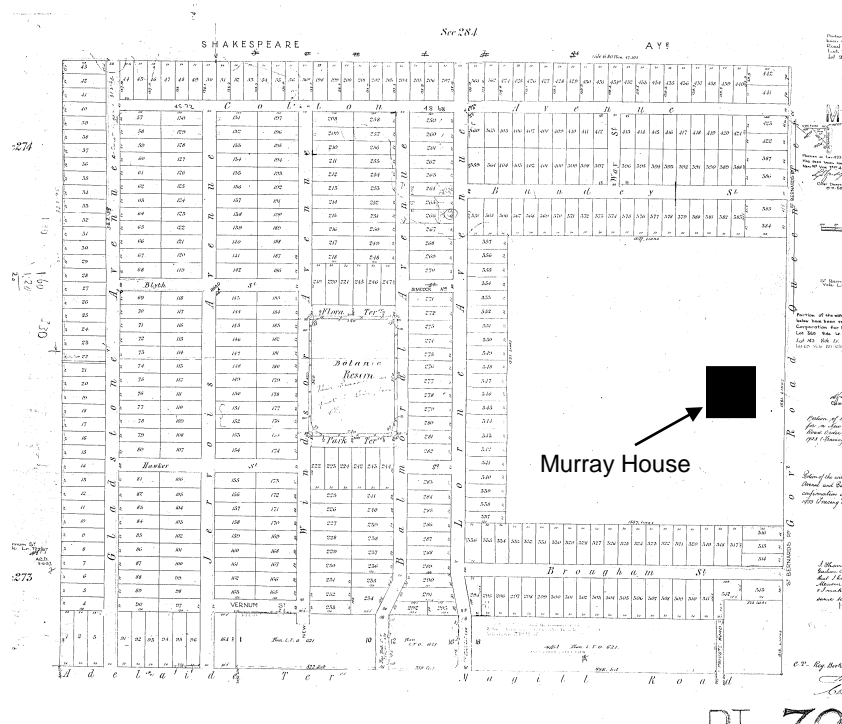


south elevation, pre 1910, without northern additions – UniSA

The building of the new two-storey mansion was potentially financed by the land sale of 100 acres of Section 327, which Alexander Murray sold to the Shierlaw brothers in 1878. The Shierlaw brothers then proceeded to develop the purchased land into 442 allotments for small farmlets and suburban houses.¹⁶ It was at this time that the site became known as Murray Park, named by the entrepreneurial Shierlaw to acknowledge the Murrays' connection with the land and to give the new subdivision a distinct identity.

¹⁶ Advertiser November 14-30th 1878- Notice inserted by Matters and Co: 'Murray Park –100 acres divided into 442 allotments'

Murray House Conservation Plan



Shierlaw survey – 1878 – City of Campbelltown

Alexander Murray died in 1903. He left a daughter, Mrs Esther Gault as sole survivor of eight children by his first marriage; and three children: George and Margaret Murray and Mrs Charlotte Downer from his second marriage. Gault moved to a house behind Murray Park, at 7 Lorne Avenue, which stands today. This is an early farmhouse with later additions to the front, added potentially during the 1880s. The building has been identified as a proposed Local Heritage Place by the City of Campbelltown Heritage Survey (MAG:015). Refer APPENDIX 2 for details of the residence.



7 Lorne Avenue, Magill, 2001

Another son, Malcolm Murray, of Wirrabara, also had a house at Magill, for his brother George instructed a Mr. Black to carry out repairs to the building prior to putting the house on the market for £950/-early in 1908¹⁷ Malcolm Murray predeceased his brother and sister. Both George and his sister Margaret were unmarried so they continued to live at Murray Park after their father's death.

¹⁷ PRG259, Papers of Sir George JR Murray, letter to Mr. Black 8 April 1908

Murray House Conservation Plan

3.3.2 Hon. Sir George Murray, KCMG, LL. B.A. (1863-1942)

The City of Campbelltown's first public park was established in 1895 as a Botanic Reserve, at the request of A. B. Murray, as part of the proposed subdivision by Shierlaw. The park survives today as a soccer ground bordered by Flora, Park, Balmoral and Windsor Streets, west of the Campus. The park was formally opened on 2 September 1895 by George (later Sir) Murray, son of A B Murray, who thanked the donor, Mr. Shierlaw for his gift to the residents of Magill, 'a place the speaker thought could not be equalled on the face of the earth.' George, then 32 years of age, is reported to have continued by stating that 'He was born at Magill, brought up there, now resident of the town, and hoped to long remain there'.¹⁸ And remain he did, until he died at Murray Park in 1942 at the age of 79.



Botanic park – now a soccer pitch, 2001

A B Murray's son, George John Robert Murray, pursued a career in the legal profession and was called to the Inner Temple Bar in 1888 and to the South Australian Bar to following year. In 1906 he became a Kings Counsel. In late 1908 he travelled to England to complete the requirements for the Cambridge Master of Laws. On his return, Murray was appointed a judge of the Supreme Court in 1909 and later became Chief Justice of the South Australian Supreme Court in 1916. He was also Chancellor of the University of Adelaide and Lieutenant Governor of South Australia between 1916 until his death. In the latter capacity, he administered the State on 103 occasions between 1916 and 1942, for a period totalling over six years. In 1907 he founded the Tinline Scholarship at Adelaide University for historical research in memory of his mother's family. His honours include KCMG (1917) and Commander of the Venerable Order of St John of Jerusalem (1933). A biographical note also reveals he was a member of the Athenaen, Oxford and Cambridge Clubs in England and the Adelaide Club in South Australia.

George Murray was a dominant influence in the South Australian Supreme Court and a benefactor of the University of Adelaide. His biographer, Alex Castles, notes in the Australian Dictionary of Biography that Murray took quiet pride in his success as the first person of colonial birth to serve on the State's Supreme Court and the first native-born Chief Justice and Chancellor. When he died, his will bequeathed a number of legacies to colleagues and officials of the Supreme Court, his family, servants, and charities, including the nearby St George's Church on St Bernards Road (where he and his sister are buried)

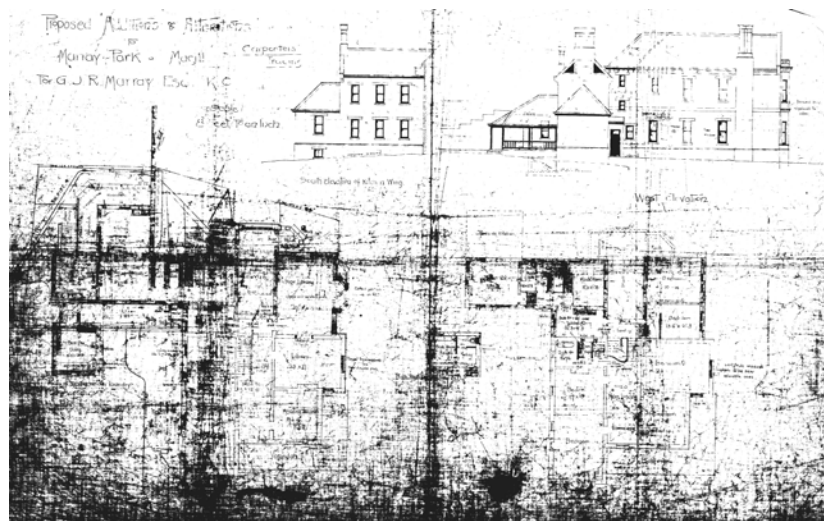
¹⁸ Quiz & Lantern, 5 September, 1895

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and a substantial sum to the University of Adelaide.¹⁹ Of his estate, valued at £225,700, a sum of £83,000/- was bequeathed to the University of Adelaide.

Described as a 'long lean man' with a keen intellect, George Murray was regarded as something of an enigma personally.²⁰ His papers and letters highlight his avid interest in stamp collecting (which he bequeathed to the State Library of South Australia) and also the car he purchased when on a visit to England. There is little however, about his home at Murray Park except an exchange of letters between Hyland Penfold and Sir George over the foul state of Third Creek as a result of the discharge of winery effluent. He lived out his days at Murray Park with his sister Margaret, who accompanied him to official functions and assiduously kept all family records, including an extensive set of press cuttings on a variety of topics.

Murray House was substantially enlarged in 1910, with the design attributed to architects English and Soward.²¹ Additional rooms were added to the north of the main part of the house on two storeys: a new hall, library and enlarged dining room on the ground floor; with two bedrooms and two bathrooms on the first floor. A servant's wing was also constructed to the north end of the residence, replacing earlier single storey structures (refer pre 1910 photograph). The servants wing comprised a dairy in the basement, a servery, stores, a servants' hall, a laundry and a kitchen on the ground floor; and two maids' bedrooms and bathroom on the first floor. The existing gable and bay window openings were also altered at this time, from triple sashes of pointed head windows (as per the windows under the verandah) to pairs of flat head window sashes. Timber louvre shutters were also installed to most windows.



Original drawing, 1910, detailing northern additions in plan and elevation – English & Soward Architects – source - UniSA

¹⁹ Probate Office, will of Sir George John Robert Murray no.8092

²⁰ Nairne, B & Searle (1986) Australian Dictionary of Biography, Melbourne University Press, Melbourne. – entry on G.R.J. Murray by Alex Castles: p. 640-641

²¹ signed print of carpenter's drawing showing proposed additions, 1910

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Plaster coats of arms decorate the archway in the main hall of the residence. The coats of arms do not match the Murray family coat of arms and their origin was not sourced.

The 'outhouse' or 'smokehouse' structure and attached river stone wall to the west of the residence pre-date the 1910 alterations, appearing in the background of a photograph of the residence taken some time before the above additions.



Outbuildings to west of residence

In 1914 G.J.R Murray purchased Lots 1, 3, and 8 on the other side of St. Bernard's Road. The land included access to a stone quarry via a road, which was later closed.²²

After George Murray's death in 1942, his trustees sold the Murray Park property, including the 1914 purchase, to Mrs Ellinor Doris Bush in 1942²³, who was known for the breeding of race and show horses. During this period the area of the current (2001) tennis courts east of St. Bernard's Road provided a running track for the training of her horses.

It is probable that the ceilings to the main upstairs dressing room and bedroom were replaced and the bathroom refurbished during this period. The style of these alterations reflects stylistic tastes of the period. The swimming pool, located to the west of the residence, and the random slate paved patio were also probably constructed during this early post World War 2 period. The pool was back-filled with soil and planted with roses by 1968, and can be seen in the photographs of the period.

In a series of articles on 'Adelaide's Historic Homes', author Eric Gunton describes Murray Park in 1948 as follows:

Today, "Murray Park" is a delightful home, fronted by spacious lawns reaching down to the creek, which runs through the grounds. Tall gum trees border the drive, while numerous hydrangea tubs splash colour around the lawns and the carved marble fountain and bird-bath gleam in the sun.

The home is comprised of bluestone and has an upper floor with a small tower construction setting off the very tall chimneys. Verandahs, with intricately designed patterns of tiny tiles, shade the inner rooms, while most of the windows are possessed of attractive green shutters.

The flower beds of dahlias, zinnias, rose bushes, lupins and petunias all vie with each other in providing a profusion of colour, while the terraced footpaths

²² Title Search, LTO Adelaide, CT886/19

²³ LTO Transmission Application No 1379053

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of brick meander through ivy arches, over the wooden bridges which cross the creek, and follow in semi-circular fashion between wisteria arches.

Fruit trees are in abundance and a fine mulberry tree throws shade over green foliage of ferns and clumps of iris flags. Nearby is a hot house containing rows and rows of plants in pots, some of which are rare and unusual.

Wandering over the lawns again, one can envision the garden parties which Sir George Murray used to hold to entertain celebrated guests, then, thinking back even further one can almost imagine John McDouall Stuart, in a stately Victoria rounding the drive with horses prancing. Yes, it is so easy to recapture the past with such a delightful garden for a background, but with a start one comes back to the present, for the clanging bell of the Rostevor tram commands one's attention and insists on thoughts of the hustle and bustle of the present day, this year of grace 1948.²⁴

Eleanor Doris Bush purchased the property for the sum of £8,000 in 1942. Bush sold the Murray Park property, including six additional allotments of land, to the South Australian Education Department in 1968, for the value of \$272,500.00.²⁵

3.4 Murray Park as an Educational Institution

When Murray Park was purchased by the Education Department in 1968, there were five State Teachers Colleges run by the Department, offering a range of courses.²⁶ It was the beginning of a period of organisational change and transition in tertiary education at both a Federal and State Government level.²⁷ Legislative changes in the early 1970's severed the link between the State Education Department and the colleges, creating an independent Board of Advanced Education and a degree of autonomy for teachers' colleges. Murray Park Teachers College was to supplant Wattle Park Teachers College and the Kindergarten Union in providing early and primary teacher training courses.

Plans were initially made prior to the transfer of the property to provide five academic buildings with library and administration facilities on the campus. These ambitious intentions however were reduced to plans for two separate buildings, a sports complex and teaching/administration building respectively. These were constructed to the west and north of Murray House. Murray House was refurbished to provide office accommodation, tutorial spaces and seminar rooms. A caretaker's residence was retained in the servants wing of the house, with alterations undertaken to provide upgraded bathroom and kitchen facilities. The other rooms of the residence were refurbished with gas

²⁴ South Australian Homes and Gardens (1948) pp28-29

²⁵ LTO Transfers 1379053 and 2922563

²⁶ These were : Adelaide Teachers College (established 1876), Wattle Park Teachers College (est.1957), Western Teachers College (est.1962), Bedford Park Teachers College (est.1966) and Salisbury Teachers College (est.1968)

²⁷ See Hardy, S.A. (1979) Dissertation for Masters Degree in Educational Administration: Evolution of a college of Advanced Education with specific reference to Murray Park College SA; University of New England. for a full background of the changing nature of tertiary education during the decade.

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heating (fireplace inserts now removed), perimeter pelmet lighting, carpet and new built in furniture. Any furniture or fittings of either the Murray or Bush families had been removed from the residence by 1973. Several out buildings, trees and horse yards to the west of the residence were also demolished. The front fence and masonry pillars were removed before 1973, as evident in photographs of the period.



*Clearing site,
c1970*

UniSA

Teacher training for infant (now junior primary) and primary education was to be provided at the College. In 1973 the Murray Park Teachers College became the Murray Park College of Advanced Education in line with the changing nature of tertiary education. By the mid 1970s, intended courses to be offered included teacher education, journalism, communication and community studies, creative arts and regional studies. However, the College was not large enough to accommodate the range of studies proposed and in 1975 the Board of Advanced Education listed prioritised courses in Community Studies and a Diploma in Arts (Liberal Studies) for Murray Park.

In the late 1970s, Murray Park College amalgamated with Kingston Park College of Advanced Education to become the Hartley College of Advanced Education. Subsequent reviews of tertiary education during the 1980s-1990s have led to further rationalisation and competition between tertiary institutions throughout Australia. Hartley College became part of the University of South Australia in 1991 and was renamed the Magill Campus of the University of South Australia. The Magill Campus offers a range of courses in International Studies, Communication and Information studies, Education, Psychology, Early Childhood and Family Studies, Gender Studies, Information Technology, Social Work and Social Policy, Education, Arts and Social Sciences. A majority of the Campus buildings are located on the south western side of Third Creek. Sports facilities, an oval and a Childcare Centre are located on the eastern side of the creek. Murray House continues to dominate the views of the Campus from St. Bernard's Road and provides administration and research office accommodation for the Campus.

In 1994, a \$10 million, 7-year program of building and upgrading of the Campus commenced with the construction of a 3.5 million, 2-storey building, the Amy Wheaton Building, to the north of Murray House. Murray House was also upgraded, with essential conservation work undertaken to prevent the further dilapidation of the residence. The conservation work was described at the time as "overdue" and included roof repairs, replacement of

Murray House Conservation Plan

shutters, repairs to parapets and render ornamentation, external painting, landscaping, paving and garden works.²⁸

3.5 Community Involvement In Murray Park

In 1974 a community centre opened at Murray Park College of Advanced Education, with a recreation officer employed by the Department of Tourism, Recreation and Sport to co-ordinate community and student sporting activities.²⁹ Community involvement in the programme included representation by the Burnside and Campbelltown Councils and the community on the management committee. When the Department of Recreation & Sport withdrew the recreation officer at the end of 1975, the College continued to offer and promote the Campus facilities for the use of the community. At the time it was regarded important to establish links between the local community and the College to avoid Murray Park being regarded as an isolated but expensive institution available to a comparatively small number of people.

With the changing nature of the Campus during the 1980s and 1990s, community involvement on site has decreased. After the University of South Australia took over the campus in 1991, an upgrade of facilities was recommended, to accommodate the new requirements of courses and maintain federal funding levels in an increasingly competitive tertiary education environment. In 1993, a major upgrade was announced, to accommodate 2,000 students in improved facilities on the Campus. The oval on the northern side of Murray House was reduced in size to a 60-metre length playing field, to accommodate the proposed new buildings. This met with community and some student opposition. The opposition was countered by a statement by the Magill Student Union President in the local press, who stated that the University 's building plans were none of the Magill residents' business, stating: 'This is University land and the University can do whatever they want with it'.³⁰

Physically, the exterior and interior of Murray House is intact and provides an understanding of the Place from the c1910 period. The surrounding buildings and gardens have been demolished or substantially altered, with only several significant trees remaining today. Internally, the residence has been subdivided in part for office accommodation, ceilings have been replaced in several rooms and services upgraded as required. The principal internal spaces are of moderate to high integrity though, with a majority of significant physical fabric remaining to interpret the design and arrangement of the c1910 interior of the residence. There is no remaining physical evidence of the Murray's occupation of the residence, including furniture and furnishings of the 1884 – 1942 period.

