CITATIONS
HERITAGE CITATION REPORT

Name  House
Address  11 Argyle Street ARGYLE
Building Type  House
Assessment by  Context Pty Ltd

Recommended Heritage Protection  VHR  No HI  No PS  Yes

Architectural Style  Victorian Period (1851-1901)
                     Vernacular

Maker / Builder  Unknown

Integrity

High

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsay, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.[5]

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

**History of Argyle**

Argyle developed very much as a southern extension to the township of Heathcote, and was known as South Heathcote for a number of years. First land sales in the township were clustered around High Street, the road extending to Heathcote in the north, and which continued south as the Northern Highway, in 1861. Sporadic land sales occurred prior to the turn of the century, but it was not until the inter war years that development away from High Street took place.

**History of 11 Argyle Street, Argyle**

11 Argyle Street is located on part of the original Crown Allotment A10, Section 50 within the Parish of Heathcote, County of Dalhousie, in the township of Argyle, that was emerging as a neighbouring town to Heathcote. In October 1900 Mary Heenan, widow of South Heathcote, applied to purchase her selection under Section 36 of the Mines Act of 1890 - a one-acre block. She is noted in the rate books to have had possession of the land, along with a 'house' or 'cottage' from at least 1897.[6] The Mines Act application survey plan shows that Mary already had a small cottage, with a square plan, directly behind which were four outbuildings (sitting slightly skew from each other, and the cottage skew
to the street), and a fenced-off area behind them with two sheds. The land around the buildings was under cultivation. The entire allotment had been fenced off prior to the survey and went beyond the bounds of the surveyed acres.[7] She was able to purchase the land under a Crown Grant on the 5th February 1901.[8]

Mary Heenan lived at the house at 11 Argyle Street until her death in November of 1911.[9] The house was then passed to Nicholas John Heenan, a public servant who was at that stage living at 3 Melrose Street in Richmond, and his wife Kathleen Mary Heenan, a tailoress. The Heenans held the property until it was acquired by Gary Raymond Lemon, a mechanic of Heathcote, in the mid-1980s, who took out a mortgage over the property. Lemon sold to Arthur and June Tierney, of Heathcote, in 1985.[10]

[6] Shire of McIvor Rate Book, 1897, property No. 1338. Note: earlier rate books were not accessible.
[7] Survey plan of 06/10/01, for Application B/11500, Mines Act 1890, Sec. 36.
[8] Shire of McIvor Rate Books, 1901,
[9] Shire of McIvor Rate Books, 1911

**Primary sources**

Certificates of Title.

Plan of the Parish of Heathcote, undated, copy from the Greater City of Bendigo.

Shire of McIvor Rate Books, 1911, 1901, 1897

Survey plan of 06/10/01, for Application B/11500, Mines Act 1890, Sec. 36.

**Secondary sources**


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

**Relevant Historical Australian Themes**

2 Peopling Victoria
2.6 Promoting Settlement

Description

Physical Description

11 Argyle Street is a timber house with gable roofs. It appears to have evolved over time with each extension adding another gable roof. The front verandah is continuous with the slope of the front roof which is less common than the verandah springing from beneath the eaves level. The verandah and the small multi paned windows may indicate an earlier date of construction than the rate books indicate. The verandah has been extended to wrap around the side elevation of the front gable. There is a large brick chimney to the other side of the front gable. There is a timber shed of similar design to the house, and there is a chimney ruin. This house is notable because it comprises a harmonious group of buildings that have evolved over time from a small cottage to a house, and there is a high degree of integrity.

Physical Condition

Fair

Conservation Policy

None Specified

Comparative Analysis

There are a number of similar properties in Heathcote, however many have been altered such that 11 Argyle Street (including the shed and the ruins of the chimney) is representative of a particular modest dwelling type.

Statement of Significance

What is significant?

All the fabric of the weatherboard house at 11 Argyle Street, Argyle is significant.

How is it significant?

The house at 11 Argyle Street, Argyle is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The house at 11 Argyle Street, Argyle is historically significant for its long association with the Heenan family, beginning with Mary Heenan who had a small, square plan cottage and several outbuildings on the site prior to 1897. Members of the Heenan family held the property until the mid-1980s. Criterion A

11 Argyle Street is one of few houses in Argyle to retain its 19th century form. The timber house has a number of gable roof extensions and is aesthetically significant as it comprises a harmonious group of buildings that have evolved over
time from a small cottage to a house, and it is a good example of that evolution. *Criterion D*

**Assessment Against Criteria**

**Criteria:**

- **Criterion A** Importance to the course, or pattern, of Victoria's cultural history.
- **Criterion B** Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
- **Criterion C** Potential to yield information that will contribute to an understanding of Victoria's cultural history.
- **Criterion D** Importance in demonstrating the principal characteristics of a class of cultural places or objects.
- **Criterion D** Importance in exhibiting particular aesthetic characteristics.
- **Criterion F** Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- **Criterion G** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.
- **Criterion H** Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the 11 Argyle Street, Argyle be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
History and Historical Context

History of Argyle

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.[1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

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Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.[5]

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

History of House, 9 Kilmore Road, Argyle

The thirty-two perches of portion A5 of Section 51 was granted by the Crown to Thomas Manning of South Heathcote on the 1 August 1882[6]. Manning was a school master, though at which school in the district he was employed is unknown. The Education department of Victoria in Vision and Realisation noted that J. Manning was instated as the Head Teacher at the Argyle School when it was purchased by the Education Department in 1875. Prior to this time, the school had been a private facility, run by Phillip Cahill.[7] A residence was erected adjoining the school building at the same time, and it is probable that J. Manning lived there, which casts some doubt of the necessity of his acquisition of a further property.

Manning sold the property at Crown Allotment A5 to Charles Henry Pearson on the 2nd February 1888.[8] While not indicated by the records, it is though that the house had been constructed at the allotment by this time. However, it is possible that Manning bought the property while living at the school residence, and had not built upon it when he sold it to Pearson.

Charles Henry Pearson was an historian, educator, politician and journalist and an active reformer of the education and land systems in Victoria. He was born in London in 1830, and arrived in Australia in 1864, a journey that was prompted
by his poor health. Pearson invested in an unsuccessful sheep station in South Australia, but simultaneously took on a
lectureship at the University of Melbourne in history and political economy. By 1872, Pearson had assumed a role as
headmaster of the newly established Presbyterian Ladies' College in Victoria, a revolutionary establishment through its
provision of education equivalent to that offered at leading boys' schools. Pearson was an active campaigner for women's
rights, and spoke extensively in Australia and abroad on the issue of women's suffrage, as well as issues of land reform
and social politics.[9]

Pearson began a campaign to improve public education in Victoria which ran throughout the 1870s. His Report on the
State of Public Education in Victoria and Suggestions as to the Best Means of Improving It was published in March 1878,
and pushed for the encouragement of effective teacher training and the establishment of state co-educational high schools
in county districts that had inadequate services.[10] Pearson served as the representative to the seat of Castlemaine, and
was an advisor to the Berry government on reform of the Victorian Constitution. Pearson was appointed Minister of
Education in 1890, and set about implementing many of the reforms he had recommended in his 1878 report. Pearson
died in 1894.

The residence at 9 Kilmore Road was hardly in suiting for a man of Pearson's stature, but despite his renown, he was not
an excessively wealthy man, and died with an estate totalling £511.[11] Pearson did, however, extend the allotment, and
acquired the adjacent land on Crown Allotments 5, 6 and 7 of Section 1 to bring the total parcel to just over one acre.
Pearson did not own the place for long, and sold to Thomas Patrick Waters, a contractor, on the 30th June 1899. Thomas
Waters worked around Heathcote as a bridge builder, though it is not known which bridges he was responsible for
building.[12]

Waters owned the house and property until his death on the 19th July 1939. Title over the property then passed to his
widow, Clare Constance Waters, and Thomas Stanley Waters, a motor mechanic of Bendigo.

Victoria, Volume 2, Melbourne, p. 52.

Primary sources
Certificate of Title, Vol. 1398, Fol. 471.

Secondary sources

*Australian Dictionary of Biography* www.adb.online.anu.edu.au/biogs/A050471b.htm

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

Relevant Historical Australian Themes
6. Building towns cities and the garden state
6.5 Living in country towns

Description

Physical Description
9 Kilmore Road is a gable roofed house built of brick with a timber extension at the rear. There are three well detailed brick chimneys with corbelled tops. The verandah is detailed with a frieze and timber posts. It has a similar form to the ubiquitous miner's cottages but is a larger and more substantial building than most. The bricks are possibly a local variety made of clays from the Axedale area, and of the red/brown colour found throughout the greater Bendigo region.

9 Kilmore Road is notable for its refinement in the form of the verandah frieze, chimneys and the use of brickwork in an area otherwise characterized by timber houses.

Physical Condition
Good

Conservation Policy
The following specific conservation actions are recommended, should the opportunity arise:
The brickwork should not be painted and the timber extension should not be demolished.
Statement of Significance

What is significant?

9 Kilmore Road including the brick house and timber extension built c.1880 is significant

How is it significant?

9 Kilmore Road is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Kilmore Road is of historical significance for its associations with Charles Henry Pearson educator, historian and active land reformer, who later became headmaster of Presbyterian Ladies College. Pearson's activities extended to being an active campaigner for women's suffrage, later becoming Minister of Education in 1890 representing the seat of Castlemaine. Criterion A

The house, although modest for a man of Pearson's influence, displays some refinement in the brickwork chimneys and verandah. It is unusual in that appears to retain the original verandah design. The timber extension is highly compatible in terms of form and chimneys and is an integral part of the design. Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

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Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
## Recommendations 2008

<table>
<thead>
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<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
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## Other Recommendations

It is recommended that the house at 9 Kilmore Road Argyle be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Wesleyan Church (former)
Address: 1 McClellans Crescent ARGYLE
Building Type: Church
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)

Maker / Builder: No information held

Integrity
Altered

History and Historical Context

History of the Shire of McIvor

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

**History of Argyle**

Argyle developed very much as a southern extension to the township of Heathcote, and was known as South Heathcote for a number of years. First land sales in the township were clustered around High Street, the road extending to Heathcote in the north, and which continued south as the Northern Highway, in 1861. Sporadic land sales occurred prior to the turn of the century, but it was not until the inter-war years that development away from High Street took place.

**History of former Wesleyan Church, 1 McClellans Crescent, Argyle**

The Wesleyan Church at Argyle was erected in April 1865,[6] Argyle had initially been part of the Kilmore Wesleyan Circuit[7] and Rev. J. Mewton was the Superintendent of the area. In 1861 he was holding services in Kilmore, Mickleham, Merring, Donnybrook, Lancefield, Broadford, Spring Hill, Seymour, Tallarook, Heathcote, Tooborac, Redcastle and Wild Duck[8], but it is not known if he also visited Argyle.

The Wesleyan and Methodist Churches merged around 1898, and it is reported that the churches at Heathcote, Baynton, Argyle Hill, Kyneton Road and Tooborac were all under the charge of Rev. J Westcott. By 1901, the Heathcote
Methodist Circuit included churches at Heathcote, Argyle Hill, Costerfield, Tooborac, Pyalong, and Meadow Valley.[9]

The Argyle Methodist church closed on 7 December 1969, the same year that the Uniting and Methodist churches amalgamated.[10] In October 1977 the Argyle Methodist Church was sold at auction[11], and is now owned privately and is currently being used as a residence.


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

Relevant Historical Australian Themes
8 Building community life
8.1 Maintaining a spiritual life

Description

Physical Description

The former Wesleyan Church is designed in the Primitive Gothic style and built in 1865. Elements of the style include the use of gable roofs and pointed arched windows. Often there is a small round window or oculus that becomes a feature
of the gable end, as is the case for Argyle. Variations to the style include whether a porch has been attached to one end, and whether the entry is to the side or end of the porch. The Argyle church adopts the more common form with a gable roofed porch attached to one end and the entry on the side. Variations in building materials are evident across the Bendigo region and the Argyle church is constructed of bricks. The uneven form of the bricks, evident underneath the paint, tends to support the evidence of a relatively early date of construction prior to the ready availability of machine made bricks.

Changes to the church involve painting, the loss of the moulding around the oculus, and the original windows. The roof and bargeboards have also been replaced.

The interior has not been investigated.

**Physical Condition**

Fair

**Conservation Policy**

The following works are recommended to conserve the building:

Replacement of windows to match detailing of the original frames.

Connection of the eaves gutters to the tanks or a suitable stormwater system as the bricks may be prone to serious problems if drainage around the building is poor.

Removal of paint from the brickwork is not recommended unless it is done with steam by an experienced firm.

Painting of exterior timber.

**Statement of Significance**

*What is significant?*

The former Wesleyan Church including the 1865 fabric is significant. This is predominantly the brick structure and some of the windows. The roof cladding, barge and later alterations to the windows are not significant.

*How is it significant?*

The former Wesleyan church at Argyle has local historic, aesthetic and social significance.

*Why is it significant?*

The church at 1 McClellans Crescent, Argyle is of historical significance for its association with the early Wesleyan movement, in particular the Rev. J. Mewton and later the Rev. J. Westcott, both of whom were active across a wide area from Kilmore to Heathcote. The building predates the merger of the Wesleyans and Methodists that took place in 1898. The historical association spans the history of the Methodist church up until the formation of the Uniting Church in 1969.

**Criterion A**
HERITAGE CITATION REPORT

The church is of aesthetic significance for its demonstration of the principal elements of the Primitive Gothic style, including the gable roof, porch, pointed arch windows and use of early bricks. Criterion D

The church is of social significance for the Argyle community as a place of continuous worship for just over 100 years. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

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

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Recommendations 2008

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Other Recommendations

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</tr>
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<tr>
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**Recommended Heritage Protection**

VHR No HI No PS Yes

**Designer / Architect**

Hanlon, Harold

**Architectural Style**

Interwar Period (c.1919-c.1940)

**Maker / Builder**

No information held

**Integrity**

High

**History and Historical Context**

**History of Shire of Strathfieldsaye**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Félix.*[1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axe Creek**

Axe Creek was incorporated into the parish of Strathfieldsaye when it was surveyed in 1854. Much of its development occurred in conjunction with the nearby towns of Strathfieldsaye, Eppalock and Emu Creek, which were all located within 20 miles of one another. The land provided good soil for cultivation, a fact that was not missed by pastoralists, who continued to move into the region. The proximity of the creek was of added benefit to farmers, and provided a good water source for their crops and animals and providing rich soils that were suitable for the planting of orchards and vineyards. By the 1880s, there were several major winegrowers operating in the vicinity of Axe Creek.[7] Bendigo was a source of stable markets for the produce of Axe Creek, including its wines, fruits and vegetables.

The influx of prospectors during the 1850s and the frequency of travellers along the road to Bendigo prompted the construction of a number of hotels in and around Axe Creek. One of these was the Axe Creek Bridge Hotel was in operation in 1863, and was also used as a polling place for the district.[8] The wine industry developed from the 1860s, and a number of German immigrants who settled in the region planted successful vineyards. The wine industry was devastated following a Phylloxera outbreak in the 1890s, and many vineyards were converted to orchards after that time.

The timber industry was also important to the development of Axe Creek. Construction of the railway from Bendigo to Heathcote in the late 1880s was beneficial to timber cutters, who prior to that time had carted their stocks to and from Bendigo, where they found a stable market in the mining industry.

Denominational schooling facilities had been established by the 1860s, and a state school opened in 1876.

**History of St Joseph's Catholic Church, 5 Axe Creek Road, Axe Creek**

St. Joseph's Church was built in 1937 in response to an outcry from the local community with regard to the inadequacy of
their present facilities of worship, which were conducted from as early as 1865 at the old Axe Creek State School No 796. Increasing maintenance costs of this building led in the early 1920s to the formation of a committee in order to raise money for a new church.[9] The Axe Creek Race Club was formed and profits made from the race meetings held went towards the new building. The original structure was said to have been sold to Herb Lowndes to be used as a shearing shed. Fundraising efforts for the new building commenced, including balls, euchre nights, and concerts supplemented the existing horse racing funds and were generously added to by community benefactors.

The church was built upon land that had been donated by Tom and Jim McMahon, local Axe Creek farmers, after some debate over its location. There had been disagreement over whether to rebuild the church on the original site, or to move it further north. Tom and Jim MacMahon's property was located at the crossroads of the Longlea, Axe Creek, Strathfieldsaye and Eppalock roads.[10]

The foundation stone for the new building was laid in a ceremony held on the 12th December 1937 and the stone was blessed by the most Rev John McCarthy D.D Bishop of Sandhurst.[11] The ceremony was attended by a congregation of almost three hundred people[12], a reflection of the local enthusiasm for the project. Prior to laying the stone, locals had also been involved in clearing the land upon which the Church was to be built, and a number of working bees were held.[13] The contract for the construction of the building was let to J. J. Moran, a builder of Bendigo, who tendered the sum of £1,700 for the work. He completed construction of the building in four months.[14]

St. Joseph's Church was designed by H.L Hanlon of Benalla. The building was described in *The Advocate* as follows:

"The new church is of beautiful design. It is of brick with plastered base. The windows are of circular headed steel, with tapestry brick arches both inside and outside. There is a 4' x 6' tapestry dado with colortex reaching to the ceiling, which is of plaster sheeting. In the sanctuary there is a stained glass window above the altar. Seating accommodation is for 200."[15]

Little is known of H. L. Hanlon, except that he operated architectural practices in Benalla and Warangaratta. In 1938 he designed a house at Warangaratta for Dr. J. Kelly.[16]

St. Joseph's incorporated an altar originally from St. Aidan's in Bendigo and pews from the original 1865 church. St. Joseph's was opened soon after construction of the building was completed, in a ceremony led by Counsellor Tom Somerville.[17]

The church was in 2008 owned by the Roman Catholic Trusts Corporation and operational as a church.


**Secondary sources**


Miles Lewis Architectural Index, State Library of Victoria.


**Relevant Historical Australian Themes**

8 Building Community Life.

8.1 Maintaining spiritual life.

**Description**

**Physical Description**
St Joseph's Catholic church is designed in the Neo Romanesque style in face red brick with a terra cotta tile roof. The nave is of three bays in length with expressed brick piers. Each bay contains a pair of round arch windows with dark tapestry brick dressings and brick sills. The porch window is tripartite with stucco dressings, and the gable end is decorated with timber strapping in an Edwardian manner. Later alterations include a modern render to the base, and a concrete ramp. The interior has not been investigated.

**Physical Condition**

Good

**Conservation Policy**

The following works are recommended to conserve the building:

Regular painting of all exterior timber.

It is recommended that the face brick not be painted.

**Statement of Significance**

*What is significant?*

The fabric of the 1937 brick church including the stained glass window in the sanctuary, the pews from the previous Catholic church at Axe Creek, and the altar from St Aidan's in Bendigo are significant. The toilet block and the concrete ramp are not significant.

*How is it significant?*

St Joseph's Catholic Church at Axe Creek is locally significant to the City of Greater Bendigo.

*Why is it significant?*

St Joseph's Catholic Church is historically significant for its associations with John McCarthy, a former Bishop of Sandhurst who presided over the opening. Although construction is dated to the comparatively late date of 1937, St Joseph's is the first purpose built Catholic Church in Axe Creek. **Criterion A**

St Joseph's is of aesthetic significance for its very late demonstration of the neo Romanesque style with the rounded windows constructed of contemporary materials including tapestry bricks. The interior is significant for the church fittings both designed, and derived from other places of worship. **Criterion D**

The church is of social significance for the Axe Creek community whose forbears donated the land and raised the funds to complete the church. It is also of social significance as a place of continuous worship for over seventy years, and as a continuation of worship in the Axe Creek location for over 140 years. **Criterion G**

**Assessment Against Criteria**
HERITAGE CITATION REPORT

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that St Joseph's Church at 5 Axe Creek Road, Axe Creek be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

**Name**  
House

**Address**  
767 Axe Creek Road AXE CREEK

**Grading**  
2008 Local

**Building Type**  
House

**Assessment by**  
Context Pty Ltd

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

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

**Maker / Builder**  
Unknown

**Integrity**  
High

**History and Historical Context**

**History of the Shire of Strathfieldsaye**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Félix.*[1]
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Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards: Mandurang, Strathfieldsaye and Axedale.[6]

History of Axe Creek

Axe Creek was incorporated into the parish of Strathfieldsaye when it was surveyed in 1854. Much of its development occurred in conjunction with the nearby towns of Strathfieldsaye, Eppalock and Emu Creek, which were all located within 20 miles of one another. The land provided good soil for cultivation, a fact that was not missed by pastoralists, who continued to move into the region. The proximity of the creek was of added benefit to farmers, and provided a good water source for their crops and animals and providing rich soils that were suitable for the planting of orchards and vineyards. By the 1880s, there were several major winegrowers operating in the vicinity of Axe Creek.[7] Bendigo was a source of stable markets for the produce of Axe Creek, including its wines, fruits and vegetables.

The influx of prospectors during the 1850s and the frequency of travellers along the road to Bendigo prompted the construction of a number of hotels in and around Axe Creek. One of these was the Axe Creek Bridge Hotel was in operation in 1863, and was also used as a polling place for the district.[8] The wine industry developed from the 1860s, and a number of German immigrants who settled in the region planted successful vineyards. The wine industry was devastated following a Phylloxera outbreak in the 1890s, and many vineyards were converted to orchards after that time.

The timber industry was also important to the development of Axe Creek. Construction of the railway from Bendigo to Heathcote in the late 1880s was beneficial to timber cutters, who prior to that time had carted their stocks to and from Bendigo, where they found a stable market in the mining industry.

Denominational schooling facilities had been established by the 1860s, and a state school opened in 1876.

History of House, 767 Axe Creek Road, Axe Creek

The property 767 Axe Creek Road comprises Crown Allotment 4 and part of 6, Section 9, Parish of Sedgwick. The house
is located on Allotment 6, which was first granted by the Crown on 31st December 1856 to C Forbes (while T Haines purchased Allotment 4 that same day). Allotment 6 then went through a series of owners in the 1870s, including Sally Dalton, Malcolm Tolmie, Susan Daly and John Boyd Watson (a major mining magnate and investor for Bendigo), all of Sandhurst (Bendigo). The Watsons then held the property until 16 March 1891, when they sold it to Hugh McLennan, who was a large landowner in the vicinity.[9] McLennan is listed in titles records as a drover, and probably was employed in this capacity upon his own land.

Hugh McLennan mortgaged his land to James Charles Walter on the 30th January 1893, and this could have been a means through which he raised the necessary finance to undertake construction on his allotment. He probably did not have the time to undertake such work, however, as he sold the land John Gregory Edwards on the 21st October 1893.[10] It is more likely that development on the land was undertaken by Edwards, who owned the property for over twenty years, until his death in April of 1915. Edwards appears to have been a man of substantial means, and he is recorded in titles records as a 'gentleman' and later a 'newspaper proprietor'.[11] This was the Bendigo Independent, which he was noted as owning 'for very many years'.[12] He was also a prominent member of the Axe Creek community, and served as the President of the school committee for some seventeen years.[13]

After his death, Edwards' property was inherited by Amy Angelina Edwards, Emily Theresa Edwards and Lilian Alice Edwards, who are assumed to have been his daughters. The three are recorded as 'gentlewomen' in the titles. They owned the land for a number of years before selling to Raymond John Edwards on the 30th January 1923.[14] Raymond Edwards was a grazier and ran cattle or sheep on the land.

Raymond Edwards died in August 1955, and the property was granted to his widow, Norma Maori Edwards, listed as residing at "Illira", in Forest Street, Bendigo.[15] Parts of Edwards' substantial allotment were sold off over time, until lots 4 and 6 were eventually sold to Brian John and Jane Edwards on the 1st October 1984.[16]

HERITAGE CITATION REPORT


Primary sources

Certificates of Title.

'Bendigo Newspaper Changes', Argus, 02/11/1918, p 18.

Secondary sources

Earth Tech Engineering Pty Ltd (2002), Heathcote - Strathfieldsaye Thematic History, City of Greater Bendigo, Bendigo.


Relevant Historical Australian Themes

4. Transforming the land

4.1 Living off the land

Description

Physical Description

767 Axe Creek Road is an unusual house of substantial size with two wings of unequal length. The projecting gable end is clad in weatherboard forming a large arch. There are three rendered chimneys with mouldings at the top. The verandah is decorated with a cast iron frieze and brackets. The house is set in a garden with established trees and shrubs and there is a backdrop of large gum trees behind. The house has an unusual form in that it consists of a long wing with gabled roof intersected by the cross gable which is the same height as the main roof. The house appears to be built all at the same time as all the chimneys are identical and the verandah brackets fit neatly either side of the projecting gable. The large arched porch is unusual when constructed of weatherboard, as this architectural feature is more commonly found in
Edwardian and Interwar houses constructed in brick.

Physical Condition

Good

Statement of Significance

What is significant?

The house and garden, including mature trees, at 767 Axe Creek Road, Axe Creek are significant.

How is it significant?

The house and garden are of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Historically, for its associations with long-term owner, John Gregory Edwards, for whom the house was built c.1893. Edwards was the proprietor of the *Bendigo Independent* newspaper for many years and a prominent member of the Axe Creek community, where he served such functions as President of the school committee for 17 years. The house is also significant for associations with John Boyd Watson, a Bendigo mining identity. The house and garden are tangible evidence of his important presence in the community from 1893 until his death in 1915. *Criterion H*

Aesthetically, the house is unusual in Axe Creek for its substantial size, unusual detailing, such as the timber entrance arch, and for its setting in a mature garden with established trees and shrubs. *Criterion E*

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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### Recommendations 2008

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### Other Recommendations

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## HERITAGE CITATION REPORT

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<td>Architectural Style</td>
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### Integrity
High

### History and Historical Context

#### History of Shire of Stathfieldsaye

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Denominational schooling facilities had been established by the 1860s, and a state school opened in 1876.