²⁸ Payneham Messenger, 19/10.1994

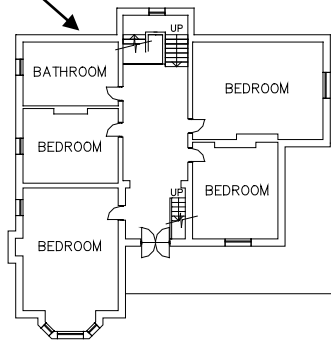
²⁹ Department of Tourism, Recreation & Sport/Murray Park College of Advanced Education (1974) Murray Park as a community centre, Submission to the Hon. G.R Broomhill, Minister of Tourism, Recreation & Sport

³⁰ Eastern Messenger, January 25, 1994.

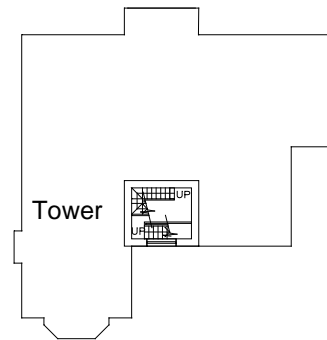
Murray House Conservation Plan

3.6 Development Sequence - 1884

Initial extent of residence on north face

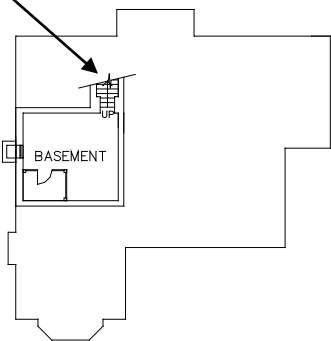


Level 2

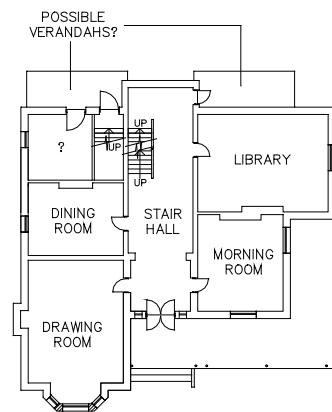


Roof Level

Cellar stair most likely finished on verandah



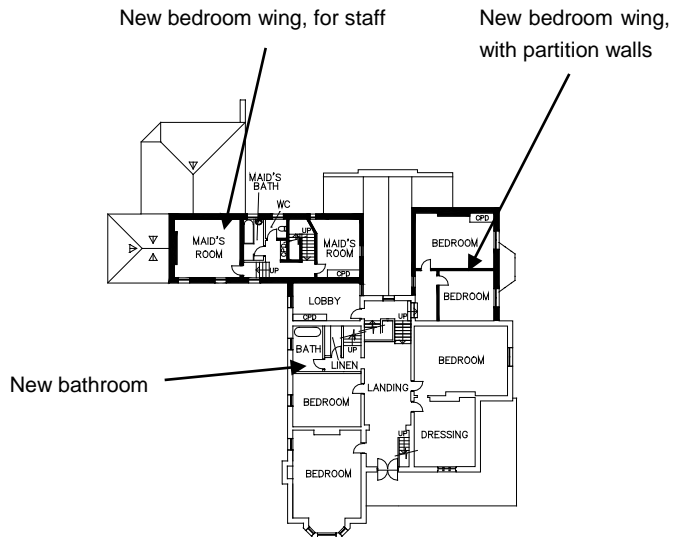
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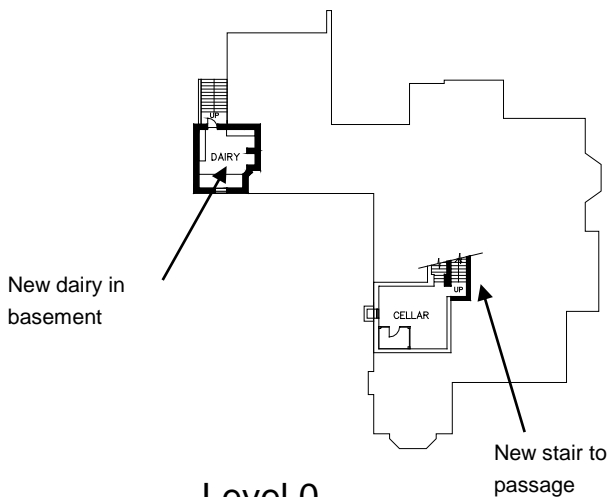
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Murray House Conservation Plan

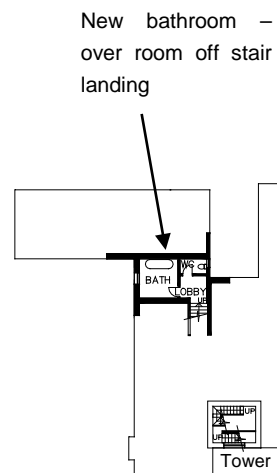
3.7 Development Sequence – 1910



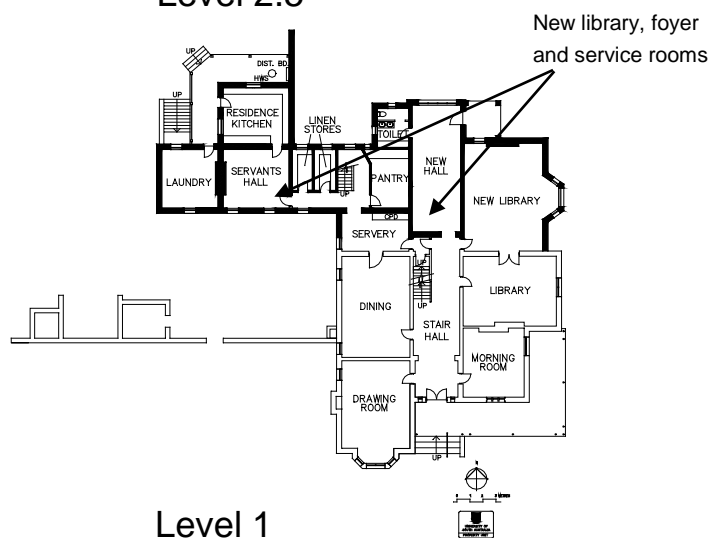
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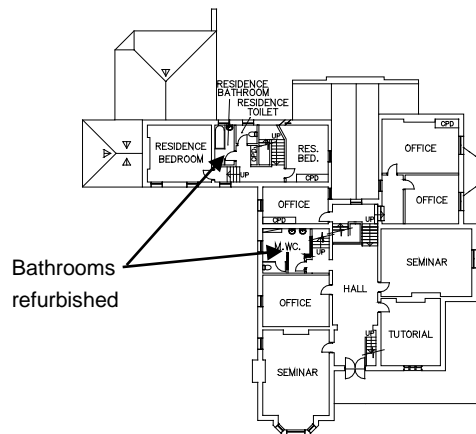
Level 2.5



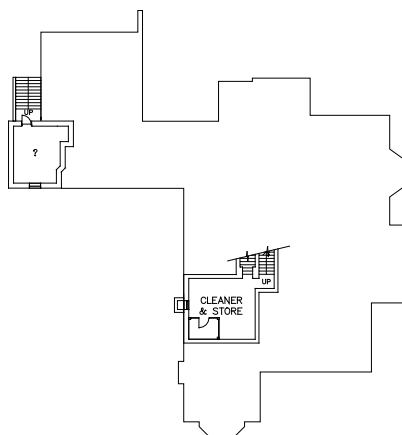
Level 1

Murray House Conservation Plan

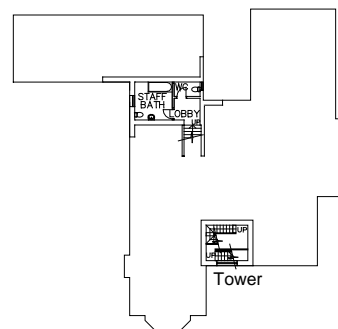
3.8 Development Sequence – 1973



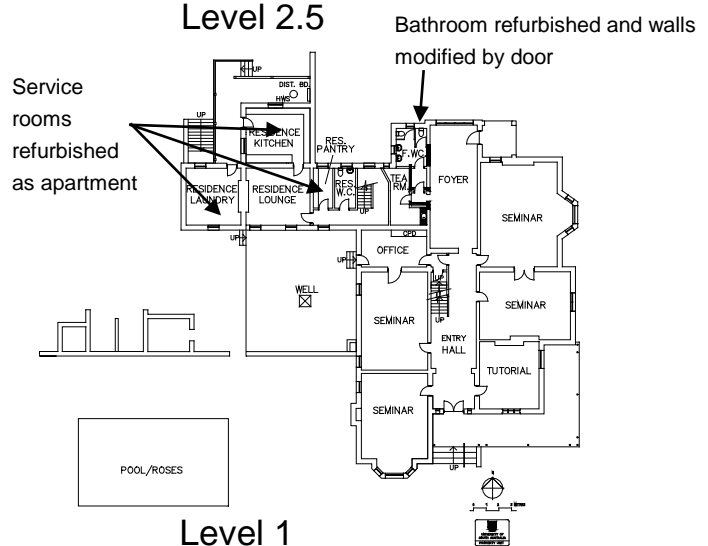
Level 2



Level 0



Level 2.5



Level 1

Murray House Conservation Plan

3. 11 Summary of Significant Events

<i>date</i>	Lands Titles Records	Physical	Social
7th March, 1839	Land Grant by George Gawler, Governor of the Province of South Australia to Sir James Malcolm of Section 327, comprising 134 acres in the Magill area and Town Acre 381 in Gouger Street Adelaide. Also runs Potalloch Station, and owns other land holdings in the State	Section 327 is dissected by Third Creek and bordered by two government roads; later named Magill Road on the southern boundary and Queens Terrace (later St Bernards Road) on the eastern boundary of the section Village of Magill laid out	Sir James Malcolm's two sons sent to South Australia – one arrives in Buffalo in 1836, the other aboard the Lady Lilford in 1839 Alexander Borthwick Murray (b.Feb 14, 1816) also arrives, aged 24 years aboard the Lady Lilford
1839-1853		House of 7 rooms and cellar, with elegant verandah on a raised terrace. Outhouses good 4 stall stable, coach house, fowl house Garden & vineyard (3,000 vines on average 15 years old and 400 fruit trees)	David Cowan leases and works 22 acres of section, building a residence of 7 rooms, cellar, with stables gig houses and 2 acre garden. A.B. Murray went to Sydney in 1842 and marries Miss C.M. Scott. They settle at Mt. Crawford, unsuccessfully grow wheat before turning to sheep farming.
1853			David Cowan's wife and infant child die, Cowan sells up and leaves. The 22 acre property is purchased by R.H Griegson, an Adelaide merchant who leases land to Simon Boase
1859		Rates books record a stone house of 6 rooms, pise cottage of 2 rooms, stone brewery 40 x 12 feet and cellar, 20 acres, 2 acres garden	Land leased to Dubois, who advertises the Swan Brewery at Magill.

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1862	Alexander Borthwick Murray buys Cowan's property and house.		
1863			John McDouall Stuart entertained at Murray Park by A.B. Murray upon returning from exploration of interior. In the same year, George John Robert Murray born at Murray Park on 27 September
14 March 1873	Alexander Borthwick Murray becomes owner of 124 acres of section 327 (Application No. 16499)	Council rates book records 122 acres, stone house, 8 rooms, and stables, 2 acres of garden and several blocks of land in separate ownership	The remaining 12 acres of section 327 are along Magill Road and were sold to a blacksmith and other merchants.
18 Nov, 1873	A B Murray sells 100 acres of section 327 to William Shierlaw, A B Murray retains 24 acres-		George Murray attends school in North Adelaide, and is later sent to attend high school in Edinburgh, Scotland
2 January 1874			The Register advertises 120 acres, good agricultural land for sale, house of 14 rooms, including bathroom and a good supply of water Stables (8 stalls), Coachhouse, 4 good rooms detached from the house four stores or sleeping rooms for men
1878	Alexander Borthwick Murray owns 24 acres of section 327		
1881		Existing house built- architect attributed - Edmund Wright	Murray Park Recreation Ground, (Botanic Park) Part of the subdivision of section 327 becomes the first reserve vested in the Campbelltown Council

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1883		George Murray obtains B A at Adelaide University and goes to England to study law at Cambridge University
1884	Existing house – construction complete - architect attributed - Edmund Wright	
1895		Botanic Reserve - Campbelltown's first public reserve created from land owned by Murray and sold to Shierlaw, formally opened by George Murray on the 2 September 1895
1888		George Murray called to the Inner Temple Bar in England and to the Bar in South Australia the following year
1889		George becomes Associate to Chief Justice of the Supreme Court of South Australia
1899	A B Murray transfers the title in fee simple in Murray Park to his wife Margaret Tinline Murray	
1900		Register (5/7/1900) advertises Murray Park blocks of land 50x 150 feet for £8 per block
1903		17 March A.B. Murray dies
1906		George Murray appointed Kings Counsel (KC)
1907	George Murray Barrister at Law and sister Margaret Tinline Murray, both of Magill become joint tenants of Murray Park as beneficiaries of their mother's will, who died in August 1907	George John Robert Murray founds the Tinline Scholarship for historic research.

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1910		House extensions by architects English and Soward – additions to the north of the residence – new library, rear foyer and servants wing – earlier single storey out buildings removed, windows modified, shutters added	
1912			George Murray appointed Judge of the Supreme Court
1915			George Murray becomes Vice Chancellor of University of Adelaide
1916			George Murray becomes Chancellor of University of Adelaide and Chief Justice of South Australia
1917			George Murray knighted on 1 January (KCMG), becomes Lieutenant Governor of South Australia
1936			Margaret Tinline Murray dies
1942	George Murray dies- his executors transfer sale of Murray Park to Ellinor Doris Bush	<p>A racetrack east of St Bernards Road and Murray Park House is established for horse training</p> <p>Bathroom refurbished, patio constructed (1940s – 1960), ceilings replaced upstairs, south east rooms (1940s)</p>	<p>George Murray buried in nearby St. George's Anglican Church cemetery on St Bernard's Road.</p> <p>Ellinor Bush operates Murray Park as a horse training facility - establishes racetrack opposite Murray House, east of St. Bernard's Road</p>

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1948			Eric Gunton's article in South Australian Homes and Gardens describes the property "now the home of Mr. and Mrs E.P. Bush" and garden layout along Third Creek
1968	Property transferred in sale from Ellinor Doris Bush to the Minister of Education		
1970		Plans prepared and work commences to refurbish residence to accommodate tutorial and seminar rooms, offices and a caretaker's residence	
1973		Murray House refurbishment complete and in use by College	Murray Park College of Advanced Education opens
1991			Property becomes the Magill Campus of the University of South Australia
1994		Restoration work to Murray House - roof repairs, shutters replaced, parapets weatherproofed, residence painted externally, new landscaping and paving laid	
1996			Heritage Survey of the City of Campbelltown prepared – Murray House nominated as a Local Heritage Place
2001			Murray House Conservation Plan prepared – Local Heritage Place nomination yet to be formalised by Planning SA

4 Analysis of the Place

4.1 Introduction

The following discussion examines the buildings and heritage curtilage³¹ of Murray Park; considering:

4.1.1 historical analysis

- date of construction of structures and intended function
- changes to use and form of residence and surrounds

4.1.2 social analysis

- community value

4.1.3 aesthetic analysis

- design value/ merit of structures – innovation, exemplar, typical example
- architects – role in South Australia, innovation, exemplar, rarity
- remaining significant fabric – exterior and interior – integrity

4.1.4 heritage curtilage analysis

- context, siting, interrelationships & visual links
- formal issues – scale, landmark qualities
- aesthetics – façade design and spaces addressed
- significant features - vegetation, furniture, fences, paths
- significant views

A discussion of the significance value - historical, social, aesthetic - is detailed in 5 DISCUSSION OF CULTURAL SIGNIFICANCE.

A detailed assessment of the:

- residence and each internal space,
- landscape features
- significant views

identifying significant physical fabric, loss of, and alteration to that fabric, and proposed conservation policy for future development and conservation is incorporated in 7.3.1 and 7.3.2 – CONSERVATION POLICY.

³¹ A heritage curtilage is defined as³¹ 'the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting" - 'Heritage Curtilages', published by the Heritage Office of New South Wales and the Department of Urban Affairs and Planning (NSW), 1996.

Murray House Conservation Plan

ASSESSMENT CRITERIA

4.1.1

historical analysis

*date of construction
of structures and
intended function*



*changes to use and
form of residence
and surrounds*



ANALYSIS/ EVALUATION

Murray House was built in 1884, with substantial additions to the north in 1910. The design of the 1884 residence is attributed to the architect, Edmund Wright, and comprised: a basement; a stair hall, dining room, drawing room, library and morning room on the ground floor; four bedrooms and a bathroom on the upper floor; and an accessible 'widows walk' tower on the roof. Externally, the south and east facades were shaded by a balcony/ verandah, and an established garden extended towards the creek on the south side of the property. A masonry pillar and metal palisade fence was constructed along the St Bernards Road boundary, with the driveway entry to the south of the residence. Several single storey out-buildings/ servants' quarters were located to the north and west of the residence, as can be seen in outline in a pre 1910 photograph of the residence. Evidence of the earlier residence on the site was not found. The 1910 additions to the residence, attributed to architects English and Soward, comprised: a dairy at basement level; a rear hall, a new library, an enlarged dining room and a kitchen and store rooms on the ground floor; and additional bedrooms and two bathrooms on the upper floor. Triple sash, pointed arch head window frames were replaced with double sash, flat head window frames to the bay and gable windows and timber louvre shutters were added to most windows. The 1910 additions matched the external appearance of the earlier part of the residence and were accessed from behind the main staircase. The 1884 residence was built and occupied by A B Murray and therefore illustrates his requirements and lifestyle of the period. The 1910 additions were built to accommodate the additional requirements of George and Margaret Murray, illustrating the needs of an expanded household and the incorporation of service rooms under the main roof. Out-buildings, glass houses, orchards, gardens and fencing of the 1884 – 1968 period have been removed. It is therefore no longer possible to fully understand the agricultural setting of the residence during this period.

The 1910 additions provided an enlarged residence, incorporating service amenities under the main roof. The additions match the design detailing of the 1884 residence, resulting in a house of substantial proportions, set in landscaped grounds. Fittings such as the tessellated tile entry, door joinery and brass hardware, decorative ceilings, timber stair, leaded glass windows and fireplace surrounds provide illustration of a residence of the 1884 – 1910 period. Alteration of the gable and bay windows in 1910 – from narrow, pointed head windows to wider, flat head windows changed the external appearance of the residence from that of a principally gothic style residence to one of a predominantly classically influenced style residence.

The circa 1940s - 1950 alterations to the residence were minor

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*St Bernards
Rd fence prior
to 1973*

4.1.2

social analysis

community value



*Tranmere
House*

in nature, with a majority of the above mentioned 1884 – 1910 fabric remaining today.

The 1973 alterations to the residence, refurbishing the building for use as a part of the Teachers' College, were substantial, and included: the modification of fireplaces and the removal of kitchen fittings, lighting, floor finishes and a substantial amount of garden fabric. Timber strip pelmet lighting was fitted to most rooms, partitions erected to create further offices and joinery installed to create study and work areas. The interior of the residence was painted during this period. Little physical evidence illustrating the occupation of the residence by the Murray family can be found inside today. The exterior of the residence was repainted in 1994 – still the current colour scheme for the residence.

The front fence – masonry pillars with cast iron fence panels – appears to have been removed by 1973. The fence does not appear in photographs of this date. The river stone wall and out-house to the west of the residence was built prior to the 1910 additions an outline of the wall can be seen in the background of an undated photograph of the residence, taken prior to the 1910 additions. It is possible that these structures pre-date the 1884 residence, but evidence to date does not provide supporting proof.

Murray House is of value to the community for its association with the development of the area from the early land grant in 1839 to Sir James Malcolm and the subsequent involvement of the Murray family in local and state affairs.

The house and its setting is a local landmark, and typifies the grand homes built for the influential and wealthy in the satellite suburbs around Adelaide during the early 1880's. It differs from its contemporaries such as Tranmere House, Eynesbury House and Ackland House (all built approximately equidistant from the city of Adelaide) in that these buildings were funded by successful merchants; drapers, grocerers, and grain merchants. Rather it is notable in that two generations of the Murray family built upon their early success in pastoralism and land speculation and progressed from earlier dwellings to the grand home of 1884 (additions 1910) that still stands today. Murray House is also of social interest in the linkages between what were the village of Magill on Magill Road and the Murray estate.

The history of Murray Park is also of social interest during its educational function as a campus for tertiary study and as a venue for community recreational programs during the 1970's.

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4.1.3

aesthetic analysis

design value/ merit of structures – innovation, exemplar, typical example



Murray House is a well executed South Australian example of 'Victorian era italianate^{32/} gothic' style architecture. Of note is the successful blending of architectural styles, with classically/italianate derived external decorative features and ornamentation – rendered quoins, moulded render string courses, parapet balustrading, ball coping decorations and cast iron verandah decoration - incorporated with a gothic style steeply pitched roof, gable ends, several pointed arch windows and the entry hall pointed archway. The gothic styling of the residence was compromised in part as a result of the 1910 alterations/ additions, when the original narrow, pointed arch bay and gable end windows were replaced with wider, flat head windows (classical influence).

Details of note typical to italianate style residential buildings of the period include: the incorporation of a dominant roof top tower, stucco ornamentation to facades and the parapet, window dressings and the faceted bay window.³³

Murray House is one of many large mansions established throughout the Adelaide plains in the 1880s, located in landscaped grounds. It is not unique or an exemplar of such residences, but is of notable heritage value as a well executed typical example of such residences, illustrating the italianate/ gothic mix of architectural styles of the period.



Remaining Gothic style windows (1884)

³² Apperly, Irving & Reynolds ' Identifying Australian Architecture', 1989 pp 70

³³ Apperly, Irving & Reynolds ' Identifying Australian Architecture', 1989 pp 70

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*architects – role in
South Australia,
innovation,
exemplar, rarity*



*Fmr Bank
of South
Australia*

*remaining significant
fabric – integrity*

Wright's work – 'spanned civic, ecclesiastical, domestic, and commercial architecture for both city and country. His preference for the architectural vocabulary of the French and Italian Renaissance is reflected in a number of his designs, but he never allowed himself to be hidebound by any specific styles....' ³⁴ Along with architects (and partners at various stages in his career) E J Woods and Lloyd Taylor, Wright was considered a leading architectural practitioner of the 1850 – 1900 era in South Australia, known in particular for the highly resolved classically inspired architecture of (now) Edmund Wright House, the Adelaide Town Hall and the General Post Office. Murray House is attributed as one of his residential works.

Murray House is a competent example of Wright's work, but is not considered an exemplar. Wright is recognised as an accomplished South Australian architect responsible for the design of classically derived Italianate style buildings in the 1850 – 1900 period. Edmund Wright House is considered Wright's best exemplar work, as a refined, well executed example of classically derived architecture. The design of Murray House incorporates both classical and gothic style influences, and has been physically modified (1910) and therefore is not the best representative of the main body of Wright's work.

The integrity of the significant fabric of Murray House is moderate to high. The external appearance of the residence itself remains as viewed in 1910, with a majority of significant physical fabric still intact.

Remaining significant fabric – exterior

Random laid bluestone walls, with render line pointing, rendered dressings, plinth and quoins around openings and wall junctions, rendered ornamentation along parapets, timber framed windows and doors, timber shutters, leaded glass windows, roof and gable vents, chimneys and tower structure, cast iron filigree work and cast iron posts to verandah.

Outhouses and river stone wall adjacent to residence, trees as documented, brick stair and garden walls – south of creek, low height stone wall to north of residence.

Later changes to the exterior include:

Replacement (matching) of most roof sheeting and rainwater goods, removal of verandah paving and replacement with a face concrete slab and entry stair, later wall lighting, plumbing and services, installation of aluminium security screens to doors and windows.

Demolition of masonry pillar and cast iron panel fence facing St Bernards Road, demolition of out buildings - stables, glass

³⁴ Page, M (1986) *Sculptors in Space*, Adelaide, RAI, pp 93

Murray House Conservation Plan

4.1.4

heritage curtilage analysis

*context, siting,
interrelationships &
visual links*

*formal issues –
scale, landmark
qualities*

*aesthetics – façade
design and spaces
addressed*

houses, sheds and stock yards, demolition of part of north stone wall, removal/ demolition of creek bridges, removal of garden trees, garden beds, pathways and driveway.

Remaining significant fabric – interior

Timber joinery (windows, doors, architraves and skirtings), plan layout of rooms, plaster cornices, roses and ceilings, fireplace surrounds, leaded glass windows, plaster heraldry shields in entry arch way, both floors, timber staircases, some built-in joinery, tessellated tile floor to entry porch and former dairy.

Later changes to the interior include:


Removal of all furniture and furnishings associated with the Murray family, removal of fireplace inserts, replacement of some ceilings, subdivision of some rooms for offices, removal of fittings to dairy and kitchen, later carpets covering floor boards and the later construction of bathrooms and toilets.

Murray House is located adjacent to Third Creek, with a 'front door' address to St Bernards Road. The driveway entrance was located to the south of the residence, with a driveway passing along the south façade, through to the rear of the residence. The garden was laid out to extend to the creek, with bridges over the creek, to the southern bank. The context of the residence was that of a large residence sited in generous, open, landscaped grounds, focused on Third Creek, viewed publicly from St Bernards Road. The service buildings (servicing the residence and the farm in general) to the west of the residence were screened from view behind stone walls, but had a functional relationship to the west side of the residence (service entry doors and former location of out-buildings and farm buildings).

The scale of Murray House is generous, with high ceilings (over 4 metres) to both storeys, and a central tower of three storeys, resulting in a building form which is vertical in proportion. The scale of the building, set in open, landscaped grounds, dominates the property, providing a landmark within the surrounding landscape of the Magill Campus and when viewed from the suburban streetscape of St Bernards Road.

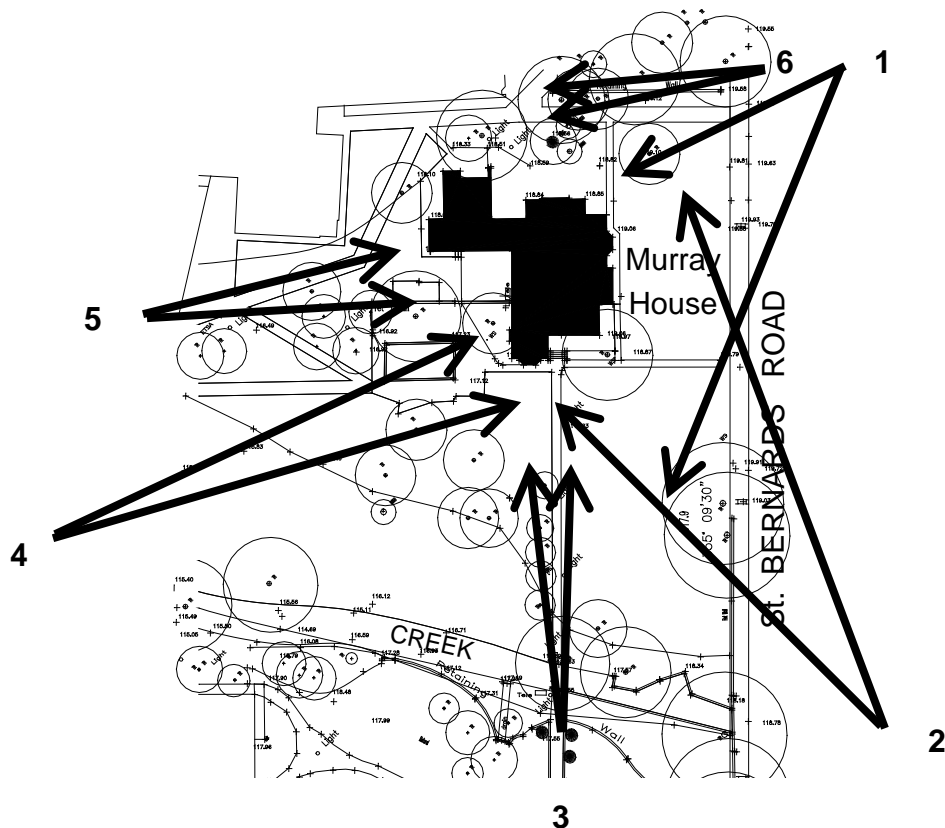
The extent of ornamentation and architectural detail is high on the north, east and south facades of Murray House, illustrating the high aesthetic value and importance placed on these facades and the garden areas, relative to the overall setting of the place. These facades are well proportioned, with generous windows, formal porches and verandahs and are detailed with decorative ornamentation such as parapet balustrading, render string dressings and render quoins. The detailing of the west façade is simple and utilitarian in detail, with openings randomly arranged, little ornamentation and extensive exposed plumbing, suggesting that this façade was not of high aesthetic value. This

Murray House Conservation Plan

	facade faced the service areas of the property.
<i>significant features – vegetation</i>	Several exotic trees were planted by A B Murray and G Murray, as a part of an established garden setting for the House. Little of the c1910 surrounding garden remains today. Of particular note are several trees – Italian Cypressess, a White Mulberry and a Bunya Bunya tree. Refer APPENDIX 1 for a detailed botanical assessment of all the remaining trees surrounding Murray House.
<i>furniture</i>	<p>There is no remaining furniture from the Murray family occupation of the residence in the grounds of Murray House today. A plaque, under the conifer pines on the south side of Third Creek states:</p> <p><i>“Cypresses Planted by George Murray Seedlings thought to have been brought from Rome C 1910 ”</i></p> <p>The bridges over Third Creek are recent in construction.</p>
<i>Fences</i> 	<p>The fence (masonry pillars, cast iron decorative panels) bounding St Bernards Road was removed at some time before 1970, now reducing the interpretation of the delineation of the eastern boundary of the property.</p> <p>The fence to the north of the residence, (random stone, approximately 600mm high), defines the extent of the northern garden of Murray House, from at least 1910. The fence has been reduced in length at the west end, to accommodate the adjacent Amy Wheaton building (1994).</p> <p>The random river stone wall enclosing the courtyard to the west side of the residence dates from before 1910 in construction. The wall was constructed from river stones from Third Creek. The wall may possibly have been part of the fabric of the earlier residence on the site – but this can not be confirmed based on evidence to date.</p> <p>Brick and stone retaining walls, dating from the 1910 – 1940 period, follow the banks of Third Creek on the southern bank of the creek, illustrating the extent and creek focus of the garden surrounding the residence.</p>
<i>paths</i>	<p>Paths around the residence are recent in construction (1994) and are concrete in finish. The only early path evident (probably 1910 period) is located on the south bank of Third Creek, and is brick in construction.</p> <p>Random slate paths and patio paving probably date from the 1940 – 1950s period, when the residence was occupied by the Bush family.</p>
<i>significant views</i>	The ability to interpret the heritage value of the exterior of

Murray House Conservation Plan

Murray House and its surrounding heritage curtilage is dependant in part on the integrity of possible views of the building. Potentially relevant views were recorded on site and the following analysis provides a summary of the integrity value of each view.



Location of assessed views

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View 1- south along St Bernards Road – Murray House as landmark



View 2 – north along St Bernards Road – Murray House as landmark



View 3 – north across creek – possible former entry driveway

Murray House Conservation Plan



View 4 – looking east from creek – Murray House as landmark



View 5 – external courtyard of Murray House



View 6 – from St Bernards Road, along north side of Murray House

Murray House Conservation Plan

view	Integrity value (+, 0, -)	Summary of integrity of view	Extent of Place of heritage value in view	Does view provide a historic setting, enhancing the formal aesthetic qualities of the Place	Aesthetics – hierarchy and value of building facades	Historical frequency – identify early 20 th Century value – via photographs
1	+	Murray House as a visible landmark, when sited along St Bernards Road	Front façade in full view, once clear of gum trees on road boundary – a landmark from St Bernards Road	The facades of the House are high in integrity and the surrounding open space provides an accurate impression of the original spatial setting of the House	Moderate value – east façade as completed in 1910	nil
2	+	Murray House as a visible landmark, when sited along St Bernards Road	Front façade in full view, once clear of gum trees on road boundary, adjacent to creek – a landmark from St Bernards Road	The facades of the House are high in integrity and the surrounding open space provides an accurate impression of the original spatial setting of the House	Moderate value – east façade as completed in 1910	2
3	+	Formal entry (historic axis) for Murray House, rarely walked today, but provides significant physical and visual connection to creek	Part of south façade – path centred on front door	The facades of the House are high in integrity and the surrounding open space provides an accurate impression of the original spatial setting of the House	Moderate value – south façade as completed in 1910	1
4	+	Murray House as landmark, when viewed from creek, from campus buildings - significant physical and visual connection to creek	Part of west and south facades, south facing segmented bay window acting as focal point	The facades (south west corner) are of high integrity, bay window provides focus at end of pathway	Moderate value – south west corner of façade as completed in 1884	nil
5	0	Picturesque view of Murray House, with vegetation and walls framing inner courtyard	Walls and garden walls/ structures of House, inner courtyard	House facades are of moderate integrity, facing courtyard. Original sheds, fencing etc removed, courtyard re-paved < 50 years ago, compromising historic value	Moderate to minimal in value – west and south facades – service courtyard	nil
6	0	View defines original extent of formal garden, framed by gum trees, with recent building in background	Original perimeter wall, formal feature window of foyer, service wing out buildings	Wall is low in integrity, House facades (north) of high to moderate integrity, later surrounding paving. View compromised by 1995 Amy Wheaton building in view cones this side	North façade – moderate in value East/west facades minimal in value – service courtyard	nil

Murray House Conservation Plan

5 Discussion of Cultural Significance

5.1 Introduction

In determining how and why places are esteemed as part of our heritage, the Australian Heritage Commission Act (Cwth) 1975 defined four types of value, which encompass the wide range of places that make up the National Estate. These four types: aesthetic, historic, scientific and social; have successively been defined in various ways by different state and local authorities throughout Australia, in an attempt to recognise the sum of our cultural heritage. South Australia's Heritage Act (1993) (section 16) states that a place is of state heritage value if it satisfies one or more of the following criterion:

- (a) it demonstrates important aspects of the evolution or pattern of the State's history;
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of a particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics;
- (f) it has strong cultural or spiritual associations for the community or a group within it or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

South Australia's Development Act (1993) states that a place is of local heritage value if it satisfies one or more of the following criterion:

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or
- (c) it has played an important part in the lives of local residents; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area.

The following examines the cultural significance of Murray House in terms of its history, social values, and aesthetic values (architecture and landscape qualities). It is acknowledged that the Campbelltown Heritage Survey has categorised the place as of local heritage significance; however for the purposes of a more detailed analysis of the place required as part of the preparation of this Conservation Plan, the above state and local criteria will

Murray House Conservation Plan

be considered in analysis. In conclusion, a Statement of Cultural Significance is proposed in 6 STATEMENT OF CULTURAL SIGNIFICANCE.

5.2 Historical Significance

5.2.1 Basis of Discussion

The following themes are considered in relation to the South Australian Heritage Act (1993) and South Australian Development Act (1993) criteria for consideration of the heritage value of places of significance.