History of German immigrants

German migrants played a significant role in the establishment and development of the districts in and around Bendigo. The German connection with the district began with the import of five hundred German stonemasons in 1859. The
Germans were employed on the Melbourne to Sandhurst railway line, after the previous workforce had rallied around the eight hour day and imposed a strike. The migrant workforce undoubtedly experienced difficult beginnings, but following the expiration of their covenants the following year, many sought to remain in the area and went about the process of finding employment.[9]

Political turbulence in Germany and the discovery of gold at Bendigo and later McIvor brought a large number of migrants to the fledgling colony, eager to try their hand at a share of the perceived riches. A number of liberal and radical German citizens were forced or chose to leave their homeland[10], and the prospect of riches on the goldfields undoubtedly contributed to the proportion of their number who chose to seek out a life at the McIvor diggings. Eventually, German-speaking diggers comprised the third-largest ethnic group on the Victorian goldfields.[11] By the 1850s, a number of German clubs and societies had formed in Bendigo and surrounding towns[12] and German enclaves were well established at German Gully, Diamond Hill, Victoria Hill, New Chum Gully and Ironbark.[13]

While many German migrants continued to work the goldfields, to others it became apparent that wealth was more difficult to come by than it had appeared and many migrants sought alternative means of supporting themselves and their families. A number of German migrants were influential in the development of the viticulture industry, and had brought with them substantial knowledge which they put to work in their new ecological context. Many Germans who had been working the goldfields began to switch to more agricultural pursuits in the 1860s and a number became successful vignerons.[14]

History of Vine Hill Villa, 287 Mannes Lane, Axe Creek

Vine Hill Villa was built on part of allotment 3 of section 9 in the Parish of Strathfieldsaye, that was granted by the Crown to W. Somerville on the 21st December 1854.[15] Somerville's land covered an area of 35 acres, two roods and three perches and he paid £184.14.0 for the allotment.[16]

Somerville sold part of the allotment to Thomas Lowndes in 1857 for the sum of £124.16.0, and gifted a further portion to John Hargreaves, his son in law, in 1881.[17] It was Lowndes portion that Vine Hill Villa was later built.

Thomas Lowndes sold his allotment to Ambrose Lowndes, presumably his brother, on the 22nd April 1874 for the sum of £330. Ambrose Lowndes took out a mortgage to George and Guylott Barker the following day, raising the considerable sum of £270. This money was assumedly used to finance the construction of Vine Hill Villa.

Vine Hill Villa was designed by the architect Emil Maurmann and constructed circa 1888. Maurmann had been commissioned by the owner, Ambrose Lowndes to work on the project Maurmann was also involved in the design of renovation of Fortuna Villa, the former home of George Lansell, who had made his fortune mining quartz in the vicinity of Bendigo.

Along with a number of other vignerons in the district, Ambrose Lowndes was a German migrant, and he had established a substantial orchard and vineyard at his property at Vine Hill by the 1890s. The orchard and vineyard covered and area of approximately twenty eight acres, though Lowndes was apparently focussed on the orchard over his viticulture enterprises. His vineyard was undoubtedly destroyed following the discovery of the vine louse Phylloxera in the district in 1884, after this his extensive orchards presumably became his mainstay.

Maurmann was a German architect, who trained under Vahland and Getzschmann at the Bendigo School of Mines. He was also responsible for the design of St. Stephen's Church of England in Emu Creek, which was constructed in 1888.[18] Emil Maurmann was one of a series of German migrants that influenced the development of architectural practise in and around Bendigo. Maurmann was born in Saxony and emigrated to Australia in 1885. Soon after his arrival he travelled to Bendigo, where he joined architects Vahland and Getzschmann in their practice, as a structural engineer. After bringing his family from Germany to Bendigo in 1889, Maurmann departed Victoria for Western Australia during
the depression of the 1890s. Mauermann relinquished his practice in Bendigo in 1896, and it was thereafter taken over by his former pupil, architect F. W. Lehman.[19] One of his more notable buildings was the design of the Bendigo Art Gallery.[20]

Following the death of Ambrose Lowndes circa 1905, Rachel and William John Lowndes assumed possession of the property as the executors of his will. The property remained in the Lowndes family until it was bought by Thomas McGauchie in 1929 for the sum of £1,625. His family owned the place until 1935, when it was sold to David Gerrand, who lived there until his death in 1969.[21]


**Primary sources**

Research notes for old law search application AP 76804.

**Secondary sources**


Miles Lewis Architectural Index, State Library of Victoria.


Lawler, Geoffrey (197?), *The Vahland School*, Fifth year thesis for the Department of Architecture, Melbourne University.


**Relevant Historical Australian Themes**

4. Transforming the land.

4.4 Farming.

**Description**

**Physical Description**

287 Mannes Lane is a refined building with projecting gable and return verandah. It has stylistic similarities to many buildings constructed by the Public Works Department in the nineteenth century. This is particularly evident in the brickwork detailing, decoration and paired timber columns, and curved timber brackets. The chimneys are of finely detailed brickwork with rendered mouldings. The house is complemented by a mature garden containing peppercorn trees and palms. The verandah has been reconstructed in recent years. The brickwork to the gable end is designed with a
slightly recessed panel and cream brick fleur-de-lis either side of the vent.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

The brickwork should not be painted.

Comparative Analysis

Vine Hill Villa is without direct comparison in the study area. However, the urban area of Bendigo contains similar buildings.

Statement of Significance

What is significant?

Vine Hill Villa, at 287 Mannes Lane, Axe Creek, including all the fabric of the red brick house and mature garden containing peppercorn trees, mulberry, river gums and palms is significant.

How is it significant?

Vine Hill Villa, at 287 Mannes Lane, Axe Creek, is of local historic and architectural significance for the City of Greater Bendigo.

Why is it significant?

Vine Hill Villa, at 287 Mannes Lane, Axe Creek, is historically significant for its association with the settlement of European vigneron in the region. The owner, German immigrant Ambrose Lowndes was a vigneron and orchardist. He commissioned the design by Maurmann and Vine Hill Villa was constructed circa 1888. The site is also important for its contribution to an understanding of an ongoing tradition of grape growing in the Bendigo region. The extensive orchards at Vine Hill Villa presumably became the mainstay of the property after the setbacks associated with the Phylloxera vastatrix outbreak in nineteenth century Victoria. Criterion A

Vine Hill Villa, is architecturally significant for its association with Emil Maurmann, a German architect who trained under Vahlund and Getzschmann at the Bendigo School of Mines. Maurmann is well known for his influence on the development of architectural practise in and around Bendigo in the late nineteenth century. One of his more notable buildings was the design of the Bendigo Art Gallery. The red brick building, with projecting gable and return verandah, is stylistically similar to many buildings constructed by the Public Works Department in the nineteenth century. This is particularly evident in the brickwork detailing and decoration and paired timber columns with curved timber brackets and the small round vent in the gable end. The chimneys are of finely detailed brickwork with rendered mouldings. The
verandah has been reconstructed in recent years. The garden containing peppercorn trees, mulberry, river gums and palms gives context to the house. *Criterion E*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the house at 287 Mannes Lane be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: UPPER AXE CREEK NORTH STATE SCHOOL NO. 1788
Address: 149 Patons Road AXE CREEK
Building Type: School - State (public)
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes
Architectural Style: Victorian Period (1851-1901)
Maker / Builder: Unknown
Integrity: Fair

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity were licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6]

**History of Axe Creek**

Axe Creek was incorporated into the parish of Strathfieldsaye when it was surveyed in 1854. Much of its development occurred in conjunction with the nearby towns of Strathfieldsaye, Eppalock and Emu Creek, which were all located within 20 miles of one another. The land provided good soil for cultivation, a fact that was not missed by pastoralists, who continued to move into the region. The proximity of the creek was of added benefit to farmers, and provided a good water source for their crops and animals and providing rich soils that were suitable for the planting of orchards and vineyards. By the 1880s, there were several major winegrowers operating in the vicinity of Axe Creek. [7] Bendigo was a source of stable markets for the produce of Axe Creek, including its wines, fruits and vegetables.

The influx of prospectors during the 1850s and the frequency of travellers along the road to Bendigo prompted the construction of a number of hotels in and around Axe Creek. One of these was the Axe Creek Bridge Hotel was in operation in 1863, and was also used as a polling place for the district. [8] The wine industry developed from the 1860s, and a number of German immigrants who settled in the region planted successful vineyards. The wine industry was devastated following a Phylloxera outbreak in the 1890s, and many vineyards were converted to orchards after that time.

The timber industry was also important to the development of Axe Creek. Construction of the railway from Bendigo to Heathcote in the late 1880s was beneficial to timber cutters, who prior to that time had carted their stocks to and from Bendigo, where they found a stable market in the mining industry.

Denominational schooling facilities had been established by the 1860s, and a state school opened in 1876.

**Contextual history of education in the former Shire of Strathfieldsaye**
Prior to 1873, education in Victoria was optional, fee-paying and primarily carried out through religious institutions. Education was in some way regulated by the Port Phillip Denominational Schools Board, which had been established in 1848, and was responsible for the funding and establishment of Church schools.[9] In the districts around Bendigo, education was similarly associated with the establishment of religious facilities. Providing an alternative to religious education, the Heathcote National School was established in 1853, along with a number of other private institutions that were running in the area.[10]

Governor LaTrobe spearheaded the establishment of the National Board of Education in Victoria in 1851, which owned and built "vested" schools throughout the state. While designs were based on those used by the Education Committee of the Privy Council in London, they were not standardised. [11]

The Common Schools Act of 1862 manifested a desire to amalgamate schools and do away with denominational influence. Schools were publicly owned and numbered from 1863. Free, compulsory and secular education was introduced with the Education Act of 1872 and became operational the following year. The Education Act became the impetus for the standardisation of designs for schools. Responsibility for their construction rested initially with the Department of Education Architectural Division, but was transferred to the Public Works Department by 1883. [12] One room schools were built according to a series of standardised plans which were determined by the amount and type of seating provided, and there were models for thirty, forty and sixty students.[13]

Development of educational facilities was primarily tied with the development of towns themselves. The first state school constructed in the former shires of Strathfieldsaye and McIvor was built at Heathcote in 1869, and later Mia Mia in 1873.[14] Many of the schools constructed in the district were small portable timber constructions, built in accordance with standard designs by the Education Department and later the Public Works Department. As the population of the small townships around Bendigo increased, so did the need for the provision of schools. Often redundant portable schools were brought in from other locations, and similar circumstances sometimes befell portable schools built for the local McIvor and Strathfieldsaye communities.

The construction of the railway line from Bendigo to Heathcote in the 1880s opened by the district for both import of people and export of produce, and had solidified the nature of many of the smaller townships in the vicinity. This meant the establishment of more permanent educational facilities for some towns, and the establishment of rudimentary ones for others. By the turn of the century a number of regional communities boasted brick schools in place of their previous portable timber facilities. Small portable schools were often extended and renovated, with additional classrooms being added as the need arose.

History of Upper Axe Creek North State School No. 1788

An application was made for the establishment of a school at Five Road end, Axe Creek on the 4th June 1875 to cater for the thirty four school aged children in the district. This was to be Upper Axe Creek North State School No. 1788.[15] Despite the location of two schools nearby, a portable school was transported to the site from Melbourne in 1876, with the work undertaken by William McCulloch & Son for the sum of £28.[16] The structure was said to have weighed close to 7 tonnes and 'complete with teacher's quarters, two closets and two iron tanks.'[17]

Land for the school was originally meant to have been purchased from Mr. Daly, but the school was ultimately located on two acres of land purchased from Matthew and William Charlton on Allotment 2, Section 9, Parish of Sedgwick.[18] The total estimated cost of the school was estimated by the Department to be £156/2/6, and by 1876 the school was completed and operational.[19]

The school appears to have had a problematic beginning, with low attendances being questioned by the District Inspector and the Head Teacher's ill health leading the school to be closed on several occasions until a suitable replacement teacher was found.[20] In 1878 local families petitioned the Hon Minister of Public Instruction requesting the school to be moved
to a more central position.[21] A year later this discussion was still continuing, with the District Inspector recommending that a central, permanent school be erected to serve the students from nearby schools. On September 29 1880, a storm caused two toilets to be blown over and subsequently repaired.[22]

In 1882 Head Teacher Elizabeth A. Wishart took over and reported that the teachers living quarters were unacceptable, requesting that they be become 'fit to reside in'.[23] The Board of Advice again reported to the Department that the school should be shifted to a more convenient site on a trial basis. The site of the school continued to remain a topic of deliberation, and in 1883 the Board wrote to the Department yet again requesting the school be moved.[24] The school was relocated in 1884 to a site one kilometre south of the present school site. The school eventually closed on the 1st March 1899 and the school building relocated to Mosquito Creek in 1906.