5.2.2 A B Murray and G Murray

relevant historical significance value – against SA Heritage Act, 1993, criterion (g) and the SA Development Act, 1993, criteria (a) and (e)

Murray House and its surrounding heritage curtilage is of historic significance, established as the residence and farm of an early immigrant family who contributed to the development of both the local district and the State's judicial, institutional and political development.

Murray House is associated with two generations of the Murray family, with both father and son living at the property continuously from the early 1860's until 1942. Alexander Borthwick Murray, who built the southern half of Murray House in 1884, was active as a pioneering pastoralist and South Australian politician between 1839 and 1888. He is acknowledged in *Pascoe's Pastoral Pioneers* for the development of a number of pastoral holdings within the State and for his public life, which included representation on the Local Council and in the House of Assembly and the Legislative Council of State Parliament.

As detailed in 3.0 HISTORY OF MURRAY HOUSE, he was also instrumental in establishing the local Institute in the village of Magill, on Magill Road, and was one of the original Institute trustees. Institutes were a major provider of education and recreation for adult working people during the establishment of the State, providing a range of activities and library services for those who were motivated to improve their education in their spare time. Murray was also responsible for the establishment of the first public park within the Council of Campbelltown, stipulated as a requirement when he sold portion of his holdings to Shierlaw.

His son, George John Robert Malcolm Murray, built the northern extensions to Murray House in 1910, after the death of his father. He lived there with his sister Margaret until 1942. George led a distinguished career in law, being appointed the first colonial born person to be appointed a Supreme Court Judge in 1909 and Chief Justice in 1916. He was also Chancellor of the University of Adelaide and Lieutenant Governor of South Australia between 1936, and administered the State on 103 occasions between 1916 and 1942 in that capacity. As a benefactor of the University of Adelaide, the State's only university at the time, Murray established the Tinline Scholarship for historical research in 1907 in memory of his mother. Murray also served as University Chancellor and left a large sum to the university on his death in 1942.

The direct association of Murray House with the Murray family and their notable contribution to the history of the development of South Australia is

Murray House Conservation Plan

considered of state-wide as well as local area significance. Murray House is therefore considered of sufficient historic heritage value for consideration as a place of State Heritage value against criterion (g) of the State Heritage Act, and also criteria (a) and (e) of the South Australian Development Act for places deemed of Local Heritage value.

5.2.3 Adelaide Plains Development

relevant historical significance value – against SA Heritage Act, 1993, and the SA Development Act, 1993, criteria (a) and (f).

The history of Murray House and property is of historical significance as it represents the establishment and development of satellite village settlements around the city of Adelaide - in this instance, the concurrent development of the property and the establishment of the village of Magill. The region was developed with small farms, horse stabling and agricultural production when first settled by colonists. The Murrays' subdivision of land around the perimeter of Murray House during the 1870s and 1880s was significant as part a process occurring all across the Adelaide plains, where land was divided to form villages, farms and residential allotments, as demand for suburban and small scale agricultural development (i.e. market gardens) increased.

It is interesting to note that the 1880's was a major construction period for grand homes for the wealthy merchants in Adelaide, with examples being the State heritage listed properties of Eynesbury House at Mitcham, Ackland House on South Road at Black Forest and Tranmere House behind the bowling green on Magill Road. This 'second wave ' of establishment joined the first wave of settlers who profited from agricultural and pastoral pursuits within the colony. Within Campbelltown, other comparable homes of the first wave were Brookside (demolished), Stradbroke House (demolished) and Ross Reid's Rostrevor Hall, now Rostrevor College on Moules Road to the north east of Murray House. In the case of Murray House, the grounds have been cleared of historic landscape garden features. As a result, the setting of the House provides a spatial appreciation of the setting of the original residence, but does not provide an impression of the garden landscape and associated farm buildings of the 1884 – 1910 residence.

As an example of the pattern of settlement history, Murray House is a moderate integrity example of the wide pattern of suburban settlement in metropolitan Adelaide. State heritage listing of the building is not recommended in relation to the above because of the already considerable representation of this theme on the State Heritage Register.

Murray House is considered of local heritage significance though, as an illustration of the development of the local area – Magill - under criteria (a) and (f) of the South Australian Development Act, 1993 for places deemed of local heritage value.

5.2.4 Murray House as Tertiary Institution

relevant historical significance value – against SA Heritage Act, 1993, and the SA Development Act, 1993.

Murray House is of some historical significance as an illustration of part of the development of tertiary education in South Australia, in response to national changes in education funding and changing educational philosophies. From

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1968 to the present, the property has developed from a College to become part of the University of South Australia, with a variety of courses offered ranging from early childhood education to journalism. Changes and building activity on the property during this period have occurred directly as a result of the management of education within South Australia, including experimentation with the concept of combining resident with student communities in the establishment of a recreation centre accessible to the community on campus. It is significant that the educational use of the site has ensured that Murray House and its surrounding landscaped setting has been retained, allowing interpretation of the original context of the building within landscaped grounds. Other South Australian examples include the State Heritage listed buildings associated with the Barr Smith family at Scotch College and Eynesbury House at Mitcham.

The association of Murray House with the development and pattern of changing tertiary education in South Australia is notable. However, any State Heritage listing should be considered on the basis of an overview history of tertiary institutions within the State, which is beyond the scope of this project.

5.2.5 Significant Trees

relevant historical significance value – against SA Heritage Act, 1993, criteria (b)

The following trees within the surrounding setting of Murray House are considered of State Heritage value:

White Mulberry (non-fruiting)

A very significant botanical specimen; one of perhaps only three known in Adelaide of a similar age, width, form and health – one being in the Adelaide Zoological Gardens; in a good weather protected location; very healthy specimen; will continue to be multi-trunked and have a collapsing appearance; collapsing of trunks will occur more often in the future as the specimen ages however the trunks will continue to grow following any collapse; no unduly rotting in the trunk centre since a previous inspection some 10 years ago.

Bunya Bunya Pine

A good specimen of a Bunya Bunya but displaying signs of stress arising from inappropriate management of its base; there has been not much branch dropage over the last 10 years, but the branches will continue to droop and increasingly drop in the future; barriers may need to be erected around the specimen for safety reasons in the next 10 years.

5.3 Social Significance

In order to assist in the definition of social significance, the State Heritage Act, 1993, criterion for social value states:

Criterion (f) it has strong cultural or spiritual associations for the community or a group within it

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Meredith Walker's *Protecting The Social Value Of Public Places* identifies the types of places highly valued by communities based on the corresponding criterion for the National Estate Register:

Criterion (g):	How this is represented socially
Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social reasons.	<ul style="list-style-type: none">• Important to a community as a landmark, marker or signature• Important as a reference point in a community's identity or sense of place• Strong or special community attachment developed from use/and or association

5.3.1 Community Social Value

relevant historical significance value – against SA Heritage Act, 1993, and the SA Development Act, 1993, criteria (a), (d), (e) and (f).

Murray House is not considered of sufficient social heritage value for consideration as a place of State Heritage value against criterion (f) of the State Heritage Act, because its social significance is not of state-wide importance.

Murray House, within the parcel of land that now comprises the Murray Park Campus, is socially significant for the local community as a landmark building. It provides a sense of identity to the locality and is well known to the Campbelltown Historical Society and other community groups interested in the history of the Magill district. Murray House contributes to the community's sense of place. The building and setting provide tangible and visual association with the people who developed the local district and their past activities. Murray House also illustrates a stage in the settlement and development of the Magill area.

Local histories acknowledge Murray House as a significant landmark on St Bernard's Road at Magill. It has also been identified in the City of Campbelltown Local Heritage Survey of 1996.

The Murrays were closely associated with the local community and were involved in recreational, civic and religious activities. Murray House is of social significance as a reminder of the significant involvement and contribution of the Murray family in the development of the local Magill community.

For the Magill Campus academic community, Murray House's social value is emergent. The student and academic community are yet to record the development of the Campus, including an assessment of the social value for the building as part of the Campus environment. It would therefore be appropriate for an opportunity to be provided for the community, both residential and academic, to have an opportunity in the future to provide comment as to the social value of the building and its setting.

5. 4 Aesthetic Significance

5.4.1 Basis of Discussion

Murray House and its surrounding heritage curtilage is of aesthetic significance, illustrating design merit and stylistic characteristics of the 1884 – 1910 period. The following discussion details the reasons supporting the assessment of the relative aesthetic significance of Murray House and its associated structures and heritage curtilage – against *criterion (e) of the South Australian Heritage Act, 1993 and criterion (d) of the South Australian Development Act, 1993*

Assessment will include:

- the exterior of Murray house
- the interior of Murray house
- the heritage curtilage of Murray House, including any physical features, significant trees and views and vistas.

The background analysis and argument for the following relative assessment of aesthetic significance is detailed in - 4. ANALYSIS OF THE PLACE .

5.4.2 Exterior Facades

aesthetic significance value – against criterion (e), S A Heritage Act, 1993

The design of the 1884 section of Murray House is attributed to architect E W Wright and is considered a competent example of his residential work of the period. Wright is considered a significant nineteenth century South Australian Architect, noted for his highly accomplished italianate style architecture. Murray House is italianate in style, blended with gothic revival style detailing and is therefore not considered an exemplar of Wright's italianate influenced work. Edmund Wright House, Adelaide, is considered to be the most notable example of Wright's italianate architecture in South Australia.

The 1910 northern additions to the residence are attributed to architects English and Soward and match the appearance and materials used in the 1884 residence. The additions are not considered an exemplar of English and Soward's work, they simply continue the earlier design theme established by Wright. The 1910 additions also included modification of original windows and other decoration, reducing the integrity of Wright's original design.

Murray House is therefore not considered of sufficient aesthetic heritage value for consideration as a place of state heritage value against criterion (e) of the State Heritage Act.

aesthetic significance value – against criterion (d) SA Development Act, 1993

Murray House stands as a late nineteenth century residence of significant design merit in the local area, attributed to the notable South Australian architects, E W Wright, and later, English and Soward. The residence is a competent local example of a large scale 1880s italianate/ gothic revival style architecture. Residences such as Murray House were established throughout the (now) suburbs of Adelaide in the late nineteenth century, set in generous

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grounds or farms, accommodating wealthy merchants or pastoralists. Murray House is considered of aesthetic heritage value, as a local illustration of such residences. The scale of Murray House is imposing and the architectural detailing is of high aesthetic merit, as one few 1880s residences of similar scale and design merit in Magill.

Murray House is therefore considered of moderate aesthetic heritage value for consideration as a place of Local Heritage value against criterion (d) of the Development Act.

5.4.3 Interior of Residence

A detailed analysis of the relative significance – social/historical and aesthetic of each room in Murray House is provided in 7.3.1 - CONSERVATION POLICY. A summary assessment follows below.

aesthetic significance value – against criterion (e), S A Heritage Act, 1993

Murray House is a two storey residence, with formal rooms on the ground floor, bedrooms on the first floor and a two storey services wing to the rear of the residence. The interior of Murray House is typical and not uncommon in layout and decoration for 1884 – 1910 period South Australian residences, with a large entry hall and several formal rooms, bedrooms and service rooms, all embellished with 1880's era joinery, cornices and ceiling roses. Of note is the observation tower, a feature of many large residences of the period built on the Adelaide plains. There is no physical evidence remaining today illustrating the occupation of the residence by the Murray family.

The interior of Murray House is not considered of sufficient aesthetic heritage value for consideration as a place of State Heritage value against criterion (e) of the State Heritage Act.

aesthetic significance value – against criterion (d) SA Development Act, 1993

A place is of Local Heritage value if it is valued by the local community. As discussed above, the interior of Murray House is typical and not uncommon in layout and decoration for 1884 – 1910 period South Australian residences. There are few such residences of this scale in Magill from this period and therefore the residence is of significance to the local community as a place of moderate aesthetic heritage value, illustrating large scale residential design themes of the 1884 – 1910 period. Significant building fabric remains in the foyer, stair hall, tower and several of the formal ground floor rooms, allowing interpretation of the appearance and layout of internal spaces.

The interior of Murray House is therefore considered of moderate aesthetic heritage value for consideration as a place of Local Heritage value against criterion (d) of the Development Act.

5.4.4 Heritage Curtilage

aesthetic significance value – against criterion (e), S A Heritage Act, 1993

The heritage curtilage of Murray House (area of heritage significance which is essential for retaining and interpreting its heritage significance) is not considered of sufficient aesthetic heritage value for consideration as a place of State Heritage value against criterion (e) of the State Heritage Act, as Murray House itself is not considered of sufficient aesthetic heritage value for consideration as a place of State Heritage value.

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aesthetic significance value – against criterion (d) SA Development Act, 1993 and the Development (Significant Trees) Act, 2000.

The following components of the heritage curtilage of Murray House are considered:

- **North Boundary Wall**

The low random rubble stone wall to the north of Murray House defines the (original) northern boundary of the formal gardens of Murray House. The wall is not unique in design or construction. The wall most probably abutted the now removed fence along St Bernards Road and has been rebuilt at some time at this end. The wall has been shortened at the western end in 1994/5, to allow the construction of the adjacent Amy Wheaton Building.

The north boundary wall of Murray House is considered of moderate aesthetic heritage value, as a part of the heritage curtilage of Murray House, as a place of Local Heritage value against criterion (d) of the Development Act.

- **Service Yard Wall and Out-buildings**

The service yard wall and out-buildings are constructed from random coursed river stone and are located on the west side of Murray House. The construction of the wall and out-buildings is of interest, with the construction material (river stone) used most probably sourced from the adjacent creek. The wall and out-buildings are utilitarian but not unique in design.

The service yard wall and out-buildings are considered of moderate aesthetic heritage value as a part of the heritage curtilage of Murray House, as a place of Local Heritage value, against criterion (d) of the Development Act.

- **Swimming Pool (former)**

The concrete in-ground swimming pool, to the west of Murray House, was established some time after 1942 and has since been filled with soil fill and planted with rose bushes.

The former swimming pool is not considered of sufficient aesthetic heritage value for consideration as a part of the heritage curtilage of Murray House, as a place of State Heritage value, against criterion (e) of the State Heritage Act and as a place of Local Heritage value, against criterion (d) of the Development Act.

- **Vegetation**

The following trees have been identified as of sufficient significance value (refer APPENDIX 1) for consideration as a part of the heritage curtilage of Murray House, as a place of local heritage value, against the Development (Significant Trees) Act 2000:

- River Red Gums along St Bernards Road and the creek
- Kurrajong near the swimming pool
- Oleanders and Italian Poplar near Kurrajong

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- **Views/ Vistas**

Significant views, which enable interpretation of the heritage value of Murray House and its heritage curtilage include:

- North along St Bernards Road – as a local landmark
- South along St Bernards Road – as a local landmark
- North along the pathway, from the steps across the creek, towards the front door of Murray House – as an historic setting
- East, from the bridge across the creek, near the main Campus buildings – as a distant landmark and landscape focal point

The above listed views are considered of moderate aesthetic heritage value as a part of the heritage curtilage of Murray House, as a place of local heritage value, against criterion (d) of the Development Act.

Murray House Conservation Plan

5.5 Summary of Significance

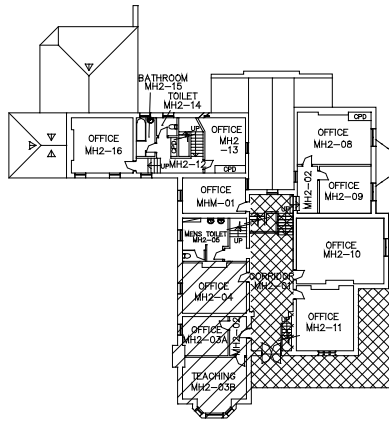
ITEM – Murray House and associated heritage curtilage	PERIOD	DEGREE OF SIGNIFICANCE	SOCIAL				HISTORICAL				AESTHETIC				SIGNIFICANCE (SA HERITAGE / DVPT ACT 1993)	STATE		LOCAL	
			HIGH	MODERATE	MINIMAL	NONE	HIGH	MODERATE	MINIMAL	NONE	HIGH	MODERATE	MINIMAL	NONE		CURRENT	PROPOSE	CURRENT	PROPOSE
EXTERIOR OF RESIDENCE	1910																		
INTERIOR OF RESIDENCE	1910																		
NORTH WALL	C 1910																		
GARDEN WALL	C 1910																		
OUT-HOUSE	C 1910																		
SWIMMING POOL	C 1950																		
GARDEN WALL, CYPRESSES AND STEPS TO SOUTH	C 1910																		
VIEW 1	N/a																		
VIEW 2	N/a																		
VIEW 3	N/a																		
VIEW 4	N/a																		
VIEW 5	N/a																		
VIEW 6	N/a																		
River Red Gum	Location 2																		
River Red Gum	3																		
River Red Gum	6																		
River Red Gum	9																		
River Red Gum	15																		
White Mulberry	35																		
Kurrajong	39																		
Bunya Bunya	40																		
Oleander	41																		
Oleander	43																		
Italian Poplar	46																		
River Red Gum	55																		
River Red Gum	57																		
River Red Gum	58																		
River Red Gum	59																		
River Red Gum	60																		
River Red Gum	61																		
River Red Gum	82																		
River Red Gum	83																		

Relative value is assessed as follows in this model of assessment:

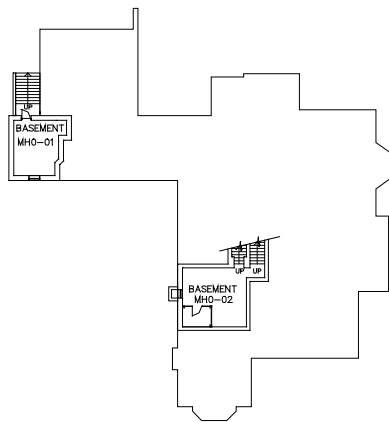
'HIGH' in two or more criteria to be considered of State Heritage value;

'MODERATE' in two or more criteria to be considered of Local Heritage value.

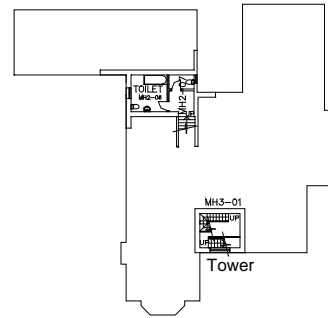
5.6 Social Significance



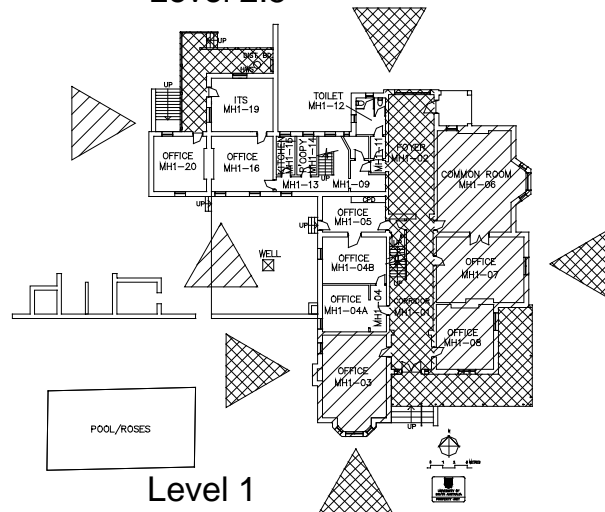
Level 2



Level 0



Level 2.5

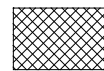


Level 1

SOCIAL SIGNIFICANCE



HIGH



MODERATE



MINIMAL

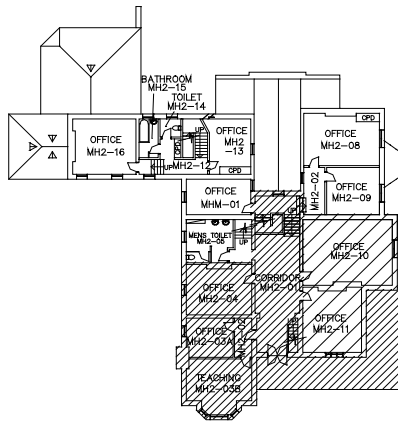


NONE

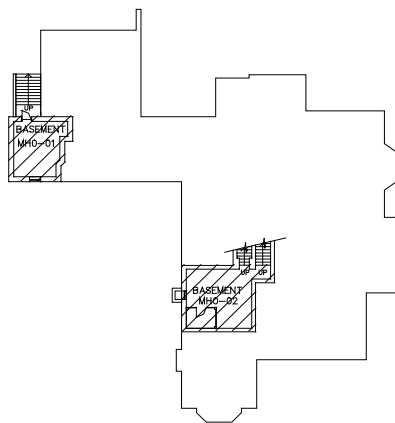


FACADE

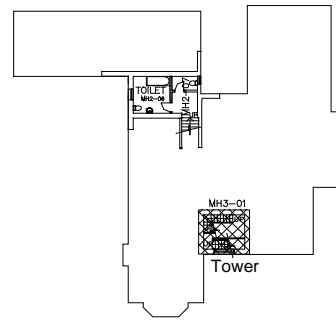
5.7 Historical Significance



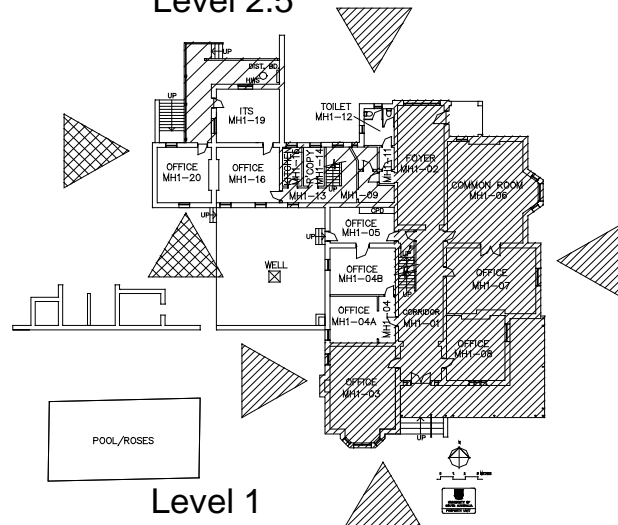
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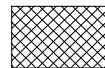


Level 1

HISTORICAL SIGNIFICANCE



HIGH



MODERATE



MINIMAL

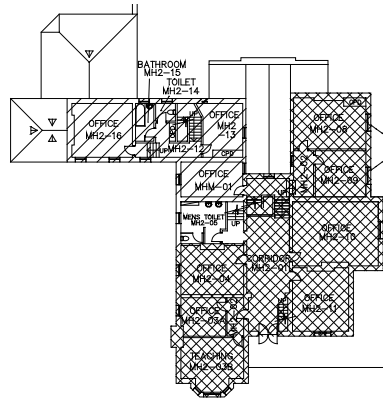


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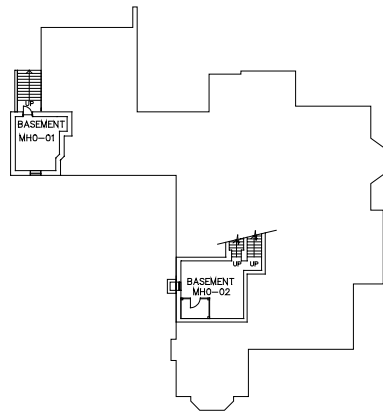


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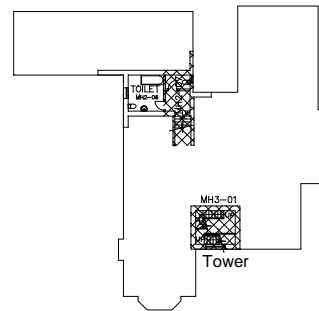
5.8 Aesthetic Significance



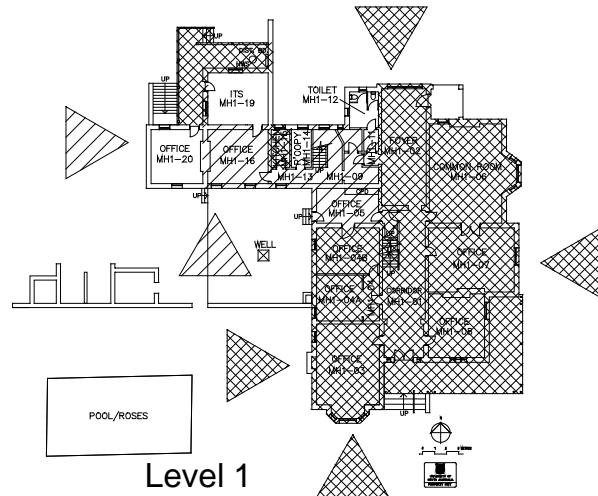
Level 2



Level 0



Level 2.5



Level 1

AESTHETIC SIGNIFICANCE



HIGH



MODERATE



MINIMAL

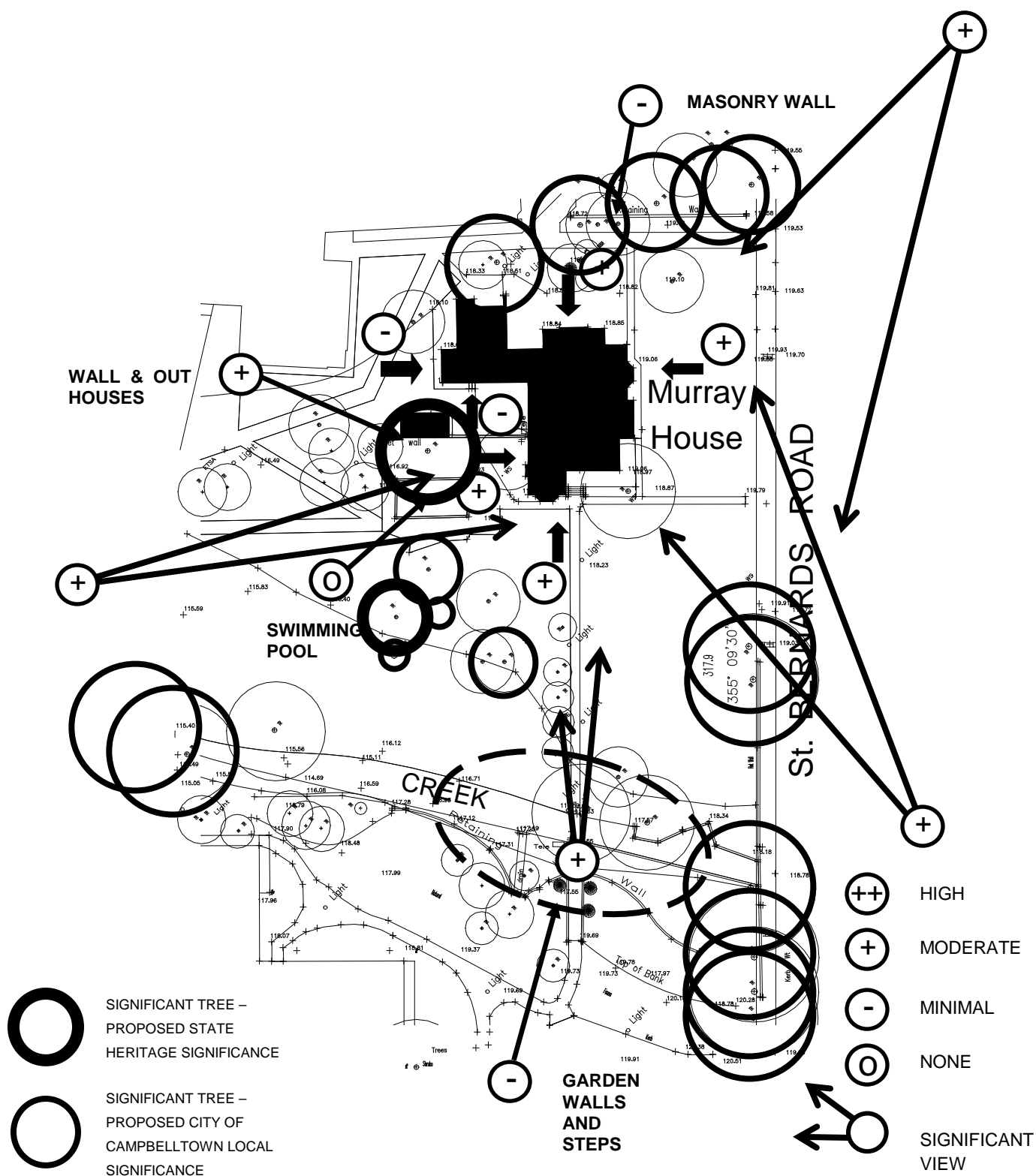


NONE



FACADE

5.9 Heritage Curtilage Significance



6 Statement of Cultural Significance

This Conservation Plan examines the cultural significance of Murray House and its setting within the City of Campbelltown. Assessment criteria for places of State and Local Heritage significance are set out in Section 16 of the South Australian Heritage Act, 1993, and section 23(4) of the South Australian Development Act, 1993. The criteria provided assists in defining what qualities a place may have – the special cultural value that we have inherited from the past, and which we intend to conserve and pass on to future generations.

6.1 Murray House – Local Heritage Place

It is recommended that Murray House and its associated heritage curtilage be entered as a Place of Local Heritage on the Campbelltown Local Heritage Register, expressed in terms of Section 23(4) of the Development Act, 1993:

Murray House and its associated heritage curtilage, built in 1884 and extended in 1910, is of heritage significance as the residence of A.B. Murray and subsequently his son, G.J.R. Murray. Collectively, they made a significant contribution to the physical and social development of the local area, Magill, through their contribution to the establishment of the Magill Institute, active support of local events and activities in the community and through the subdivision of land - leading to the subsequent development of the suburb of Murray Park. A B Murray was a leading South Australian pastoralist; his son, George J M Murray, was the first colonial born Judge and Chief Justice of the Supreme Court of South Australia, presided as Lieutenant Governor of South Australia and was Chancellor of the University of Adelaide. The residence and associated heritage curtilage is of aesthetic significance as a late nineteenth century residence and grounds of significant design merit in the local area, attributed to the notable South Australian architects, E W Wright, and later, English and Soward.

Relevant Criteria (Under Section 23(4) of the Development Act 1993)

relevant historical significance value – against SA Development Act, 1993, criteria (a) and (e)

Murray House was established as the residence of A.B. Murray and his son G.J.R Murray in 1884, and was in continuous occupation by the Murray family until 1942. A.B. Murray used the residence as a base from which he administered pastoral sheep properties and business pursuits. He was active in local and State politics, serving as a chairperson of the District Council of Tungkillo, Member of the House of Assembly for the District of Gumeracha in 1862 and a Member of the Legislative Council from 1869 until 1888. A.B. Murray was instrumental in the establishment of Campbelltown's first botanic park on land subdivided from the property, and also was involved in the establishment of the local Institute at Magill. George Murray was notable as South Australia's first native-born Judge (appointed 1909), Chief Justice (1916-1942), University Chancellor (1916-1942) and Lieutenant Governor (1916-1942).

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Murray House and property is of historical significance as its establishment contributed to the development of the region. The Murrays' subdivision of land around the perimeter of Murray House during the 1870s and 1880s was significant as a part of a process occurring across the Adelaide plains, where land was divided to form villages, farms and residential allotments, as demand for suburban land increased.

relevant historical significance value – SA Development Act, 1993, criteria (f).

Murray House and grounds is significant for the local community as a landmark building. It provides a sense of identity to the locality of Magill and contributes to the community's sense of place. The building and setting provide tangible and visual association with the Murray family, which provided a significant contribution to the early development of the local Magill district.

aesthetic significance value – against criterion (d) SA Development Act, 1993

Murray House stands as a late nineteenth century residence of significant design merit in the local area, attributed to the notable South Australian architects, E W Wright, and later, English and Soward. The residence is a competent local example of a large scale 1880s Italianate/ Gothic Revival style residence. The scale and setting of Murray House is imposing and the architectural detailing is of high aesthetic merit, as one of few 1880s residences of similar scale and design merit in Magill.

6.1.1 Murray House – State Heritage Place

Under the provisions of Section 16 of the State Heritage Act, 1993, Murray House would also be considered of State Heritage significance:

16(g) it has a special association with the life or work of a person or organisation or an event of historical significance.

Murray House, built in 1884 and extended in 1910, is of heritage significance as the residence of A.B. Murray and his subsequently his son, G.J.R. Murray, who collectively contributed to the development of the South Australian pastoral industry, State and Local government and the State judicial system.

Murray House was established as the residence of A.B. Murray and his son G.J.R. Murray in 1884, and was in continuous occupation by the Murray family until 1942. A B Murray used the residence as a base from which he administered pastoral sheep properties and business pursuits until his death there in 1904. He was active in local and State politics, serving as a chairperson of the District Council of Tungkillo, Member of the House of Assembly for the District of Gumeracha in 1862 and a Member of the Legislative Council from 1869 until 1888. George Murray is notable as South Australia's first native-born Judge (appointed 1909), Chief Justice (1916-1942), University Chancellor (1916-1942) and Lieutenant Governor (1916-1942). Murray House was built by A.B. Murray in 1884 and was extended by his son in 1910. The association of the place with the Murray family is significant because of their contribution to the development and governance of South Australia.

Murray House Conservation Plan

It is recommended that Murray House and its associated heritage curtilage be listed as a Local Heritage Place, rather than a State Heritage Place in this instance, as:

- the internal integrity of the House is moderate to low, with all rooms altered to at least a moderate extent,
- the protection granted to development works to Local Heritage Places provides suitable protection of the heritage values of the building and its heritage curtilage,
- the threat to the demolition of the building is extremely low.

It is further recommended that the proposed Local Heritage listing be reviewed as a part of future reviews of this Conservation Plan, as more information becomes available and social values change.

It is also recommended that the following significant trees be listed as follows:

The following trees are recommended to be entered on the State Heritage Register, in accordance with the South Australian State Heritage Act, 1993, for botanical/scientific/horticultural and associative historical reasons:

- White Mulberry (non-fruiting), to the west of the House
- Bunya Bunya Pine, to the west of the swimming pool

The following trees are recommended to be entered as Significant Trees of Local Heritage value, against the South Australian Development (Significant Trees) Act 2000:

- River Red Gums along St Bernards Road and the creek
- Kurrajong near the swimming pool
- Oleanders near Kurrajong
- Italian Poplar near Kurrajong

7 Conservation Policy

7.1 Introduction

The following conservation policy provides a framework for the future conservation of Murray House and its associated heritage curtilage and also gives developmental certainty for the master planning of any future development of the House and site.

The Murray House Statement of Cultural Significance forms the basis of the consideration of all conservation policy for the place. All future work encompassing the conservation and future development of Murray House and its heritage curtilage should be undertaken on the following principles, seeking to:

- conserve the cultural significance and integrity;
- prevent damage to or deterioration;
- allow for the future maintenance;
- permit future appropriate development;

of the site, buildings, landscapes, views and vistas of identified heritage value. Significant fabric should be conserved where possible, and the current integrity of the place should be maintained and not further decreased in value.

The following policy considers:

- Conservation of the cultural significance of the site
- Conservation actions
- Future use and development issues
- Parameters for future change
- Statutory requirements
- Services, access, movement
- Interpretation

Policy recommendations are provided in boxes, followed by supporting information.

Murray House Conservation Plan

7.1.1 University of South Australia – Master Plan – Magill Campus

Policy

Future master planning of the Magill Campus of The University of South Australia should be guided by the conservation policy pertaining to Murray House and its heritage curtilage, as detailed in this Conservation Plan.