The Axe Creek North School was re-established in 1912 and constructed on a small half acre allotment. Axe Creek North School continued to run as a single room school until 1918, when the building was relocated to another site on the block. An additional one and a half acres of land was purchased from Mr. Hargreaves in 1920.[25] In 1920, a further school building was relocated to Axe Creek from the Black Eagle School and the school was renamed Eppalock. The original single room school building was used as a storage facility, though the date of its conversion to this function is not known.

In 1951, some minor works to the tanks and outbuildings of the teachers' residence at Eppalock were undertaken.[26]

In 1953, Derby State School was dismantled and re-erected at Eppalock State School No. 1788. A plan of the school site shows the new building erected to the west of the already extant school building.[27]

Upper Axe Creek North State School No. 1788 continued to expand with increasing enrolments. The relocated building from Black Eagle School was eventually demolished.


HERITAGE CITATION REPORT

[27] Eppalock SS 1788, VPRS 795, P0000, Unit 2337, Public Records Office of Victoria.

Primary sources

Eppalock SS 1788, VPRS 795, P0000, Unit 2337, Public Records Office of Victoria.

Secondary sources

Axe Creek/ Eppalock Committee, (1981), Axe Creek Eppalock Recalled, Axe Creek, Victoria


**Relevant Historical Australian Themes**

8. Building Community Life

8.2 Educating People

**Description**

**Physical Description**

Plans show that the former Eppalock school was relocated from Derby to its present site in 1953. It is a one room timber school building with steeply pitched gable roof and weatherboard cladding. The roof is ventilated with gable vents and tube ventilators through the roof. Plans show that the single classroom was designed to be 36’ x 20’ and there was a porch of 11’ x 11’. It appears that the porch is missing and a doorway has been boarded up as the current set of steps lead to a blank wall. The four windows have twelve pane sash windows and the gable ends have small finials. The room was heated by a stove on a concrete slab. Plans show that new chalkboards were added when the school was relocated to its present site.

**Physical Condition**

Good

**Conservation Policy**

Regular painting should be carried out.

**Comparative Analysis**

This is one of a number of small schools in the study area built by the Education Department. It is a representative example of a one room school.

**Statement of Significance**

*What is significant?*

Upper Axe Creek North State School no. 1788 including all the fabric of the c.1912 timber building is significant.
How is it significant?

The Upper Axe Creek North State School no. 1788 is of local historic and social significance to the City of Greater Bendigo.

Why is it significant?

The Upper Axe Creek North State School site is historically significant for its association with the provision of early educational facilities, which had an important role in the developing community. Criterion A

The school is of social significance for the Axe Creek community as a site of continuous education since 1912. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
## Recommendations 2008

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## Other Recommendations

It is recommended that the School at 149 Patons Road, Axe Creek be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: House
Address: 381 Axedale-Kimbolton Road AXEDALE
Building Type: House
Assessment by: Context Pty Ltd
Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Interwar Period (c.1919-c.1940)
American Bungalow

Maker / Builder: Unknown

Integrity: Good

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards: Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865 the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Strathfieldsaye was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Napthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson
in 1905. Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.

Proximity to Lake Eppalock also proved a source of employment for the town. In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of House, 381 Axedale Kimbolton Road, Axedale**

The land upon which the house at 381 Axedale Kimbolton Road was constructed was granted by the Crown to Samuel Doak on the 12th December 1921. The grant incorporated Crown Allotment 1A of section 6 in the Parish of Eppalock, covering an area of just over one acre. Samuel Doak is listed in the Certificates of Title as being of ‘Milltown’ in Axedale, and this could have been a name he gave to this property. Samuel Doak was the grandson of James Doak, an early settler in the district. Samuel Doak was elected a councillor of the Shire of Strathfieldsaye in 1910, and served in this position until 1948.

Samuel Doak presumably had his house on the Axedale Kimbolton Road built soon after he acquired the property. He lived there until his death on the 11th December 1953. The house was soon thereafter granted to James Christy Doak, Mabel Myra Doak and Emma Jean Doak, who were assumedly his children. The Doaks continued to own the property until at least the early 1980s.


Primary sources
Certificates of Title.


Secondary sources


Relevant Historical Australian Themes

4. Transforming the land

4.1 Living off the land.

Description

Physical Description

381 Axedale-Kimbolton Road is a good example of a transitional Edwardian - California Bungalow farmhouse.

The roof is of a high pitch with ventilation to the gabled ends. The ridge runs parallel to the front elevation and there is a small projecting porch intersecting the verandah roof which is continuous with the main roof. The windows are double hung sashes arranged in pairs. A side projecting gable provides an asymmetrical element to what is a symmetrical form with return verandahs on both sides and chimneys in matching locations to each side. The verandah is detailed with
paired slender posts which are expressed in the solid timber frieze. Brick pillars emphasize the centrally located entrance, and show California Bungalow influence. Materials include bluestone to the sub floor walls, face red brick and roughcast used on the upper walls and chimneys. The gable end to the verandah is detailed with timber strapping and the front door and sidelights are well designed. Stylish elements include the use of a round window on the side gable, and three Arts & Crafts tapered rough-cast chimneys with brick banding near the top.

This house is a good example of the urban Edwardian/Bungalow adapted to a country house by having more verandah space and a higher ventilated roof space. There is a timber framed fibro 'sleep out' addition to one side that appears to be built in between the verandah posts.

A mature Canary Island palm tree adds to the garden setting of this house. A timber slab hut is reputedly on this property although it has not been investigated.

**Physical Condition**

Good

**Conservation Policy**

Further investigation should be made of this place to confirm whether there is also a slab hut.

**Comparative Analysis**

There are few examples of the bungalow style in the study area and this is a particularly intact example.

**Statement of Significance**

*What is significant?*

The c1920 house and mature Canary Island Palm at 381 Axedale-Kimbolton Road, Axedale are significant.

*How is it significant?*

The house and palm are of local historic and aesthetic significance to the Shire of Greater Bendigo.

*Why is it significant?*

Aesthetically, the house is a good example of a transitional Edwardian - California Bungalow adapted to a country house by having more verandah space and a higher ventilated roof space. It has stylish architectural elements, such as a round window on the side gable and Arts & Crafts tapered rough-cast chimneys with brick banding, which are unusual for a farmhouse. Its setting is enhanced by a mature Canary Island Palm - a popular type of tree for interwar gardens.

*Criterion D*

Historically for association with early settler and Councillor James Doak, as well as continued ownership by the Doak family. *Criterion G*
Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the house palm at 381 Axedale-Kimbolton Road, Axedale be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name                     Outbuilding Western Vale
Address                  358 Brownes Lane AXEDALE
Building Type            Private studio/outbuilding
Assessment by           Context Pty Ltd

Recommended Heritage Protection  VHR No HI No PS Yes

Architectural Style      Victorian Period (1851-1901)
                          Vernacular

Maker / Builder          Unknown

Integrity
Altered

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6] **History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels. [7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents. [8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866. [9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors. [10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871. [11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Naphthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson
in 1905. Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.

Proximity to Lake Eppalock also proved a source of employment for the town. In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Outbuilding, 358 Brownes Lane, Axedale**

The outbuilding at 358 Brownes Lane is built on part of allotment 13a section B in the Parish of Weston, on the outskirts of the Township of Axedale, that was granted by the Crown to Patrick Browne on the 12th July 1883. The land had been previously subject to a lease by Michael Browne under sections 19 and 20 of the Land Act of 1869 and Patrick Browne was granted the land as the administrator of Michael Browne's will. Michael Browne was also the owner of an adjacent 40 acre allotment that he had been granted on the 28th April 1875, and a further 119 acre allotment that he was also leasing under sections 19 and 20 of the Land Act. It is likely that he held the lease over lot 13a from around this time. Michael Browne probably built the outbuilding at 358 Brownes Lane during the period of his lease, which may have dated from prior to the 1870s.

John Brown became the owner of lot 13a on the 13th April 1885 and despite the altered spelling, it is likely that he was related to Patrick and Michael Browne. John Brown was a farmer, and would have used the outbuildings at 358 Brownes Lane in conjunction with his farm. As well as lot 13A, John Brown also acquired lots 2A, 13 and 16 of section B, which gave him a total holding of land of over 450 acres.

John Brown took out a mortgage to Henry O'Neill on the 19th May 1892, and it is likely that the capital raised by this venture was used to further develop the property. Brown went on to take out a total of six further mortgages over the following 35 years.

John Brown died on the 13th April 1940, and the probate of his will was granted to the Sandhurst and Northern District Trustees Executors and Agency Company on the 20th January 1941. Michael Francis Browne, presumably his son, become the owner of his property at Browne's lane on the 20th January 1941, and he continued to run the farm there until his death in 1959. His widow, Eileen Kathleen Browne owned the property until 1971, when title was transferred to Michael Vincent Brown and Beatrice Mary Browne as joint proprietors.


[16] Plan of the Parish of Weston, undated; Certificate of Title Vol 1490, Fol. 956.

[17] Plan of the Parish of Weston, undated


**Secondary sources**


**Relevant Historical Australian Themes**

Transforming the Land
Description

Physical Description

Western Vale is a farm complex on the outskirts of Axedale and the locality of Brownes Lane contains several farms with buildings constructed of stone. Western Vale at 358 Brownes Lane is a farm complex containing a stone outbuilding set amongst more contemporary structures as part of a farm complex. It is built from random rubble bluestone with the unshaped stones in an unsophisticated manner. The building has a timber loft floor over joists. There is a stone chimney and small windows indicating that this may have been an early residence associated with the farm at Western Vale. The stone walls have been painted internally, and there is a wall that appears to be composed of vertical logs or bark. Although surrounded by verandah structures of later construction, this building is of interest for the vertical timber wall and the loft structure which is rare in such a small building. Other surrounding buildings on this site are not of interest.

Physical Condition

Fair

Conservation Policy

Stone work should be repaired when required with stone matching in size and shape.

The internal timber structure should be retained.

Statement of Significance

What is significant?

The stone outbuilding probably built c.1869 at Western Vale, 358 Browns Lane is significant. The house and other buildings of the farm complex are not significant.

How is it significant?

The stone outbuilding is of local historic and technical significance.

Why is it significant?

The stone outbuilding at Western Vale is of historic significance for its association with the Browne family for its complete history since 1869. Criterion A

The building is of technical significance for its demonstration of early building technology in the form of vertical logs and for its loft floor which is rare in the study area. Criterion B

Assessment Against Criteria

HERCON CRITERIA
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

### Recommendations 2008

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### Other Recommendations

It is recommended that 358 Brownes Lane, Axedale be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name Cottage
Address 413 Brownes Lane AXEDALE
Building Type Cottage
Assessment by Context Pty Ltd

Grading 2008 Local

Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

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Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

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In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

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in 1905.[12] Vineyards and orchards were important developments in the district. Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

Proximity to Lake Eppalock also proved a source of employment for the town. In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14]

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Cottage, 413 Brownes Lane, Axedale**

The outbuilding at Wipplegong, 413 Brownes Lane, Axedale is built on part of allotment 8B of Section 7A in the Parish of Axedale that was granted by the Crown to John O'Neill on the 28th October 1890.[15] The allotment covered a total area of 23 acres, three roods and 17 perches. O'Neill selected this small allotment, as well as the 80-acre allotment behind it (8B) prior to 1876.[16] O'Neill sold the property to John Hefferman in 1899, and it is assumed that some construction had taken place on the land by this stage, though the extent of the development is not known. John Hefferman was the owner of "Marydale", the homestead at the Axedale East Station which was part of the original Axedale Station. William Heffernan, presumably John Hefferman's father, had bought the Axedale East Station and the homestead upon it some time in 1856.[17] Heffernan was a publican, and ran the Shamrock Hotel in Bendigo, as well as several other business ventures. Randell suggests that he might have been involved in business activities with Michael Costello, who was a very successful investor and owned several parcels of land in the region.[18]

The date of construction of the cottage at 413 Brownes Lane is not known. John Heffernan took out a series of mortgages over the property, beginning in 1899 to John Hosworthy and Edward Hands. This was followed in 1903 with a further mortgage to Mary Hannah Abbott, then another in 1906 to George Duncan Guthrie and Charles Cohen on the 29th March. The mortgages were obviously a means of raising funds, and could suggest that the Heffernan family was no longer experiencing the flush financial times of earlier years. In 1912, a final mortgage was taken out to Edith Lansell and the Sandhurst and Northern District Trustees, Executors and Agency Company.[19]

Francis John Usher Keighran and Neil Cochrane became the owners of the property on the 24th May 1946. Both men were graziers residing in the district, and they probably utilised their experience to run the station at Axedale. The sale was in part financed by Hefferman, as the two owners took out a mortgage to him the same day the title was transferred.[20] By this stage the property had been substantially expanded. By 1994, the owner of the property was listed in titles records as Gilbert Cochrane, of Axedale.[21]


[16] Put-away plan 'A98(3) - Axedale', compiled Sept. 1876. For Allotment 8B, see Application No. 3270 under Sections 19 & 20 of the Land Act of 1869.


**Primary sources**

Certificates of Title.

Put-away plan 'A98(3) - Axedale', compiled Sept. 1876.

Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony*, Melbourne, F. F. Bailliere.

**Secondary sources**


**Relevant Historical Australian Themes**

4. Transforming the land

4.1 Living off the land

**Description**

**Physical Description**

413 Brownes Lane known as Wipplegong is one of several early properties on the south side of the McIvor Highway at Axedale. The country is less favourable on the basalt plateau before the Campaspe River valley alters the landscape. This small stone outbuilding is likely to date from early settlement of the property, possibly even predating O'Neil's ownership. It is likely that it was built as a hut prior to later construction of a homestead. The presence of the chimney indicates that it probably had residential use. The property also contains extensive examples of dry stone walls in adjacent paddocks.

**Physical Condition**

Good

**Conservation Policy**

None Specified

**Comparative Analysis**

This is one of several small cottages and outbuildings of stone to the east of Axedale. It is representative of the first buildings erected for farms in the area.
Statement of Significance

What is significant?

All of the fabric of the local basalt building at 413 Brownes Lane, Axedale, including the chimney is significant. The adjacent house and other outbuildings are not significant.

How is it significant?

The local basalt building at 413 Brownes Lane, Axedale is of local historic significance to the City of Greater Bendigo.

Why is it significant?

The local basalt outbuilding at 413 Brownes Lane, Axedale may be an early cottage. Although the date of construction is not known it was probably constructed prior to 1899. It is likely that it was built as a hut prior to later construction of a homestead. The stone building is also historically significant for its long association with the Hefferman family. The Heffernans owned the property for almost 50 years, from 1899-1946. John Heffernan was also notable for running the Shamrock Hotel in Bendigo and for his ownership of several parcels of land in the region, including "Marydale", which was part of the original Axedale Station. Criterion A

The extensive dry stone walls in adjacent paddocks are historically important as examples of skills and the use of local materials in construction. Criterion D

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.
Recommendations 2008

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Other Recommendations

It is recommended that the stone cottage at 413 Brownes Lane be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Axedale General Cemetery
Address: Cemetery Road AXEDALE
Grading: 2008 Local
Building Type: Cemetery/Graveyard/Burial Ground
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR - HI - PS Yes
Maker / Builder: Unknown

Integrity: Good

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix.*[1]

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Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

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In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

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Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second
World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

History of Axedale General Cemetery

Allotment 5 of Section 9 was set aside for the Axedale General Cemetery on the 3rd October 1864.[15] The gazettal was prompted by a request for the inhabitants of Axedale to the Department of Health for the establishment of a formal burial ground for the town. Prior to the establishment of the Axedale General Cemetery citizens were burying their dead at either the White Hills or the Bendigo cemeteries. [16]

The first recorded burial at the Axedale cemetery was that of two year old George Bywater, who died in 1865. Margaret Hennessey, aged four and a half years, was buried there in 1867 and sixty year old Edward Avery was interned the following year. None of these early gravestones remain extant at the cemetery, with the oldest example remaining in the cemetery dating from the late 1880s.[17]

Early burials in the Axedale Public Cemetery were multi denominational with the first five sections classified as Church of England. [18]

Development of the general cemetery at Axedale occurred in part in conjunction with the adjacent Catholic cemetery, which was established by Reverend Dr. George Henry Backhaus in 1866. Backhaus' was a private burial ground reserved for the Catholic parishioners of the Axedale community, and the Axedale General Cemetery by extension became the burial ground for the remainder of the population. Much of the Protestant community of Axedale was buried here.[19]

The Axedale General Cemetery remains administered by the Bendigo Cemeteries Trust. It continues as a multi-denominational cemetery. [20]

HERITAGE CITATION REPORT


[18] Information supplied by Bruce Macumber, Dec 2008


[20] Information supplied by Bruce Macumber, Dec 2008

**Primary sources**


**Secondary sources**


Information supplied by Bruce Macumber, Dec 2008

**Relevant Historical Australian Themes**

8. Building community life
8.1 Maintaining spiritual life

**Description**

**Physical Description**

The Axedale General Cemetery is located on the outskirts of the township of Axedale and adjacent to the Axedale Catholic Cemetery. The fencing is of 'Cyclone' woven wire in a 20th century pattern and the plantings are of native trees. By contrast with the Catholic Cemetery there are a lesser proportion of elaborate memorial.

There is little evidence of a formal layout and no ornamental plantings. The graves are generally utilitarian rather than flamboyant and the trees are scattered rather than formally planted.

**Physical Condition**

Good

**Conservation Policy**

**Guidelines (Specific)**

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

Further research to determine whether there was any type of older fencing and gates once used would be useful if there were any plans to replace the fence.

Maintenance of the graves is recommended, as along as it is in accordance with Division 3-Maintenance of Memorials, Places of Interment and Buildings for Ceremonies of the Cemeteries and Crematoria Act 2003.

Clause 43.01 clearly outlines permit exemptions for cemeteries. The wording is as follows:

**43.01-2 No permit required**

No permit is required under this overlay:

-For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the Cemeteries and Crematoria Act 2003

**Comparative Analysis**

Axedale General Cemetery is a modest burial place when compared with that of Heathcote or the Catholic cemetery adjacent.

**Statement of Significance**

*What is significant?*
The Axedale General Cemetery, on Cemetery Road, established by the Department of Health in 1864, at the request of the residents of Axedale, is significant.

How is it significant?

The Axedale General Cemetery is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Historically, as tangible evidence of the early development of Axedale from the 1860s, in particular of its Protestant population. The early chapters of Axedale's history are recorded in its headstones. *Criterion A*

Aesthetically, for demonstrating the art of the stone mason in the memorials, the earliest of which date from the 1880s. *Criterion E*

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.
Recommendations 2008

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Other Recommendations

It is recommended that the Axedale General Cemetery, Axedale be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. It is also recommended that an Incorporated Plan is created for the site as soon as possible.
HERITAGE CITATION REPORT

Name: AXEDALE PRIMARY SCHOOL NO. 1008
Address: 81 High Street AXEDALE
Grading: 2008 Local
Building Type: School - State (public)
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918)

Maker / Builder: Moore, W, Milburn

Integrity

Altered

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a
large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Napthali Ingham
established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson in 1905.[12] Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**Contextual History of Education in the formers Shires of McIvor and Strathfieldsaye**

Prior to 1873, education in Victoria was optional, fee-paying and primarily carried out by religious institutions. Education was in some way regulated by the Port Phillip Denominational Schools Board, which had been established in 1848, and was responsible for the funding and establishment of Church schools.[15] In the districts around Bendigo, education was similarly associated with the establishment of religious facilities. Providing an alternative to religious education, the Heathcote National School was established in 1853, along with a number of other private institutions that were operating in the area.[16]

Governor LaTrobe spearheaded the establishment of the National Board of Education in Victoria in 1851, which owned and built "vested" schools throughout the state. While designs were based on those used by the Education Committee of the Privy Council in London, they were not standardised. [17]

The Common Schools Act of 1862 manifested a desire to amalgamate schools and do away with denominational influence. Schools were publicly owned and numbered from 1863. Free, compulsory and secular education was introduced with the Education Act of 1872 and became operational the following year. The Education Act became the impetus for the standardisation of designs for schools. Responsibility for their construction rested initially with the Department of Education Architectural Division, but was transferred to the Public Works Department by 1883. [18] One room schools were built according to a series of standardised plans which were determined by the amount and type of seating provided, and there were models for thirty, forty and sixty students.[19]

Development of educational facilities was primarily tied with the development of towns themselves. The first state school constructed in the former shires of Strathfieldsaye and McIvor was built at Heathcote in 1869, and later Mia Mia in 1873.[20] Many of the schools constructed in the district were small portable timber constructions, built in accordance with standard designs by the Education Department and later the Public Works Department. As the population of the small townships around Bendigo increased, so did the need for the provision of schools. Often redundant portable schools were brought in from other locations, and similar circumstances sometimes befell portable schools built for the local McIvor and Strathfieldsaye communities.

The construction of the railway line from Bendigo to Heathcote in the 1880s opened by the district for both import of people and export of produce, and had solidified the nature of many of the smaller townships in the vicinity. This meant the establishment of more permanent educational facilities for some towns, and the establishment of rudimentary ones for others. By the turn of the century a number of regional communities boasted brick schools in place of their previous portable timber facilities. Small portable schools were often extended and renovated, with additional classrooms being added as the need arose.
History of Axedale State School No. 1008

Construction of Axedale Common School No. 1008 began in September 1870. By October, the project had received some government funding. Mr. C. Hayes was awarded the contract to manufacture bricks for the school, a process that was carried out at an allotment on Mitchell Street. Hayes' charged 30,000 bricks at the price of 23/- per thousand, while the contract for the bricklaying was given to a Mr Milbourn at the sum of £21. Mr W. Moore was the carpenter, painter and plumber for the project, and was contracted for the sum of £17/16/017. Materials for the construction, including the timber and iron were purchased from a Mr Cooper. The new Common School building was first occupied on March 27 1871, with Mr Pearce as the Head Teacher. Like other facilities in Axedale, tensions between Catholic and Protestant communities had played out in the push towards the establishment of educational facilities.

Aid was formally granted for the school in 1871, incorporating a teacher's salary, and £95 for building costs and furniture.

In May 1872, an application was written for aid of £60 towards building a residence on the school site, and in June a request was made by a Mr Strachan for a residence of a 'four room cottage including kitchen, weatherboard with a shingle or iron roof'. In October 1873 a quote from C.H George, Railway Timber Yard, in Sandhurst was accepted, and in May the following year the residence was completed. The site was extended in November to also contain allotments 6 and 8 of the Township of Axedale, surrounding the initial school land of allotment 721.

The school sustained some damage during a particularly harsh storm in 1878, which destroyed the outside student toilet. No further repairs or alterations to the property are noted until 1896 when it was reported that urgent and extensive repairs were needed to be undertaken on the residence. In 1906 an application to have the gallery removed from the school was filed. In 1908 the secretary of the Committee applied for the allotments 1 and 2 of block 6 to be revoked and sold by public auction, which took place in 1909. In 1913, it was decided that the 30 by 18ft room that was in use for the teaching staff of three and the sixty two children was inadequate. The following year the School Inspector suggested that this structure be extended by a further 10 ft. The District Architect recommended the building be widened instead of lengthened, for an estimated cost of £39,527. Contracts for the renovation of the room were let in 1915 and the work was completed on the 12th June that year.

In the interim, the Presbyterian Church was used as a school room for the cost of £1 per week. Builders Hume and Iser were contracted to build a shelter shed at the school in 1915, for the cost of £57/5/0.

The neglected teachers residence was removed in October, after the quarry workers who were renting it moved out. An application for the construction of a new teacher's residence was made in 1917, the first of many requests over the years. It was not until 1950 that the residence was given approval.

On the 22nd August 1951 plans were drawn up for the residence, which included a garage. The work was carried out by L.R Ronald at the cost of £3,588/5/2. The new residence was completed by August 1952.

A school bell was mounted on the porch gable in 1923, only to be later destroyed in 1929 by a storm. In 1924 a WW1 machine gun was said to have been mounted on a wall, remaining there until WWII. Electricity was connected to the school site in December 1956, a year after Axedale was connected to electricity.

Painting and repairs were undertaken in 1958.

Due to increased enrolment triggered by the Eppalock Weir construction a request was made for an extra classroom to be
built on the site. A temporary schoolroom had been relocated to the site to cater for the extra attendances. Additionally, in 1963 a new infant room was built and used on July of that year.[34] It is still in used as a school today by the town of Axedale.


**Primary sources**

Axedale State School No. 1008 Painting and Repairs to School and Residence, Public Works Department Plans, SSN 1008.1, Public Records Office, Victoria.


**Secondary sources**


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

Relevant Historical Australian Themes

8. Building Community Life

8.1 Educating people

Description

Physical Description

Axedale Primary School comprises a gable roofed brick classroom built in brick c.1870 with a brick addition of one additional classroom of 31'6" x 24', a cloak room and porch built c.1914. The roof form is half hipped, and there are a series of six roof ventilators arrayed across the roof. The windows are multi-paned double hung sashes with hopper sashes above. The ceiling is coved and interior fittings included a corner fireplace and a teacher's platform. The original building has undergone a number of changes including alterations to the size and nature of window openings. A new covered way has been joined to the porch. Other buildings on the site include a weatherboard teacher's residence built c.1950. Additional classrooms have been added to the school and these are of light timber construction in a standard design.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

Face brickwork should not be painted.

Windows could be replaced in their original sizes.

Comparative Analysis

There are a number of schools within the study area and Big Hill Primary School is a more intact example of an 1870s brick school designed by the Education Department.

Statement of Significance
What is significant?

The Axedale Primary School including all the fabric of the 1870s brick building and the 1914 addition is significant. Other light timber construction buildings are not significant. The teachers' residence has association with the school but is not a significant building.

How is it significant?