The University of South Australia is currently developing a campus master plan for the Magill Campus (2001) and has yet to develop master plan objectives for the eastern side of the campus – the location of Murray House. The University has confirmed that development of the master plan for the Campus will be subject to the conservation policy recommendations of the Murray House Conservation Plan.

7.2 Activities/ Complying Development Policy

Policy:

Future development within the heritage curtilage of Murray House is subject to the conservation policy of this document and assessment in accordance with the City of Campbelltown Development Plan.

The Campus is zoned *Education* in the Campbelltown (City) Development Plan, dated 24 August 2000. The objective of the zone is - *accommodation of secondary, tertiary and trade educational facilities and complying land uses, including - a community centre, educational establishment, library, meeting hall, primary school, recreation area and welfare institution.* Residential development is subject to consent.

Murray House and its heritage curtilage is recommended for inclusion in the City of Campbelltown Development Plan, as a Place of Local Heritage significance. Places of Local Heritage significance require Council consent for demolition, further land division, alteration, additions, the erection of signage and any change of use. In the case of Local Heritage Places, demolition is subject to consent and the value of the heritage significance of the Place is taken into consideration before a decision is made by the Council as the planning authority.

The Campbelltown Council is in the process of amending the Development Plan for Campbelltown, to incorporate recognition of Places of Local Heritage significance. Council has adopted an incentives policy to assist in the support and protection of local heritage.

7. 3 Environment Policy

7.3.1 Murray House – Conservation and Future Development

Policy:

Refer to the following data sheets for the relevant conservation policy for the exterior and also interior of Murray House. Refer also *Murray House – Conservation Policy* diagram.

The following data sheets provide specific conservation policy for the conservation and future appropriate development of Murray House itself – externally and internally. Each data sheet also identifies the provenance, the degree of significance, the remaining significant fabric and any alterations or non-significant fabric for the building.

7.3.2 Heritage Curtilage – Conservation and Future Development

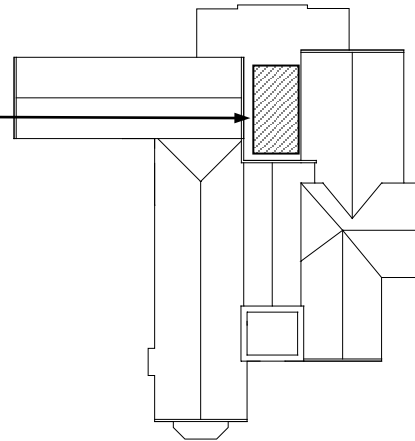
Policy:

Refer to the following data sheets for the relevant conservation policy pertaining to the conservation of the significant views - enhancing the interpretation of Murray House. Refer also *Murray House – Conservation Policy* diagram.

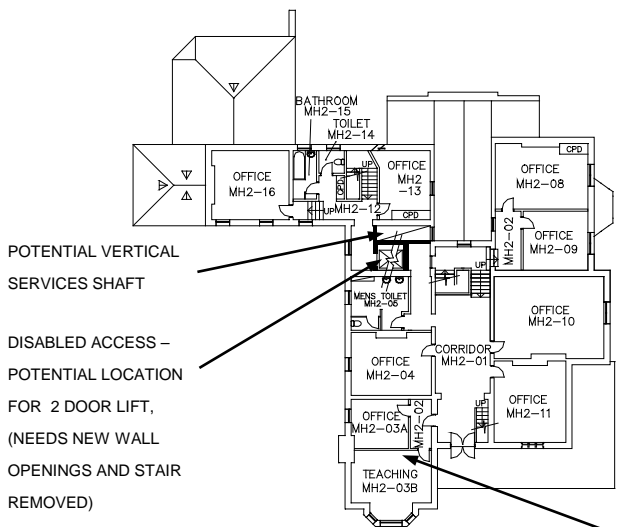
Murray House Conservation Plan

7.3.3 Conservation Policy – Murray House

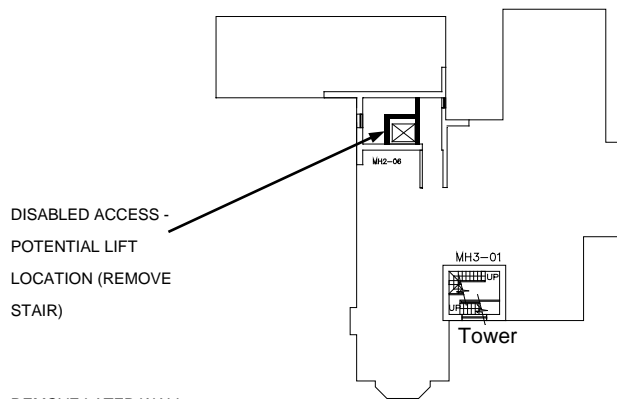
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CONDITIONING PLANT FOR UPPER
FLOOR – SCREEN TO NORTH
APPLY TRANSLUCENT FILM TO
FACING WINDOWS



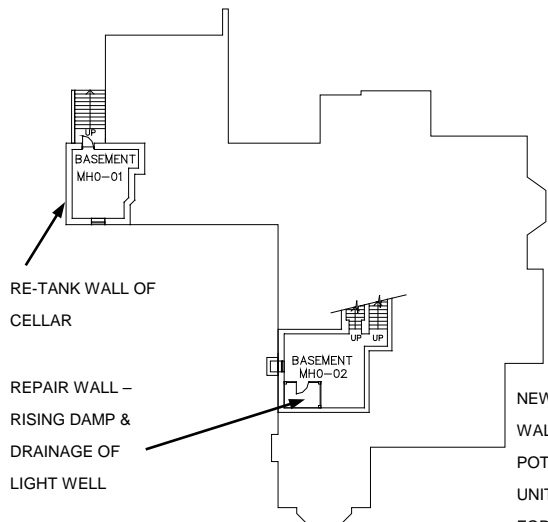
Roof



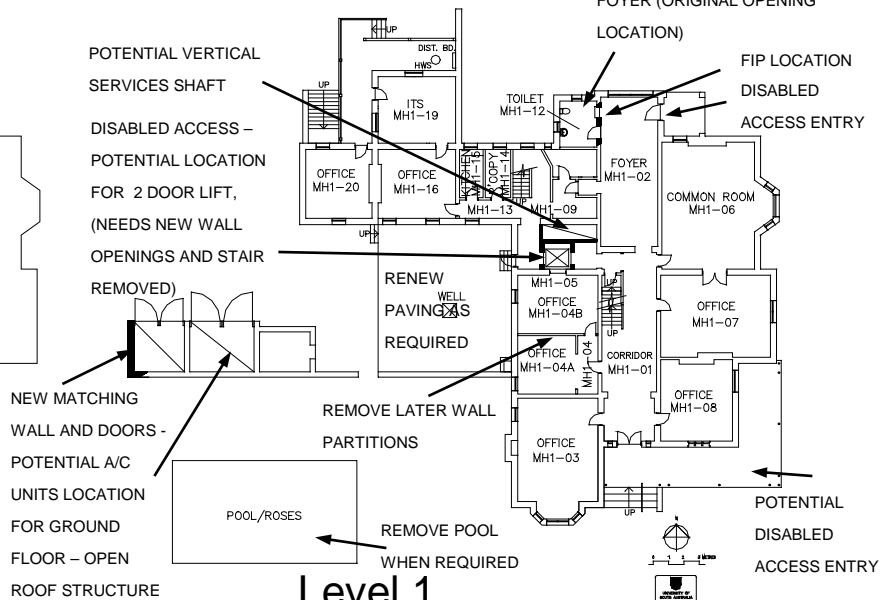
Level 2



Level 2.5



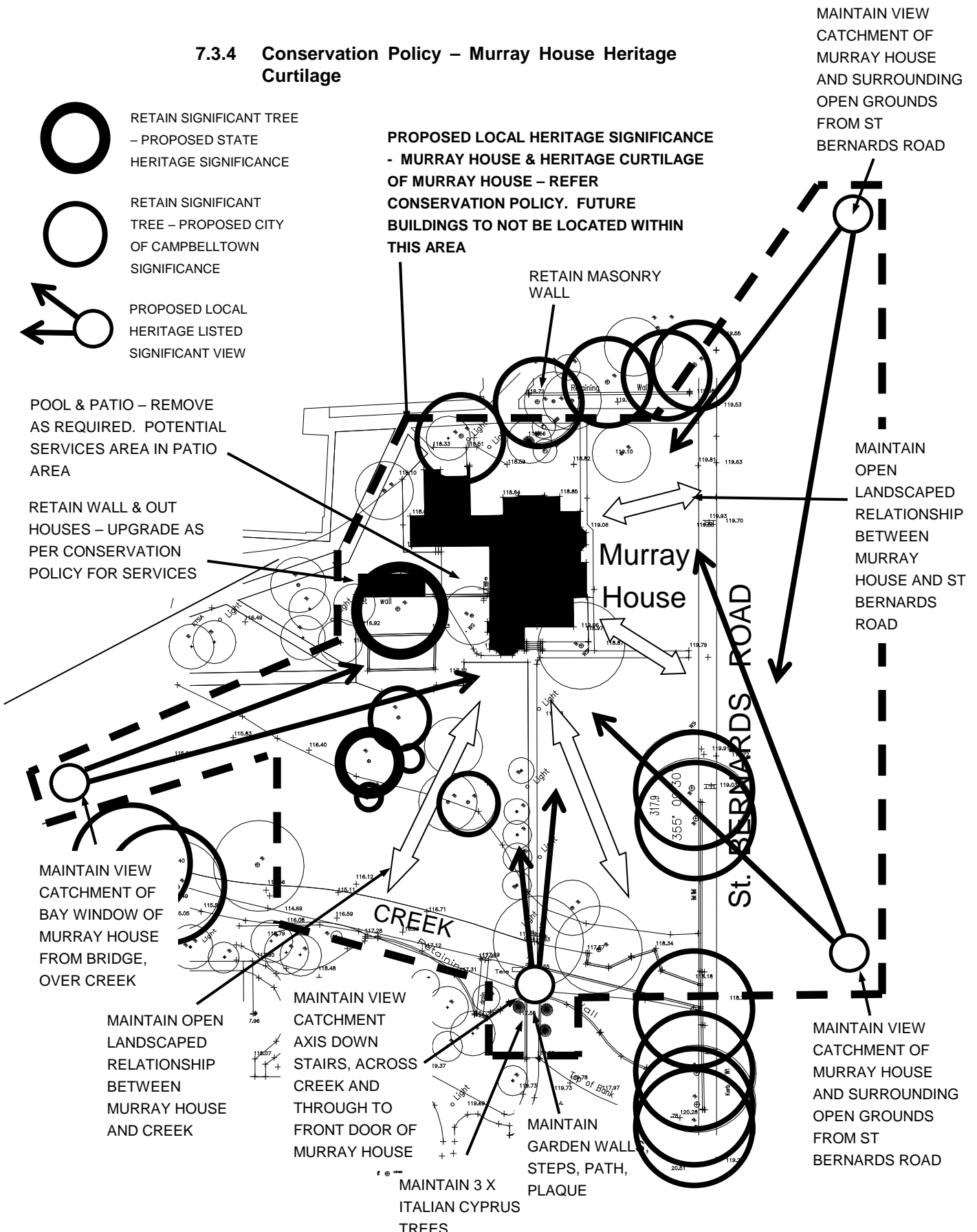
Level 0



Level 1

Murray House Conservation Plan

7.3.4 Conservation Policy – Murray House Heritage Curtilage



Murray House Conservation Plan

7.3.5 Landscape – Trees

Policy:

Consider immediate management actions on trees identified as significant, as detailed in assessment sheets.

Significant trees include – refer APPENDIX 1 for locations:

No.	Botanic Name	Common Name
2	<i>Eucalyptus camaldulensis</i>	River Red Gum
3	<i>Eucalyptus camaldulensis</i>	River Red Gum
6	<i>Eucalyptus camaldulensis</i>	River Red Gum
9	<i>Eucalyptus camaldulensis</i>	River Red Gum
15	<i>Eucalyptus camaldulensis</i>	River Red Gum
35	<i>Morus alba</i>	White Mulberry
39	<i>Brachychiton populneus</i>	Kurrajong
40	<i>Araucaria bidwillii</i>	Bunya Bunya
41	<i>Nerium oleander</i>	Oleander
43	<i>Nerium oleander</i>	Oleander
46	<i>Populus italica</i> 'nigra'	Italian Poplar
55	<i>Eucalyptus camaldulensis</i>	River Red Gum
57	<i>Eucalyptus camaldulensis</i>	River Red Gum
58	<i>Eucalyptus camaldulensis</i>	River Red Gum
59	<i>Eucalyptus camaldulensis</i>	River Red Gum
60	<i>Eucalyptus camaldulensis</i>	River Red Gum
61	<i>Eucalyptus camaldulensis</i>	River Red Gum
82	<i>Eucalyptus camaldulensis</i>	River Red Gum
83	<i>Eucalyptus camaldulensis</i>	River Red Gum

Continue to monitor the health and longevity of the White Mulberry (*Morus alba*) and monitor the health of existing significant vegetation

Policy:

Prepare a culturally relevant landscape master plan for the site that considers the re-establishment of low maintenance specimens stylistically appropriate to the Murray occupancy of the Place (1884 – 1942).

Policy:

Refer to the following data sheets for conservation policy pertaining to the trees, landscape and other features of the heritage curtilage of Murray House. Refer also *Murray House – Conservation Curtilage* diagram.

7.3.6 Landscape – Significant Features

Policy:

Refer to the following data sheets for conservation policy pertaining to the significant features of the heritage curtilage of Murray House. Refer also *Murray House – Conservation Policy* diagram.

Murray House Conservation Plan

7.3.7 Murray House – Future Alterations and Services Integration

Painting

Policy:

External painting: maintain painted surfaces, to prevent future deterioration, based on either a 1910 era colour scheme, or an interpretation of the intent of the 1910 era scheme.

Paint render surfaces using a silicate based paint system (Keim or equal), to provide an integral protection system for render detailing. Treat corrosion to cast iron work in-situ where possible. Progressively replace roof sheeting with galvanised finish sheeting and flashings (not pre-painted sheeting) and paint verandah roof in contrasting sheet 'stripes', (eg: burgundy and crème in colour) – refer early photographs. External paint colours could be selected to reflect the intent of the 1910 era paint scheme, rather than replicate the scheme. A schedule of original colours is held on file in the UniSA Property Unit.

Policy:

Internal painting: establish the 1910 era internal colour scheme through paint scrape investigation and reinstate 1910 era colours, or an interpretation of the intent of those colours, to principal spaces, as per the specific conservation policy for each space.

Specific policy relating to the selection of paint colours for the interior of Murray House is detailed in the conservation policy sheet for each room or space.

For rooms of noted significance, select paint colours which either match the established 1910 era paint colours, or present an interpretation of the intent of the 1910 era colours.

For rooms of no notable significance, select paint colours which complement, but do not replicate 1910 era colours, and avoid highlighting architectural details in the same manner as in significant rooms.

Partitioning

Policy:

Future partitioning of rooms should be lightweight and reversible in extent, glazed above 2.4 metres in height, to allow interpretation of the original proportion of significant rooms.

It is recommended that the later wall partitions to rooms MH1 – 04 and MH2 – 03 be removed, when feasible, to allow interpretation of the original scale and proportion of these significant rooms. The future subdivision of significant rooms (rooms rated *moderate* and above in any significance category) into

Murray House Conservation Plan

smaller spaces should be undertaken using partitions as described in the above policy. Glazing should be frameless, or supported by a minimal aluminium channel – trimmed around decorative features (cornices).

Wall Chasing

Policy:

Future services should be integrated into Murray House via wall chasing internally and be surface mounted on face masonry externally.

Internally, services should be chased into plaster walls in rooms noted as of 'moderate' to 'high' historic, social and aesthetic significance. Wherever possible, chasing should be minimised, and significant cornices not damaged. Avoid wall chasing where services can be surface mounted on the walls of an adjacent 'low' to 'none' significance room and be fed through to the 'moderate' to 'high' significance room. Consider boxed vertical ducting to accommodate multiple services, located in areas of 'low' to 'none' significance.

Externally, cabling and pipework should be concealed in wall cavities, fed through from a 'low' to 'none' significance room inside or where not possible, be surface mounted on external face masonry.

Air Conditioning

Policy:

Minimise exposed ductwork for future air conditioning systems and locate external air handling plant in a location which does not compromise the heritage curtilage (views) of Murray House.

Ground Floor Rooms: Utilise split system type air conditioning systems to provide air conditioning to ground floor rooms, to minimise ductwork. Locate chiller pipework under floors (in sub floor space) and use floor mounted air conditioning units, concealed in timber cabinets designed to compliment the significant joinery. Locate external air conditioning units in an upgraded shed structure to the west of the House. – *refer Conservation Policy Diagram*.

Upper Floor Rooms: Utilise a split system style air conditioning system to provide air conditioning to upper floor rooms, vented through ceiling mounted diffusers. Diffusers should be circular and be mounted centrally to each room, or be equally placed either side of significant ceiling roses. Internal plant should be mounted in the roof space and external plant on the foyer roof, as marked on the *Conservation Policy Diagram*, screened so plant can not be viewed from significant view cones/ points as noted. Windows to rooms MH2 – 02, MH2 – 13 should be acoustically sealed and finished with translucent film. The window on the stair landing should be acoustically sealed.

Murray House Conservation Plan

Fire Services:

Policy:

A monitored warning and fire sprinkler system should be installed throughout Murray House, to protect the significant fabric of the Place.

While not required by the Building Code of Australia, it is recommended that a fire sprinkler system be installed throughout Murray House, as the most effective means of protecting the heritage value of the Place. Sprinklers should be concealed, pipework installed as per *Chasing*, and the Fire indicator Panel located in MH1 – 02 (subject to SAMFS approval).

Lighting:

Policy:

Lighting of rooms should be simple in design, using central pendants, task lights for work areas and recessed spotlights for wall washing.

It is recommended that pendant lighting be utilised throughout the interior of Murray House, located in ceiling roses or symmetrically placed around the centre point of rooms. Pendant lights should be selected with an uplight component, hang approximately 1 metre below the ceiling, be simple and contemporary in design and should be placed to suit University lux level requirements. Task lights could supplement general light levels. Wall mounted light fittings are not recommended. 12 volt recessed down lights are recommended in rooms - MH1 – 01, 02; MH2 – 01, where art works may be displayed. Alignment of these fittings is an important consideration. Generally, placement of pendant fittings should be co-ordinated with other ceiling mounted services, all placed symmetrically around the centre point of each room.

External site lighting should be standardised throughout the site – mounted on walls or on poles. All wall mounted fittings should be removed. Verandahs can be illuminated via fittings surface mounted along the back of fascias, under the roof sheeting, or the balcony soffit. Contemporary, rather than reproduction 'coach light' fittings are recommended.

Communications/ GPO/ Switches/ I. T. Services

Policy:

Communications/GPO/ I. T. cabling and service points should be integrated as per the CHASING policy, with service points surface mounted on walls, above significant skirting boards.

Communications/GPO/ IT service points should be minimised in rooms MH1 – 01, 02; MH2 – 01 and be located adjacent pilasters, and under staircases. Wall mounted light switches should also be located as above.

Service points should be located above significant skirting boards. Contemporary switch and plug plates are appropriate. Colour coded plates are not recommended. Cabling should be undertaken as per the *Chasing*

Murray House Conservation Plan

Policy, with cabling fed through floor cavities where possible, to minimise the length of wall chases. Vertical riser ducts for common communications and I. T. cabling should be located in rooms of 'low' to 'none' significance.

7.4 Movement

7.4.1 Access for People with Disabilities

Policy:

All future development work on site should comply with the requirements for access and equity for people with disabilities, as detailed in the Building Code of Australia (BCA) – 2000, but also with due regard to the cultural significance of the Place and listed conservation policy. It should also be noted that the Federal Disability Discrimination Act, 1993 may apply at Murray House and environs, subject to a claim being raised.

Access and suitable facilities should be ultimately provided for people with disabilities to both levels of Murray House and to all external pathways and outdoor areas, all in accordance with the Building Code of Australia and the conservation policy as stated in this report. Cultural heritage values and equitable access needs should be considered equally, as decisions are made to upgrade the building and surrounding landscape to accommodate people with disabilities. Consideration should be given to vertical access (a lift), entry through the principal entrance, toilets and access around the site in general. Access for people with disabilities to the following areas of Murray House should be considered:

- the ground floor verandah porch could be easily modified to allow egress for people with limited mobility on the south east corner.
- door threshold steps have already been modified for access.
- The installation of a lift (to AS 1735.12) is recommended, to provide upper floor access. Murray House has differing floor levels on the upper floor – three levels – a lift is recommended through rooms MH1 – 05, MHM – 01, MH2 – 06, which are rooms of *low/ none* significance value and also rooms which link two out of three upper floor levels. Refer to the *Conservation Policy Diagram* for an illustration of a possible lift installation – subject to design development.
- Rooms MH2 – 08 & 09 would not be accessible by the above-mentioned lift, as they are accessed off the stair landing. It is recommended that these rooms be used for offices, not meeting rooms, as access for people with disabilities is not possible unless a second lift is installed.
- Access toilet facilities should be provided within the building, as a priority. It is recommended that room MH1 – 12 be upgraded as an access toilet facility. A new door should be opened into the Foyer (actually an original opening) to allow complying access.

7.5 Management and Funding

7.5.1 University of South Australia

Policy:

A costed works master plan should be prepared, prioritising works and associated costs, for capital and maintenance works funding and implementation.

The University of South Australia is the owner of Murray House, as a part of the Magill Campus of the University. The University Property Unit is responsible, along with Campus Services, for the management and maintenance of the property. The conservation policy of this Conservation Plan should form the basis of all maintenance and refurbishment decisions for the Place, to ensure the cultural values are not diminished.

Maintenance and capital works funding for Murray House is managed as a part of an annual budget for the Magill Campus. Allowance should be made in future works budgets for:

- Immediate maintenance – weatherproofing tower, damp proof works to walls
- Annual maintenance
- Painting, masonry repairs, roof repairs, on approximately a five year cycle
- Immediate upgrade works – disabled toilet, services
- Services upgrade – air conditioning, comms, lighting
- Lift installation works

7.5.2 Heritage Financial Assistance

Policy:

The University of South Australia is potentially eligible for financial assistance for conservation works to Murray House, subject to discretionary assessment by Campbelltown Council, once Murray House is entered on the Local Heritage Register.

Financial assistance for the conservation of State and Local Heritage Places is available, subject to approval from the relevant authorities. Applications for funding assistance should be initially made with Campbelltown Council prior to undertaking conservation works for Murray House. Campbelltown Council has prepared a brochure on heritage incentives (see APPENDIX 2) which in summary provides a 50% rate rebate to State Heritage listed properties subject to the place being made open for public visit once a year. The Council has a cumulative heritage fund of up to \$5,000 to fund the waiving of planning and lodgement fees for development of Local and State Heritage Places. The fund is discretionary and early discussion with Council's planning staff is recommended.

Murray House Conservation Plan

7.5.3 Future Development Procedure

Policy:

All work as defined in the City of Campbelltown Development Plan to Local Heritage listed places require the approval of the appropriate statutory authority – in this case the City of Campbelltown.

Reference should be made to the relevant conservation policy of this Plan, for guidance for future conservation works. Any work deemed as 'development' includes: external alterations, mounting of air-conditioning units, repairs and painting, internal alterations and modifications. It is recommended that the University contact Council prior to any works being undertaken, to confirm if Council are required to assess the proposed work under the SA Development Act, 1993.

7.5.4 Heritage listing of Place

Policy:

It is recommended that Murray House and its heritage curtilage be entered as a place of Local Heritage value on the Campbelltown Local Heritage Register, expressed in terms of Section 23(4) of the Development Act, 1993:

Under the provisions of the State Heritage Act, 1993, Murray House would also be considered of State Heritage significance, due to its historical value. It is recommended that Murray House and its heritage curtilage be listed as a Local Heritage Place, rather than a State Heritage Place in this instance though, as:

- the internal integrity of the House is moderate to low, with all rooms altered to a moderate extent,
- the protection granted to development works to Local Heritage places provides suitable protection of the heritage values of the building
- the threat to the demolition of the building is extremely low

It is further recommended that the proposed Local Heritage listing be reviewed as a part of future reviews of this Conservation Plan, as more information becomes available and social values change.

It is also recommended that the following significant trees be listed as follows:

Policy:

The following trees are recommended to be entered on the State Heritage Register, in accordance with the South Australian State Heritage Act, 1993, for botanical/scientific/horticultural and associative historical reasons:

- White Mulberry (non-fruiting), to the west of the House
- Bunya Bunya Pine, to the west of the swimming pool

Murray House Conservation Plan

Policy:

The following trees are recommended to be entered as Significant Trees of Local Heritage value, against the South Australian Development (Significant Trees) Act 2000:

- River Red Gums along St Bernards Road and the creek
- Kurrajong near the swimming pool
- Oleanders near Kurrajong
- Italian Poplar near Kurrajong

7. 6 Community and Culture

7.6.1 Community and Culture – Conservation of Social Value

Policy:

Murray House and its heritage curtilage are of social significance to the local community and therefore retention and enhancement of the cultural value and landmark status of the House is recommended.

Murray House and grounds is significant for the local community as a landmark building. It provides a sense of identity to the locality of Magill and contributes to the community's sense of place. The building and setting provide tangible and visual association with the Murray family, which provided a significant contribution to the early development of the local district.

Murray House is of sufficient value to the community to be entered on the Campbelltown Local Heritage Register.

Policy:

A 'memory book' – a book or web site – should be provided on Campus for the continual collection and recording of the staff and student memory of the Place.

For the Magill Campus academic community, Murray House's social value is emergent. It would therefore be appropriate for the academic community to have an opportunity in the future to provide comment as to the social value of the building and its setting.

Among the educational community of students and staff of Murray Park, there are memories of structural changes, building activity, creek floods and associations with personal milestones, events or processes integral with the place, which may never be recorded. It is important that the academic community – past and present - be encouraged to record their memories.

Murray House Conservation Plan

7.6.2 Community and Culture - Interpretation Policy

Policy:

To aid community interpretation of the cultural value of Murray House, an interpretative panel should be located in the lobby of Murray House, detailing the Murrays' achievements and influence in South Australia and also Magill.

It is recommended that a display panel be prepared and mounted in the main hall way of Murray House, illustrating:

- the history of the building and land on which it stands,
- showing the original extent of the property, subdivision stages and the dedication of the botanic park
- the contribution made by A.B. Murray and G.J.R. Murray to the local area and to the State,
- key events on the property (such as the welcome given to Charles Sturt the explorer), and
- the development of the property as an educational facility.

It is also recommended that the portrait of Sir James Malcolm be located and hung in the house – it was left to the Magill Institute by G.J.R. Murray in his will. Photographs or sketches of A B and George Murray should also be hung in the house.

It is recommended that 'open days' be held on an occasional basis, to allow the surrounding community access to the interior of the property. Guided tours are also recommended, to aid in the interpretation of the history of Murray Park and surrounding Magill.

8 References

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9 Appendix 1

Murray House Significant Tree Assessment

10 Appendix 2

Murray House – Land Title

Drawings

- 1973 Alterations

Murray House & 7 Lorne Avenue, Magill

- Proposed Local Heritage Listing, City of Campbelltown Heritage Survey, 1996

Campbelltown City Council

- ‘Protecting Local Heritage’

7 Lorne Avenue – Plan (sale brochure)

Murray House Conservation Plan

sent by : 08 8212 7518

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Computer Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act, 1886, and certified

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5420 FOLIO 631 *

COST : \$12.00 CLIENT REF 711797
REGION : FAX 82127518
AGENT : MIEL BOX NO : 007
SEARCH DATE : 19/06/1997
SEARCH TIME : 10:30:14

PARENT TITLE : CT 5381/986
AUTHORITY : SC 8230651
DATE OF ISSUE : 21/05/1997
EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

MINISTER FOR EDUCATION AND CHILDREN'S SERVICES OF ADELAIDE SA 5000

DESCRIPTION OF LAND

ALLOTMENTS 1. 2. 3. 4. 5. 6. 7. 8. 9. 10 AND 11 FILED PLAN 146354
IN THE AREA NAMED MAGILL
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA
(TG 6872757)

SUBJECT TO EASEMENTS OVER THE LAND MARKED B AND C TO THE ETSA CORPORATION
(TG 8230652)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

PARCELS SUBJECT TO REARRANGEMENT F146354

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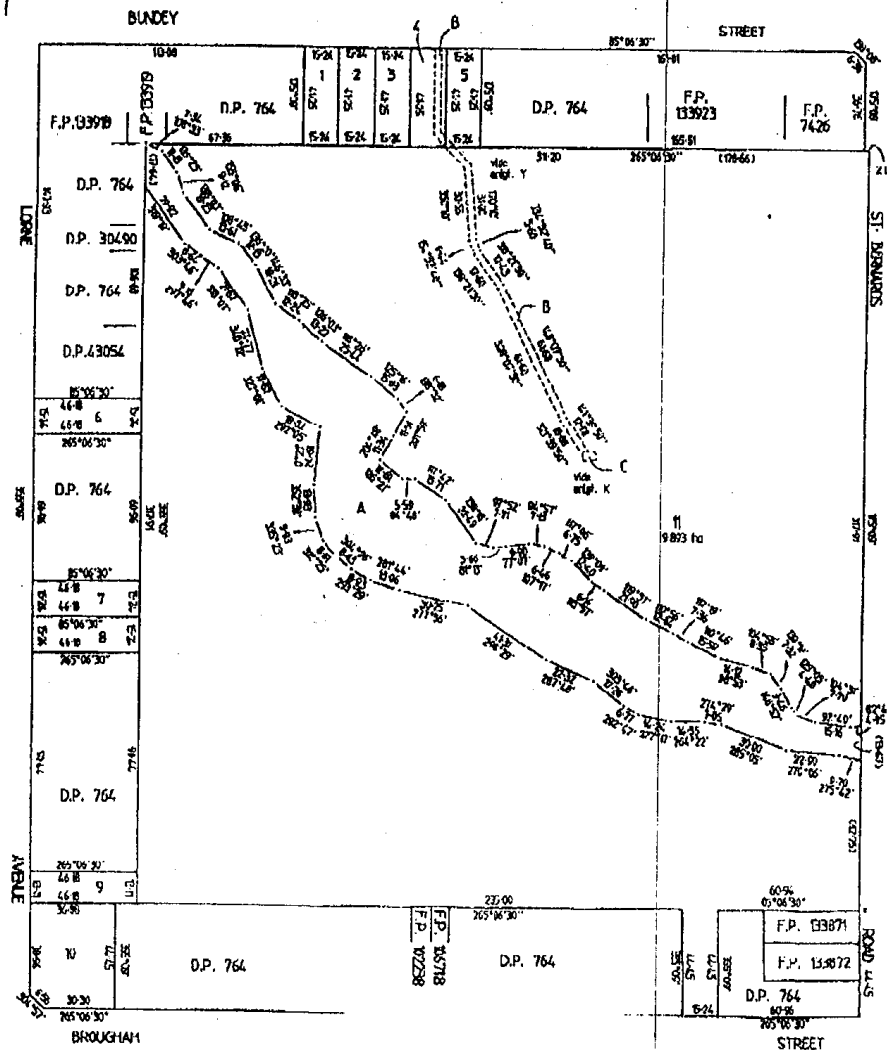
PAGE 1 OF 3

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act, 1886, as to the conclusiveness of the Certification do not extend thereto.

Murray House Conservation Plan

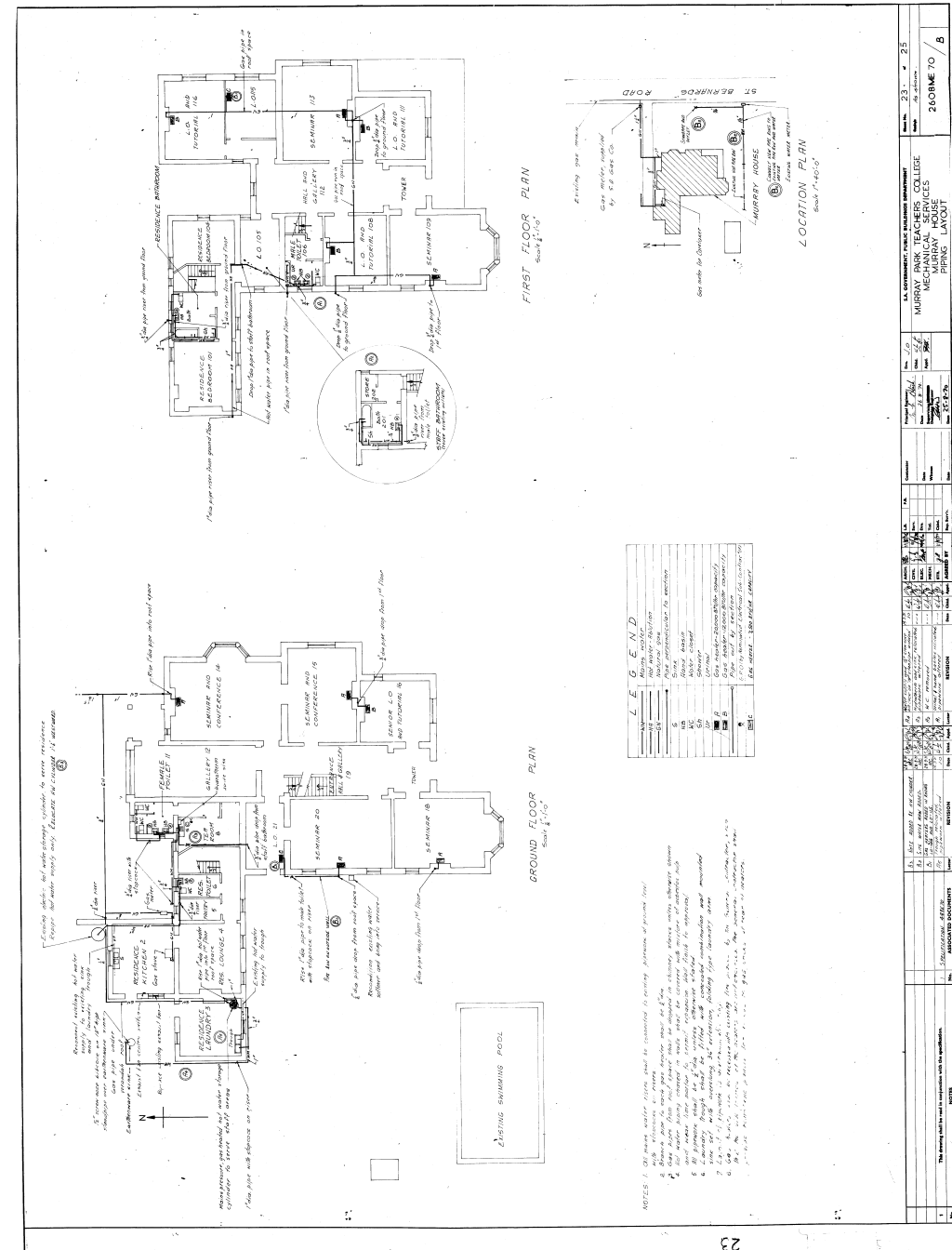
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 SEARCH DATE: 19/06/1997 TIME : 10:30:14