The Axedale Primary School is of local historic and social significance for the City of Greater Bendigo.

Why is it significant?

The Axedale Primary School is historically significant for its association with the provision of early educational facilities, which had an important role in the developing community. Criterion A

When compared to the construction of timber schools, and the use of portable schools in other McIvor and Strathfieldsaye communities, the permanence of the brick school building reflects the ambitions of Axedale as an enduring community, despite early religious tensions.

The school is of social significance for the Axedale community as a place of continuous education since the early 1870s. Criterion G

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history,

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**Recommendations 2008**

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**Other Recommendations**

It is recommended that the Primary School at 81 High Street, Axedale be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
### HERITAGE CITATION REPORT

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**Recommended Heritage Protection**

- VHR No HI No PS Yes

**Architecture Style**

- Postwar Period (1945-1965)

**Maker / Builder**

- Unknown

**Integrity**

- High

### History and Historical Context

#### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.[1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Axedale

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Naphthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson in 1905.[12] Vineyards and orchards were important developments in the district.
Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Axedale Assembly Hall, 94 High Street, Axedale**

The land upon which the Axedale Assembly Hall was built was granted to Patrick Drake as part of the first land sales in the newly surveyed township. Drake's land covered two allotments on the corner of High and Mitchell Streets.[15] The Drake's were associated with the Campaspe Hotel, one of the earliest established hotels in the district.

The land was held by the Drake family until it was donated circa 1945 by J. Drake for the construction of the Axedale Assembly Hall. A plan dated 1945 records this building as the Axedale Assembly Hall, indicating that it was built in association with the school at Axedale. Construction of the Hall was financed by a government grant and public donation, both contributing equal halves of the costs involved. The Hall cost a total of £6,000 to build.[16]

The foundation stone for the Shire of Strathfieldsaye Axedale Public Hall was laid on 30 June 1945 by the Minister of Public Works the Hon.J.H.Lienhop. Also in attendance at the ceremony were the Shire Secretary M.Brennan and the Shire President.


Primary sources

Plan of the Township of Axedale, undated

Secondary sources


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

Relevant Historical Australian Themes

8. Building community

8.3 Providing health and welfare services.

Description

Physical Description

The Axedale public hall is a conservatively styled red brick building of eight bays in length. There are expressed piers and a continuous concrete lintel in the form of a ring beam at the top of the walls and the across the window heads. A smaller concrete string course also encircles the building at mid wall height. The windows have horizontal transoms. There is a porch with chevron shaped window and concrete steps. A small flat roofed extension has been added to the side of the porch. There are toilets at the rear of the property that are contemporary with the hall itself.
Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

The brickwork should not be painted.

Original window frames should be retained or replaced with those of a matching design if required.

Comparative Analysis

Axedale Hall is one of a number of public halls in the study area. Others are at Mia Mia and Costerfield. Although a very late example, it is highly intact and is the only one representative of the post war period.

Statement of Significance

What is significant?

The Axedale Assembly Hall site, including all the fabric of the 1945 brick building, is significant.

How is it significant?

The Axedale Assembly Hall is of local historic and social significance to the City of Greater Bendigo.

Why is it significant?

The site of the Axedale Assembly Hall is of historical significance for its association with the Drake family whose business interests in Axedale included the Campaspe Hotel (now the Axedale Tavern). Criterion A

It is of social significance to the Axedale community as a building with ongoing community use for over sixty years. Criterion G

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.
Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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**Recommendations 2008**

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**Other Recommendations**

It is recommended that the hall at 94 High Street, Axedale be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries.
## HERITAGE CITATION REPORT

**Name**  
Quarry Hotel (former)

**Address**  
44 Ingham Road AXEDALE

**Grading**  
2008 Local

**Building Type**  
Hotel

**Assessment by**  
Context Pty Ltd

---

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

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

**Maker / Builder**  
Unknown

**Integrity**  
Poor

### History and Historical Context

#### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.\[7\] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.\[8\]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.\[9\] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.\[10\]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.\[11\] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Napthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson
in 1905. Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression. Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Quarry Hotel (former), 44 Ingham Road, Axedale**

The house at 44 Ingham Road is built on land that was granted by the Crown to Napthali Ingham on the 3rd October 1875. The allotment covered an area of fourteen acres, two roods. In their history of Axedale, the Centenary and Back to Axedale Committee suggest that Ingham had worked on a contract to form part of the St. Kilda Road in Melbourne before relocating to Axedale and opening a bluestone quarry on the eastern side of the river, which became known as Ingham Hill. Ingham built a hotel on the land, which was known as the Quarry Hotel which was named after a named after Ingham's nearby quarry.

Prior to his acquisition of allotment 19D, Ingham had leased the land under sections 19 and 20 of the 1869 Lands Act. Randell states that the license for the premises was granted in 1874, so it is probable that Ingham had established the hotel around that time. Napthali Ingham paid the rates on the land from 1875, though between 1880 and 1883 Alfred England is recorded as the owner of the land. Napthali Ingham is first listed as a publican in 1882.

Napthali Ingham was born in England in 1829, and apparently gained some acclaim as a foot runner prior to his arrival in Victoria. He ran a friendly establishment at the Quarry Hotel, which undoubtedly enjoyed frequent customers given its proximity to the main road from Sandhurst to Heathcote. Ingham's hotel was of such local popularity that he paid a minimal fee for the renewal of his license. His £16 was the lowest paid in the entire Shire of Strathfieldsaye. By 1906, Ingham had had enough of the hotel business, and failed to pay the fee to renew his license. The hotel was subsequently closed.

Napthali Ingham died on the 2nd May 1909, and his widow, Mary Ann Ingham was listed as the owner of the property thereafter. She did not live there, however, and the place was occupied by Ingham's daughter and her husband. Mary Ann Ingham died on the 18th August 1920, and the probate of her will granted to Alice Louisa Deane. The property was mortgaged several times in the years between 1927 and 1933.

Alice Louisa Deane died on the 10th December 1948. Her estate eventually passed to Alfred Earnest Deane, a farmer of Axedale, in 1952.

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HERITAGE CITATION REPORT

Victoria, pp. 11 - 12.


[16] Parish Plan of the Township of Axedale, undated.


Primary sources
Parish Plan of the Township of Axedale, undated.
Shire of Strathfieldsaye Rate Books

Secondary sources
Centenary and Back to Axedale Committee (1970), Accent on Axedale, Axedale, Victoria.
Earth Tech Engineering Pty Ltd (2002), Heathcote - Strathfieldsaye Thematic History, City of Greater Bendigo.
HERITAGE CITATION REPORT

Bendigo.


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

**Relevant Historical Australian Themes**

2.0 Peopling Victorias places and landscapes

2.6 Promoting settlement

4.0 Transforming the land

4.6 Expoliting other mineral, forest and water resources

**Description**

**Physical Description**

The former Quarry Hotel is a bluestone building with a hipped roof and a straight profile verandah. The stonework is in coursed rough cut stone with quoining to the corners. The stone has been painted. A side wall appears to have been rendered. There are timber framed extensions to the rear of the building and these are in poor condition. The chimney is also of stone. Of interest are the bluestone dry stone walls adjacent to the former hotel, and the proximity to the quarry. There are also some stone ruins to a building, possibly used as stables. The former hotel has a conifer and palm tree as part of its setting.

**Physical Condition**

Poor

**Conservation Policy**

**Guidelines (Specific)**

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

- Securing the structure by replacement of the roof, doors and windows would be desirable to avoid this building becoming more ruinous. etc.
Comparative Analysis

The Quarry Hotel is one of a number of early hotels in the study area. In many cases they were built in a residential style and are often located outside of townships.

Statement of Significance

What is significant?

The former Quarry Hotel at 44 Ingham Road site, including all the fabric of 1870s bluestone building, the adjacent bluestone dry stone walls, some stone ruins and the mature conifer and palm tree in the garden is significant.

How is it significant?

The former Quarry Hotel at 44 Ingham Road site, including all the fabric of 1870s bluestone building, the adjacent bluestone dry stone walls, some stone ruins and the mature conifer and palm tree in the garden is of local historical and architectural significance for the City of Greater Bendigo.

Why is it significant?

The former Quarry Hotel at 44 Ingham Road is historically significant for its association with the Ingham family from the mid 1870s until at least 1920. Beginning with Napthali Ingham who opened a bluestone quarry on what became known as Ingham Hill. He built Quarry Hotel on the land at 44 Ingham Road, around 1874. The bluestone quarry supplied building stone to much of the district. Criterion A

The former Quarry Hotel is a bluestone building with a hipped roof and a straight profile verandah. The stonework is in coursed rough cut stone with quoining to the corners. The chimney is also of stone. There have been several alterations to the building including painting and rendering. Of interest are the bluestone dry stone walls adjacent to the former hotel, some stone ruins which are possibly from former stables and the conifer and palm tree. Criterion D

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

Importance in demonstrating a high degree of creative or technical achievement at a particular period. Criterion F
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

### Recommendations 2008

<table>
<thead>
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<th>Recommendation</th>
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<tbody>
<tr>
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</tr>
<tr>
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<td>Yes</td>
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<tr>
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<td>Yes</td>
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<tr>
<td>Aboriginal Heritage Place</td>
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### Other Recommendations

It is recommended that 44 Ingham Road, Axedale be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.' It is recommended that the dry stone walls be included in the drystone wall amendment.
HERITAGE CITATION REPORT

Name           Marydale
Address        2270 McIvor Highway AXEDALE
Grading        2008 Local
Building Type  Homestead Complex
Assessment by  Context Pty Ltd

Recommended Heritage Protection  VHR No HI No PS Yes

Architectural Style  Victorian Period (1851-1901)
                      Vernacular

Maker / Builder         Unknown

Integrity
High (outbuildings)
Altered (house)

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.
The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area **Australia Felix**.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the
maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Naphthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson in 1905.[12] Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Marydale, 2270 McIvor Highway, Axedale**

'Marydale' was the name given to the homestead established as part of the Axe station, which was a 67,000 acre portion of Campaspe Plains licensed to A. Jennings and George Playne in 1840. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[15] Marydale station was established circa 1845, and the station developed over time with outbuildings constructed to meet the needs of the station as they arose.

The 'Marydale' homestead and outbuildings are located on portion B in the Parish of Axedale, that was granted by the Crown to Robert Ross on the 19th November 1855. Ross selected a 320 acre allotment under his pre-emptive right and paid £320 for the land.[16] Ross was probably responsible for the construction of the homestead and some of the outbuildings on his land, but some may have been built prior to the Crown grant of the property. Old law research notes indicate that Ross took out a mortgage over his property (which at that stage covered 640 acres) in September 1855, several months prior to the Crown grant.[17] The mortgage was probably a means of raising funds to finance construction on his land, and this was likely to have been when the homestead, and some of the outbuildings, were constructed.

Robert Ross sold a portion of the allotment to William Heffernan and J. Crowley in 1856, who held the land as tenants in common. Crowley transferred the entirety of his portion to Heffernan in 1866, who was thereafter the sole owner of the property.[18]

Heffernan was both an entrepreneur and publican. He ran the Shamrock Hotel in Bendigo as well as other businesses. Heffernan may have been involved in business activities with Michael Costello, who was a very successful investor and owned several parcels of land in the region.[19]

The property was held by the Heffernan family until at least the 1880s. Marydale developed as a prosperous farming property due to its proximity to the Campaspe River, and has been owned by the Roberts family since the 1970s.


HERITAGE CITATION REPORT

Victoria, pp. 11 - 12.


[16] Research notes for old law search application 18464.


[18] Research notes for old law search application 18464.


**Primary sources**


Information from the current owners, John and Ros Roberts October 2008.

**Secondary sources**


Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye,
HERITAGE CITATION REPORT

Victoria.


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

Relevant Historical Australian Themes

4.0 Transforming the land

4.1 Living off the land

Description

Physical Description

Marydale is an extensive pastoral property with the entrance located at the bridge over the Campaspe River at Axedale. The property includes extensive river flats bordering the Campaspe and a long tree lined avenue of red gums and elms leading to the group of buildings including the homestead, machinery shed, workshop, schoolhouse and other buildings. The homestead is set in an established garden containing a summerhouse. The garden includes many exotic trees including palms and elms.

The homestead which has been extensively renovated and extended during the ownership of the Roberts family, is apparently built over and around an early house, but there is no external evidence of this remaining.[1]

The summerhouse in the garden is of an octagonal design with a steeply pitched roof clad in terra cotta tiles. A nineteenth century photo of the garden in possession of the owners shows the summerhouse in its present location.

The farm outbuildings are built with unusual design influences, although of rectangular, gable roofed form they display an unusual attention to detail such as the pigeon or dovecote in the gable ends of the large machinery shed. The windows are all multi-paned and are set with architraves into corrugated iron cladding. All the cladding is of short sheets.

The schoolhouse is of particular interest as an unusual one-off design with a steeply pitched roof with extended eaves and a half gable feature. The multi-paned sash windows are of an unusual design and the interior is apparently lined in western red cedar lining boards. [2]

The whole farm complex has very high aesthetic value derived from its setting, avenues of trees, timber gates, well maintained buildings of unusual design influence and grouping of buildings around a central driveway area adjacent to the house. The homestead is of lesser interest due to its contemporary extensions.

Marydale may be compared with Mt Camel Station at 770 Heathcote Rochester Road. This is also a pastoral property from part of a large squatting run, and is the only other large pastoral property in the study area.

[1] Information from the current owners, John and Ros Roberts October 2008
Physical Condition

Excellent

Conservation Policy

None Specified

Comparative Analysis

There are no comparable places in the study area. Marydale is without peer in its collection of three farm buildings, school house, garden and summer house.

Statement of Significance

What is significant?

The farm complex Marydale comprising the corrugated iron farm outbuildings, timber schoolhouse, homestead garden, nineteenth century summerhouse, elm tree lined driveway and timber driveway gates is significant. The homestead and garage adjacent to the homestead is not significant.

How is it significant?

Marydale is of local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Marydale is historically significant as part of the former Campaspe Plains and Axe stations that once comprised 67,000 hectares from Axedale to the outskirts of Bendigo. It is one of the earliest properties established in the study area and has associations with the Heffernan family of the Shamrock Hotel in Bendigo. *Criterion A*

Marydale is of aesthetic significance for its unusual grouping of farm outbuildings all of which are designed in a simple but picturesque manner. The large machinery shed is highly unusual with the pigeon or dove cotes built into the gable ends. There is an unusual degree of detail and uniformity of the outbuildings all of which are clad in painted corrugated iron with timber architraves and timber framed windows.

The schoolhouse is of particular interest for its unusual design, steeply pitched roof, multipaned windows and timber detailing. The driveway and area between the farm buildings is significant for its trees including elms and red gums, and ornamental timber gates. The summerhouse is rare in the study area, not otherwise associated with other farm complexes where utilitarian buildings predominate. The garden setting of the summerhouse and homestead is significant for its mature trees. *Criterion E*

Assessment Against Criteria
HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the outbuildings at Marydale, 2270 McIvor Highway, Axedale be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
# Heritage Citation Report

**Name**  
Shelter

**Address**  
75 Mitchell Street AXEDALE

**Grading**  
2008 Local

**Building Type**  
Pavilion

**Assessment by**  
Context Pty Ltd

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

**Architectural Style**  
Federation/Edwardian Period  
(1902-c.1918) Carpenter Gothic

**Maker / Builder**  
Unknown

**Integrity**

Altered

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## History and Historical Context

### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of...
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.\[7\] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.\[8\]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.\[9\] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.\[10\]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.\[11\] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Naphthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson.
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In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Shelter, 75 Mitchell Street, Axedale**

The shelter at 75 Mitchell Street was built on part of land that was set aside as the Axedale Race Course and Recreation Reserve. The racecourse was established in 1854, prior to the survey of the township of Axedale, and regular races were held there from that time.[15] A Race Club was formed in Axedale in 1861, which was responsible for the facilitation of races at the course, a task that was achieved with a modicum of success despite the frequent disbanding of the association.[16]

Improvements were made at the Axedale Racecourse between 1896 and 1897, and included the clearing and grubbing of the some fifty acres of land inside the track and fencing the course in its entirety. The works were financed by £5 debentures at 5% interest and the John Craven rent for grazing rights over the land.[17] The racing club, however, collapsed in financial disarray, and the course was taken over by the McIvor District Racing Club.[18]

In 1914, architect William Beebe designed a grandstand that was erected at the Axedale Racecourse, shortly before two World Wars prompted an extended hiatus from racing. The shelter at 75 Mitchell Street was probably built in conjunction with the erection of the grandstand.

Besides racing, the ground was also used as a general sports facility, and was host to car racing and cricket games at various stages.[19]

Primary sources
Community Consultation, Axedale.


Secondary sources


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

Relevant Historical Australian Themes
9. Shaping cultural and creative life
9.1 Participating in sport and recreation

**Description**

**Physical Description**

75 Mitchell Street is a shelter shed with high pitched gable roof with the gable ends clad in weatherboard. Edwardian style vertical timber strapping is used on one gable end but is missing from the other. A small cross gable is on one side. All gable ends are decorated with finials. Beneath the roof the shelter is partially built in with a corrugated iron clad structure containing toilets and a storage shed. The timber structural posts have triangular brackets. It is probable that the toilets were added later, and the original building was completely open in the form of a picnic shelter.

**Physical Condition**

Fair

**Conservation Policy**

It is recommended that should the storage shed and the toilets no longer be required, that they be removed and the structure returned to being open.

**Comparative Analysis**

There are no comparable structures in the study area.

**Statement of Significance**

*What is significant?*

The Shelter at 75 Mitchell Street Axedale, including all the fabric of weatherboard building is significant.

*How is it significant?*

The Shelter at 75 Mitchell Street Axedale is of local historical, social and aesthetic significance for the City of Greater Bendigo.

*Why is it significant?*

The Shelter at 75 Mitchell Street Axedale is historically significant for its associations with the history of horse racing in the former Shire of McIvor. The shelter is a surviving example of an early twentieth century racetrack structure. It is of social significance as it reflects the role that racing played in the sporting and social history of Axedale, and the need to provide comfortable facilities at the racecourse. *Criterion A*

Although it has been adapted with the addition of a storage area, it is aesthetically significant as an elegant pavilion with architectural refinements of gable end strapping and finials and a steeply pitched roof. *Criterion D*
75 Mitchell Street has rarity value as the only building of its type identified in the study area. *Criterion B*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the shelter at 75 Mitchell Street, Axedale, be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is defined by a map.
HERITAGE CITATION REPORT

Name
House

Address
8 Sugarloaf Road AXEDALE

Building Type
House

Assessment by
Context Pty Ltd

Grading
2008 Local

Recommended Heritage Protection
VHR No HI No PS No

Architectural Style
Federation/Edwardian Period (1902-c.1918) Bungalow

Maker / Builder
Unknown

Integrity
High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Axedale**

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Naphthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson.
in 1905.[12] Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65 also proved a source of employment for the town.

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of House, 8 Sugarloaf Road, Axedale**

The house at 8 Sugarloaf Road was built on allotment 13 of section 6 in the Parish of Axedale, which was alienated from the Crown and granted to John Campbell on the 24th July 1856. Campbell's land covered an area of 40 acres and fourteen perches, and he paid the sum of £40.1.9 for the allotment.[15]

Campbell mortgaged the property a number of times before he sold it circa 1868. The property changed hands a several times before being acquired, in 1931, by Duncan John Cochrane, a farmer, of Axedale. The house at 8 Sugarloaf Road was probably built prior to Cochrane's purchase of the place and is likely to have been built c.1920 from its architectural styling.


**Primary sources**

Research notes for old law search application 69291, Lands Office Victoria.

**Secondary sources**


**Description**

**Physical Description**

8 Sugarloaf Road is a substantial bluestone farmhouse built c.1900-1920. In form it is a transitional house between Edwardian and Interwar bungalow styles. The low pitch of the roof, verandah pillars, chimneys and fence is derived from the bungalow, but the plan form of main hipped roof and projecting gables is similar to many houses from the Edwardian era. What is unusual is the use of bluestone in this period of house. The use of bluestone which is more commonly associated with nineteenth century building is a direct reflection of the availability of local materials from the Axedale quarry. The verandah is notable for its timber arched design and infill detailing. This house is without any direct comparison in the study area.

**Physical Condition**

Good

**Conservation Policy**

None Specified

**Statement of Significance**
What is significant?

The bluestone house with timber verandah at 8 Sugarloaf Road Axedale built c.1920 is significant.

How is it significant?

8 Sugarloaf Road, Axedale is of local architectural significance to the City of Greater Bendigo.

Why is it significant?

The house at 8 Sugarloaf Road is notable because of the use of local basalt in such a late design. Usually by the Edwardian and Interwar period houses were commonly built of brick or timber, as basalt was considered unfashionable. An abundance of local stone probably influenced the decision to build in this material. The verandah decoration in timber is of an unusual design in an open pattern constructed of fine timber sections featuring curves and lattice work. Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
Recommendations 2008

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Other Recommendations

It is recommended that 8 Sugarloaf Road be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name Axedale Police Station (former)
Address 33 William Street AXEDALE
Building Type Police station
Assessment by Context Pty Ltd

Grading 2008 Local

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
English Queen Anne Revival

Maker / Builder No information held

Integrity High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]

**History of Axedale**

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Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.\[9\] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.\[10\]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.\[11\] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Napthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson...
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The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of Police Station (former), 33 William Street, Axedale**

The allotment at 33 William Street formed part of the survey of the township of Axedale, that was laid out in 1856. The house was built on Allotment 9 of Section 12, which is marked out in Parish plans as a reserve for police purposes.[15] The first police station in Axedale was opened on the 25th February 1866, and information gathered from the community confirms it was located at 33 William Street.[16] Stables were located at the rear of the property, from which mounted police embarked on their daily rounds.[17] The officer in charge was John Wright, mounted constable, though there was a rapid succession of officers in this position.

The 1866 police station was later demolished and replaced with a standard design police quarters that was built in 1892 and opened on the 14th June that year. Jerson and Beardmore were employed as the builders on the project, and construction cost a total of £329.16.10 to complete.[18] The Police Gazette of 1930 records the building as a five roomed weatherboard dwelling with iron roof. There was also a three stall stables and single cell lockup extant on the one acre allotment.[19]

In 1974, the Axedale Police Department undertook the construction of a new station and residence. Upon completion, the premises at 33 William Street were vacated. The lot was sold to Richard Denehy Tyndall and Vera Tyndall, of Bendigo, on the 10th December 1974. Following Vera's death, Richard Tyndall remained the sole proprietor of the property until his death on the 3rd February 2001. The property was thereafter granted to Christopher Richard Tyndall of Bendigo.


HERITAGE CITATION REPORT


[18] Survey of Historic Police Buildings, Department of Planning and Housing Historic Buildings Branch.


Secondary sources


Centenary and Back to Axedale Committee (?), *Accent on Axedale*, Axedale, Victoria.


Survey of Historic Police Buildings, Department of Planning and Housing Historic Buildings Branch.

Description

Physical Description

33 William Street is a late Victorian timber framed weatherboard building designed as a police station and residence in the English Queen Anne Revival style. It has large red and cream brick dichrome chimneys. The building has a projecting gable and a tripartite window with a window hood. The verandah has slender timber posts and timber fretwork brackets. A wing at the rear appears to be a recent addition but is done in corresponding style. There is timber fretwork to the gable...
end. There is an outbuilding with gable roof and built of weatherboard that appears to be the three stall stable. It is unclear if the lock-up is still extant.

**Physical Condition**

Fair

**Conservation Policy**

None Specified

**Statement of Significance**

*What is significant?*

The Former Axedale Police Station of 1892, including all the fabric of timber framed weatherboard house and the stable, is significant.

*How is it significant?*

The Former Axedale Police Station site is of local historic and aesthetic significance for the City of Greater Bendigo.

*Why is it significant?*

The Former Axedale Police Station at 33 William Street is of historic significance for its use for police purposes for more than one hundred years. Its use as a Police Station and residence dates from 1866 until its sale as a private residence to the Tyndall family in 1974. The present building is the second police station to occupy the site. *Criterion A*

Designed in 1892 the former Axedale Police Station is a good example of a late Victorian timber police station. It is relatively intact apart from a complementary extension, and displays a number of architectural features of the period including a projecting gable with strapped gable end, tripartite window with a window hood, large brick dichrome chimneys and a verandah with slender timber posts and timber fretwork brackets. The weatherboard police stables is also significant. *Criterion D*

**Assessment Against Criteria**

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 33 William Street, Axedale be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

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**History and Historical Context**

**History of the Shire of Strathfieldsaye**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]

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The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Big Hill

In 1879, Big Hill consisted of a semaphore and a post office, and was largely a postal village which emerged to service outlying districts. Mining was responsible for much of the development in the vicinity of the town, and there were alluvial and quartz diggings throughout the region in the late 1800s.

A reservoir was built at Big Hill in 1859, as part of a larger project engineered by Joseph Brady, who also worked on the Yan Yean system, to supply water to the emerging mining and agricultural towns in the vicinity. Brady planned a total of eight reservoirs, though only two were ultimately constructed.[7] In 1865, a widespread drought demonstrated the inadequacy of facilities to supply water to residents, and there were calls for the construction of new water supply facilities. There were substantial delays and complications, and it was not until the late 1870s that the Minister for Mines was able to turn on the outlet that supplied water to the Spring Gully, Big Hill and Crusoe Reservoirs.[8]

A school opened at Big Hill in 1872, and was housed in a disused timber chapel that residents moved to two acres of Crown Land that had been set aside for municipal purposes. The building served as both a Church and a school, reflecting the sparsity of the population at the time. Increases in population prompted calls for a bigger facility, which was opened in the form of Big Hill school No. 1551 on the 13 April 1875. (58)

Unofficial postal services ran from a private residence in Big Hill from 1860, and an official service commenced in 1862. The mining industry prompted to construction of a number of hotels in the town, including the Buckeye Hotel, the Railway (also known as the Big Hill) Hotel, and the Cherry Tree Hotel.