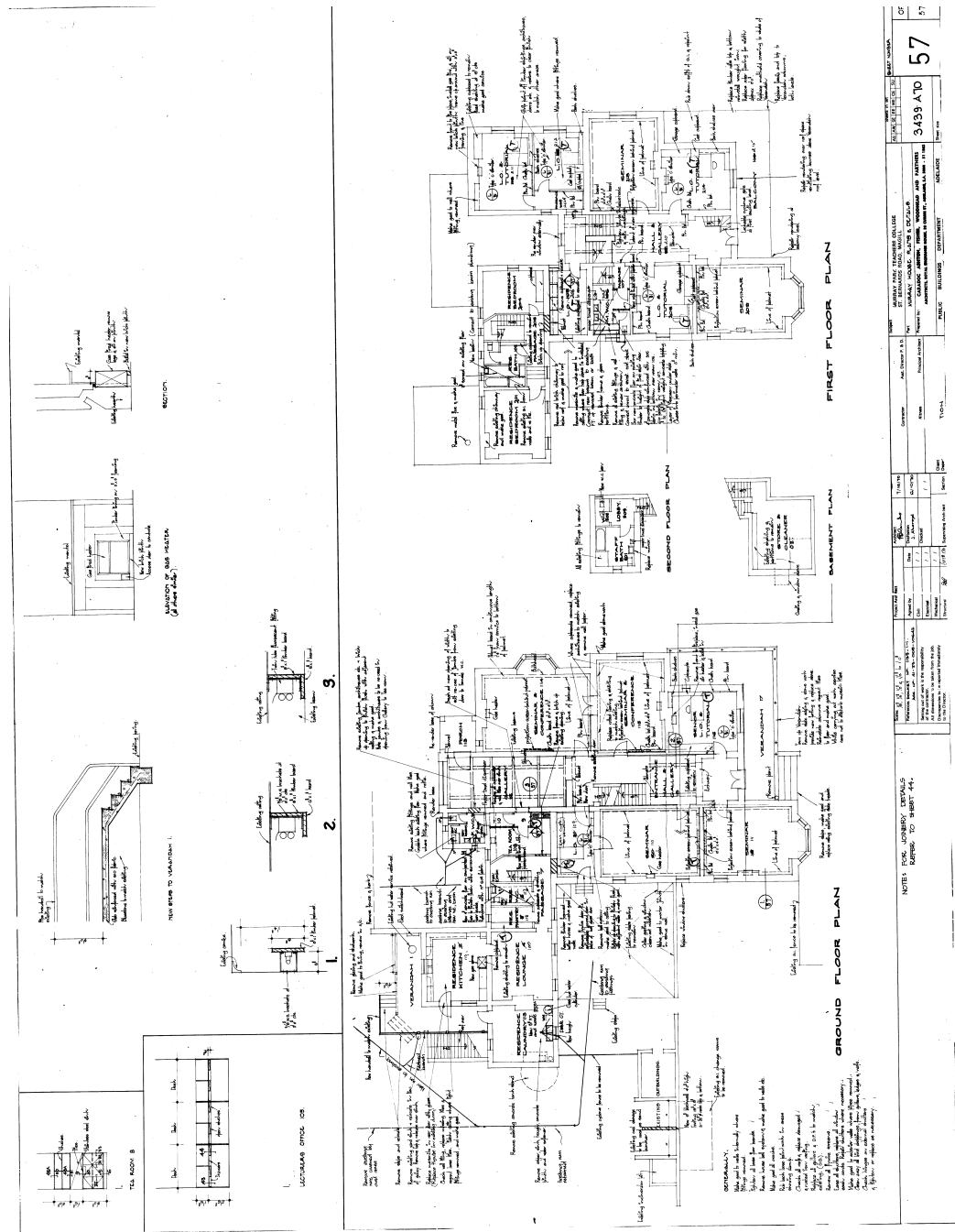
PAGE 2 OF 3

Murray House Conservation Plan



Murray House alterations, 1973

Murray House Conservation Plan



Murray House alterations, 1973

Caring for Local Heritage Assistance for Property Owners

If your property is on a list of places of
Local Heritage value in the Campbelltown
Development Plan, Council will:

- Waive all development fees
(planning and building);
- Provide free architectural advice to help
you consider development options for
your property;
- Consider variations to the Building Code
to allow for cost-effective construction;
- Consider variations to the zoning
provisions to allow for a range of land
use options.



PROTECTING LOCAL HERITAGE

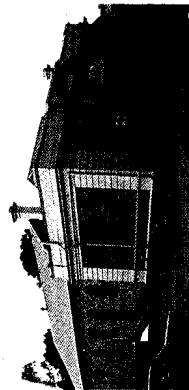
For further information about
LOCAL HERITAGE
contact the
City of Campbelltown
Development Services Unit
on 8366 9218



Benefits to the
Local Community
& Assistance
from your Council

What is Local Heritage?

Local Heritage means a place particularly valued by the Local Community. It contributes to local character and history. A Local Heritage place can be a building, a structure, a tree, a monument, a reserve or a site.



Why protect Local Heritage?

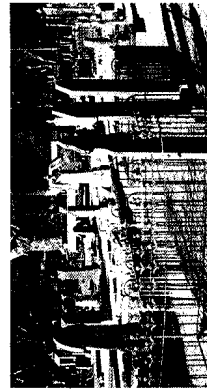
There is a growing interest among the community in protecting Local Heritage. These places help to tell the story of our culture - who we are and where we have come from.

Protecting and conserving a place of Local Heritage significance is a benefit to the whole community.

How do we protect Local Heritage?

Firstly, we identify places believed by the community to be of Local Heritage value. These have been researched in the Heritage Survey of the City of Campbelltown.

The next step is to share this information with the wider community by including the identified places on a list in the Campbelltown Development Plan.



How does this affect my property?

The main difference between a place of Local Heritage significance and any other property is there are stricter rules over demolition. Council recognises the benefits to the community of caring for places of Local Heritage value and has endorsed an assistance program to help you.

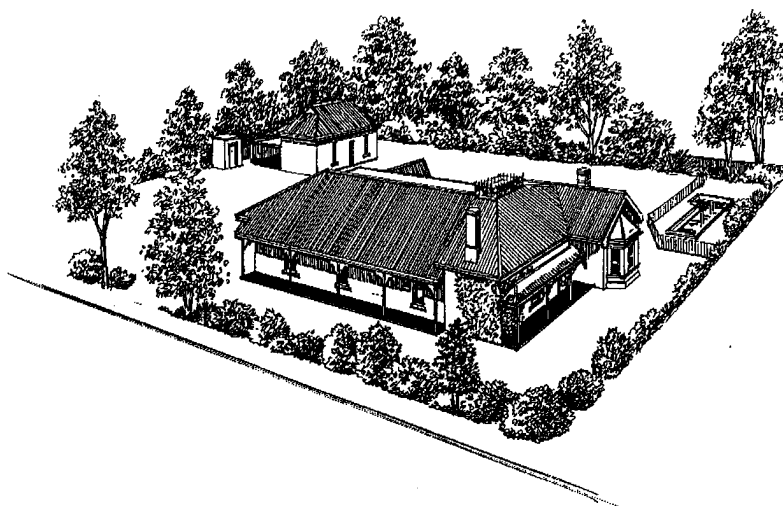
A place of Local Heritage value may be listed in the Development Plan if:

- (a) it displays historical economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or
- (c) it has played an important part in the lives of local residents; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area.



IAN MILL PTY. LTD.

MAGILL



7 Lorne Avenue

**By auction on the property 11.30 a.m. Sunday April 29th
GAULT's HOUSE AND OUTBUILDINGS - CIRCA 1880's**

A most exciting offering of a charming Sandstone (painted) early Colonial residence with a detached 2 roomed building - in-ground pool - wine cellar, on three allotments, 2 Titles, of some 2090 sq.m. The residence comprises 9 rooms, 2 bathrooms, many interesting features, including bay window and marble fireplace. The outbuilding is ideal for teenagers. (Subdivision potential, subject to all necessary consents). **Price Guide: in excess of \$380,000.**

ZONING:	Residential 2 - The City of Campbelltown
TITLE REFERENCE:	Volume 5094 Folios 948 and 949
COUNCIL RATES:	\$1369.20 per annum
SA WATER RATES:	\$ 853.00 per annum plus additional usage
EMERGENCY SERVICES LEVY:	\$ 83.60 per annum
SETTLEMENT:	By negotiation
INSPECTION:	Sat 7th April 4.30-5.15 pm, Wed 11th April 12.30-1.15 pm, Wed 18th April 2-2.45 pm, Sat 21st April 1.30-2.15 pm or by appointment with Peter Fried 0418 821431 or Sue Davidson 0412 830732.

Refer to our Internet Home Page: www.ianmill.com.au

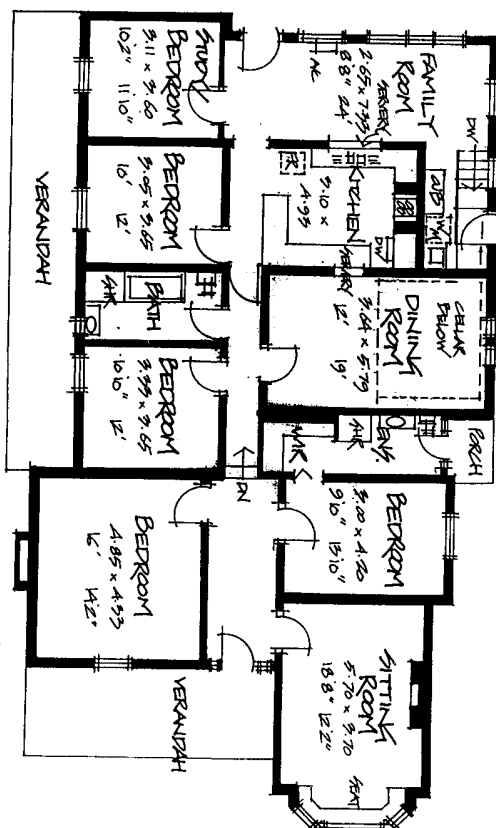
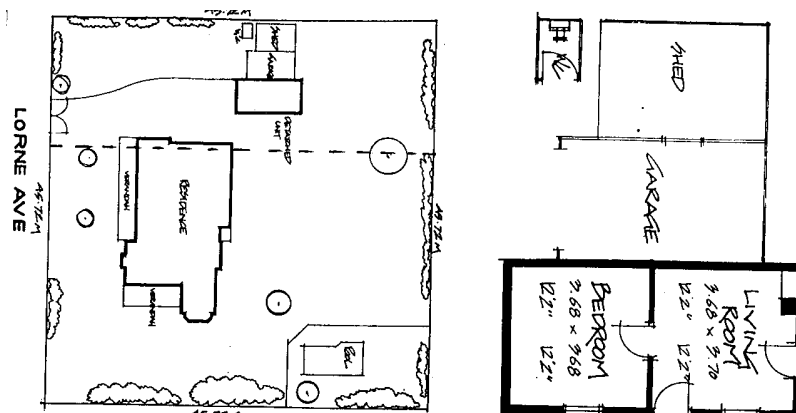
IAN MILL PTY. LTD.

Auctioneer & Registered Agent A.C.N. 008 000 619

Member of the Real Estate Institute of South Australia

280 Melbourne Street, North Adelaide Tel: (08) 267 4199 Fax: (08) 267 4994

Murray House Conservation Plan



If you are considering this property, please advise that you register your interest with the agent, so that you can be contacted if the Vendor decides to accept offers prior to auction.

PLEASE NOTE:

Every care has been taken to verify the correctness of the areas and details in this leaflet. However, the plan is not a surveyed plan and the dimensions given are estimates only. No warranty or representation is given or made as to the correctness of information supplied, and neither the Owner(s) nor the Agent can accept responsibility for errors and omissions.

Form 1 Statement under Section 7 available at auctioneer's office 3 business days prior to auction and at place of auction 30 minutes before same commences

Murray House Conservation Plan

City of Campbelltown Heritage Survey 1996

Recommendation: Local Heritage Place

'Murray House'

MAG:030

LOCATION

Address	St Bernards Road, MAGILL 5072
Land Description	Section 327, Hundred of Adelaide
Certificate of Title	99999/9999

Owners	University of South Australia, Lorne Avenue, Magill SA 5072
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State Heritage Status	Identified	SHR File No	14717
Other Assessments	National Trust of South Australia, Classified (File No. 515)		

Photograph No	2/04
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South and east elevations

Sarah Laurence and Taylor Weidenhofer

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Murray House Conservation Plan

City of Campbelltown Heritage Survey 1996

Recommendation: Local Heritage Place

'Murray House'

MAG:030

DESCRIPTION

Two-storey random coursed bluestone building with rendered quoins and surrounds. Hipped and gabled corrugated iron roof with rendered chimneys and parapet caps to gables. Raked return verandah and balcony on cast iron posts with lace brackets, frieze and balustrade. Double hung sash windows with timber shutters and two storey bay window to south elevation.

STATEMENT OF HERITAGE VALUE

The scale and form of this imposing and detailed two-storey building is enhanced by the remaining open space and remnant garden surrounding it. The house is significant for its long association with Alexander Borthwick Murray and Sir George Murray, both prominent members of South Australia's parliamentary, judicial and social circles.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*)

- (a) it displays historical, economic or social themes that are of importance to the local area.
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
- (e) it is associated with a notable local personality or event.
- (f) it is a notable landmark in the area.

HISTORY

Section 327 on which this house was built was owned in the late 1830s by Sir James Malcolm. David Cowan arrived in South Australia in 1839 and leased 22 acres of the Section, later buying it and building a seven roomed house on it. Cowan left the property in 1853 after the death of his wife and child and it was bought by R H Grievson. Simon Boase was the next owner, purchasing the property for £1 160. In 1859 he sold it to Mr Dubois and in December 1862 the house and land were bought by Alexander Borthwick Murray. Murray, a Scotsman, demolished the old house and built a larger house soon after his purchase.

Alexander Borthwick Murray (1816-1903) had made his money breeding merino sheep in the State's mid-north and on returning to Adelaide, became involved in public life. He was the Member of the House of Assembly for Gumeracha from 1862-67, and a Member of the Legislative Council from 1869-77 and 1880-88. Alexander's son, George Murray (later Sir George) was also active in public life. He was called to the Bar in 1888 and later became Chief Justice, the Chancellor of the University of Adelaide and Lieutenant Governor of South Australia.

Before a trip to England in 1874 the Murrays put 'Murray House' up for sale. However the property did not sell and in 1878 the farm paddocks were sold to Shierlaw and Matters in 1878. These were subdivided into 442 allotments in a subdivision known as Murray Park. The existing 15 roomed two-storey house was built in 1884 which was extended in 1910.

'Murray Park' was sold to Mrs Ellinor Doris Bush after Sir George Murray's death in 1942. The Bush family trained and bred race and show horses on the property. The Education Department bought the house and grounds in 1968 and was developed as the Murray Park Teachers College. The property has operated as the Magill campus of the University of South Australia since 1991.

References

Campbelltown Historical Society, 1995, *Campbelltown's Historical Buildings and Landmarks*
Campbelltown Historical Society, 1992, *Commentary for "Magill" Heritage Bus Tour*, typescript
Warburton, E. 1986, *From the River to the Hills*, Campbelltown 150 Years, Corporation of the City of Campbelltown, pp. 232-233

Murray House Conservation Plan

City of Campbelltown Heritage Survey 1996

Recommendation: Local Heritage Place

Gault's House and Outbuilding

MAG:015

LOCATION

Address	7 Lorne Avenue, MAGILL 5072
Land Description	Lot 341, Section 327, Hundred of Adelaide
Certificate of Title	5094/948

Owners	[name suppressed]
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State Heritage Status	SHR File No
Other Assessments	

Photograph No	5/23
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View looking east from Lorne Avenue

Sarah Laurence and Taylor Weidenhofer

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Gault's House and Outbuilding

MAG:015

DESCRIPTION

Bluestone house with brick quoins. Corrugated iron roof with widows walk decorated with cast iron. Concave verandah. Bay window. Extensive west wing facing street. Timber brackets.

STATEMENT OF HERITAGE VALUE

A substantial house on the boundary of the 'Murray Park' estate, of a style and scale not common in the adjacent areas of Magill. This house was built for and owned for many years by members of the Gault family, related by marriage to A B Murray of 'Murray Park'.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*)

- (a) it displays historical, economic or social themes that are of importance to the local area.
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.
- (e) it is associated with a notable local personality or event.

HISTORY

This house was built in the 1880s on the edge of the 'Murray Park' property, owned by Alexander Borthwick Murray, for his daughter Esther after she married John Gault.

Lands Titles Office records indicate that part of Section 327 was owned in November 1878 by William Shierlaw. Shierlaw had purchased 100 acres of Murray's land for £4 000. The land was transferred to Shierlaw and C H Matters, land agents, in December 1878. Lots 340 and 341 were bought by Alexander B Murray for £44.5.0 on 29 January 1879. Records indicate that Murray remained the owner of the property until July 1899, when he transferred the ownership to his daughter, Esther, who was by then a widow. Esther remained in the house until her death in November 1930, after which it was left to Charlotte Murray Gault and Maggie Alison Gault, her daughters.

The house remained in the ownership of the Gault family until Charlotte's death on 14 June 1949. In 1967 the house was bought by Walters, Wynn & Co, who sold it to B M & S M Burley in 1988.

References

City of Campbelltown, *Campbelltown Historical Society, Heritage Walking Tour of Magill*, pamphlet
Campbelltown Historical Society, 1992, *Commentary for "Magill" Heritage Bus Tour*, typescript
Lands Titles Office Records, CT 301/88, 295/125, 273/198; Memorandum of Transfer 94933, 92558