The Big Hill Mining Company operated in the region until the late 1930s. The mine was opened in 1921 following Ernest Anderson's accidental discovery of gold. A company was floated, and 15 men employed under the management of Robert Shade.

Contextual history of education in the former Shire of Strathfieldsaye
Prior to 1873, education in Victoria was optional, fee-paying and primarily carried out through religious institutions. Education was in some ways regulated by the Port Phillip Denominational Schools Board, which had been established in 1848, and was responsible for the funding and establishment of Church schools.[9] In the districts around Bendigo, education was similarly associated with the establishment of religious facilities. Providing an alternative to religious education, the Heathcote National School was established in 1853 (in McIvor Shire), along with a number of other private institutions that were running in the area.[10]

Governor LaTrobe spearheaded the establishment of the National Board of Education in Victoria in 1851, which owned and built "vested" schools throughout the state. While designs were based on those used by the Education Committee of the Privy Council in London, they were not standardised. [11]

The Common Schools Act of 1862 manifested a desire to amalgamate schools and do away with denominational influence. Schools were publicly owned and numbered from 1863. Free, compulsory and secular education was introduced with the Education Act of 1872 and became operational the following year. The Education Act became the impetus for the standardisation of designs for schools. Responsibility for their construction rested initially with the Department of Education Architectural Division, but was transferred to the Public Works Department by 1883. [12] One room schools were built according to a series of standardised plans which were determined by the amount and type of seating provided, and there were models for thirty, forty and sixty students.[13]

Development of educational facilities was primarily tied with the development of towns themselves. The first state school constructed in the former shires of Strathfieldsaye and McIvor was built at Heathcote in 1869, and later Mia Mia in 1873.[14] Many of the schools constructed in the district were small portable timber constructions, built in accordance with standard designs by the Education Department and later the Public Works Department. As the population of the small townships around Bendigo increased, so did the need for the provision of schools. Often redundant portable schools were brought in from other locations, and similar circumstances sometimes befell portable schools built for the local McIvor and Strathfieldsaye communities.

The construction of the railway line from Bendigo to Heathcote in the 1880s opened by the district for both import of people and export of produce, and had solidified the nature of many of the smaller townships in the vicinity. This meant the establishment of more permanent educational facilities for some towns, and the establishment of rudimentary ones for others. By the turn of the century a number of regional communities boasted brick schools in place of their previous portable timber facilities. Small portable schools were often extended and renovated, with additional classrooms being added as the need arose.

History of Big Hill School No. 1551.

Prior to the erection of this building in 1880, the first educational facilities at Big Hill took the shape of a private school constructed by Phillip Townsend from 1871, which he ran from a disused chapel he had obtained from Judge Skinner. Local families petitioned for the erection of a teacher's residence at the site, a project that was subsequently carried out. Enrolments waned following the introduction of free education, though Townsend's facility remained the only educational facility in the district.[15]

In 1874, a local decision was reached to offer the building as a school facility to the Education Department and it was reopened as Big Hill State School No. 1551 on the 12th April 1875. Despite discrepancies over his claim to the building, Townsend was offered the sum of £30 for the inconvenience of being relieved of the building,[16] Initial enrolments at the school totalled seventy four, and the Head Teacher in charge of their supervision was James Gray. Gray had previously operated a private schooling facility at Kangaroo Flat and in setting up the establishment at Big Hill he undertook much of the furniture construction himself.[17]

Enrolments at Big Hill School No. 1551 were consistent and the old chapel proved inadequate for numbers. Petitions for
the development of further educational facilities for the district were forwarded to the Department from 1878, requests
that were compounded by the recognition of total enrolments of ninety students in the Ministers Reports of 1875
onwards.[18]

Requests to the Department culminated in the erection of a new brick school building at Big Hill in 1879. The old chapel
building proved inadequate for the needs of the community, and the construction of a new school was completed in
1880.[19] The school measured 30 ft. by 18ft and incorporated four rooms as a residence, which was occupied initially by
the new Head Teacher, Mr. John Cooper. The old school building was disposed of in a sale to Mr. J. E. Thompson for the
sum of £7.[20]

The teacher's residence adjacent to the new school was renovated in 1908.[21] The building was condemned by officers
of the Health Department in 1912, and as a result the residence was renovated in 1915. The total cost of this work was
£334.[22]

The Big Hill State School was reputed for its gardening efforts and won prizes from the A. N. A. on several occasions
during the 1930s. [23]

The school residence was renovated in 1984 and converted to a library facility for the school. Additions were made at the
school in later years, including four classrooms and a toilet block during the 1990s.[24]

Victoria, pp. 11 - 12.
Building Division, Department of Planning and Development, Victoria, p.1.
[10] Earth Tech Engineering Pty Ltd (2002), Heathcote - Strathfieldsaye Thematic History, City of Greater Bendigo,
Victoria, p. 151.


**Secondary sources**


Relevant Historical Australian Themes

8. Building Community Life

8.2 Educating People

Description

Physical Description

Big Hill Primary School comprises a school and attached residence. It is designed in bichrome brickwork featuring cream string coursing against a red background. Stone has been used on the plinth. The school has a gable roof, bargeboards and finial. The windows to the side elevation have been bricked in. The residence has a verandah detailed with timber posts and a balustrade. A number of contemporary buildings are on the site but these are not of interest.

Big Hill Primary School conforms to the standard plands designed by the Education Department Architects of the late 19th Century.

Physical Condition

Good

Conservation Policy

Reference to standard plans of schools should be made if external alterations of this building are contemplated. These would provide suitable designs and details for future works.

Comparative Analysis

Big Hill Primary School is one of several brick Education Department primary schools in the study area, the others being Axedale, and Heathcote War Memorial Higher Elementary School, which is a much later design. Big Hill PS is the more intact.

Statement of Significance

What is significant?

The Big Hill School no. 1551 site, including all the fabric of the 1880s brick building, residence and grounds, is significant.

How is it significant?

The Big Hill School no. 1551 is of local historical, architectural and social significance for the City of Greater Bendigo.

Why is it significant?
The Big Hill School no. 1551 is historically significant for its association with the provision of early educational facilities, which had an important role in the developing community. When compared to the construction of timber schools, and the use of portable schools in other McIvor and Strathfieldsaye communities, the permanence of the brick school building reflects the ambitions of Big Hill as an enduring community. **Criterion A**

The Big Hill School no. 1551 is largely intact and in good condition. Although having undergone alterations, the School is of architectural significance for its unusual bichrome brickwork featuring cream string coursing against a red background. The school has a gable roof, bargeboards and finial. The adjacent teacher's residence has a verandah detailed with timber posts and a balustrade. This building was renovated in 1908, again in 1915 and converted to library facilities in 1984. Other additions to the School include four classrooms and a toilet block during the 1990s. The grounds of the Big Hill State School are also important as representative example of prize winning school gardens during the 1930s. It is one of several brick schools in the study area, and there are several examples of brick primary schools in the City of Greater Bendigo. **Criterion D**

The School is of social significance for the Big Hill community as a place of continuous education since the early 1870s. **Criterion G**

**Assessment Against Criteria**

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.
**Recommendations 2008**

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**Other Recommendations**

It is recommended that the school at 5644 Calder Highway, Big Hill, be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: House
Address: 200 Bradleys Lane COSTERFIELD
Grading: 2008 Local
Building Type: House
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Maker / Builder: Unknown

Integrity
Fair

History and Historical Context

History of the former Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65, provided local farmers with an accessible water source for their crops. [5]

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

**History of Costerfield**

The Costerfield Gold and Antimony Mining Company, along with the Alison Mining Company for Gold and Antimony, began extensive operations in the vicinity of the township of Heathcote in the 1860s. The necessity of an accessible workforce to continue their operations led to the establishment of the township of Costerfield. Developments in technology continued to change the face of gold mining, as well as the development of other mineral deposits in the vicinity of Heathcote and McIvor Creek. Coster, Field and Company expanded their operations to become the Costerfield Gold and Antimony Company, and their shaft was sunk to a depth of 520 feet by the mid 1870s. Residents rallied for the construction of a state school, which was undertaken by the end of the 1870s. The school also served as the site for religious services of both the Wesleyans and the Church of England.

**History of House, 200 Bradley's Lane, Costerfield**

The house at 200 Bradleys Lane was built on part of a parcel of land that was granted by the Crown to William Arthur Bradley, of Costerfield, on the 19th January, 1909. Bradley's grant covered a total of 258 acres and 8 perches, extending
south of the road to Heathcote.[6] The Bradleys were a long standing family in Costerfield, and the land remained in the family until at least 1966. It is likely that the earlier cottage extant on the land was already constructed on the land when it was granted to Bradley. Many titles in mining areas were granted after the buildings were already built as a result of establishment of mining leases.

Bradley's land was located next to a larger allotment which was owned by J. Crowle and passed to the Trustees Executors and Agency Company after his death. Bradley later acquired this parcel of land, which expanded his allotment to cover a tract of land from the Heathcote Road south to what would later become Bradley's Lane.[7]

In 1909, Bradley mortgaged his land to the Savings Bank of the Colony of Victoria.

Bradley died on the 16th December 1926, and the owners of the property became Harry Bradley and Sarah Jane Bradley. Harry Bradley had been living in Costerfield and working as an engineer, presumably in conjunction with the mining industry that continued to play a big role as an employer in the town. It is not known if Harry Bradley relocated to the station after he acquired it. Sarah Jane Bradley died some time after she came into possession of a portion of the land, and this portion was subsequently also acquired by Harry Bradley.

Tom Bradley became the owner of the whole property on the 11th March 1930. He was a grazier, and undoubtedly continued to run the property as a station. Tom Bradley held the property up until his death on the 13th September 1958, after which time the property was passed to Joseph John Bradley and Archibald Hzerrot. The relationship between these two individuals is not known. Joseph John Bradley was a retired grazier at the time he acquired the land, and had been living in Heathcote. Hzerrot hailed from Kongorong in South Australia, where he was a farmer.

By 1966, the entirety of the property was owned by Joseph John Bradley, who had presumably bought Hzerrot's portion out. John Lindsay Bradley, also a farmer, became a joint owner with J. J. Bradley on the 24th March 1966, and by the following year Geoffrey Vincent Flint had acquired J. J. Bradley's portion. On the 17th October 1967, the owner of the whole property became John Oliver Bradley, who himself sold to John Alec Harris and Neil Thomas John Harris the following year.


[7] Parish Plan, Costerfield

Primary sources

Land Victoria, Certificates of Title, Vol. 3064, Fol. 744.

Parish Plan, Costerfield

Targeted community consultation with Irene Mears and George Harris
Secondary sources


Relevant Historical Australian Themes

4. Transforming the land

Description

Physical Description

200 Bradleys Lane is located away from the main mining area of Costerfield and is associated with the surrounding farm land rather than the mining operations.

200 Bradleys Lane is an unusual house of square plan form and a high pitched hipped roof culminating in a single point rather than a ridge. The house has a return verandah of shallow concave profile. There is an earlier house at the rear which is also of interest as it appears to be of an early construction date and is built of brick and timber with small multi paned windows. The front house still retains many original features including door and window joinery. The high pitch of the roof is often an indicator of timber shingles as the original roof covering. The interior has not been investigated in order to confirm this.

This property, although close to Costerfield is a farm and has little in common stylistically with the buildings of Costerfield itself.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

200 Bradleys Lane is unusual in the study area but the roof form is similar to 215 Mills Road, Axedale and 5960 Northern Highway, Heathcote.

Statement of Significance

What is significant?

The two houses including the timber house with pyramid roof, and the brick and timber house at the rear, at 200 Bradleys Lane Costerfield are of significance. The extensions to the timber house are not of significance.
How is it significant?

200 Bradleys Lane is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

200 Bradleys Lane is of historic significance for its long association with the Bradley family, and in particular with Harry Bradley who was associated with the Costerfield mining operations. Criterion A

The timber house is of aesthetic significance for its unusual design, with a high pitched roof leading to a central apex. The house has particularly high integrity and has original door and window joinery and the concave verandah which is of an early design. Criterion E

The brick and timber house at the rear is of significance for its primitive construction. The square plan form of the front house that has a pyramid roof is rare in the study area. Criterion B

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
Recommendations 2008

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Other Recommendations

It is recommended that the two houses at 200 Bradley's Lane, Costerfield be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

**Name**  
UNITING METHODIST CHURCH

**Address**  
66 Donellys Lane COSTERFIELD

**Grading**  
2008 Local

- **Building Type**  
Church

- **Assessment by**  
Context Pty Ltd

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

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

**Maker / Builder**  
Unknown

**Integrity**  
High

**History and Historical Context**

**History of Costerfield**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Félix*.[1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops. [5]

The Costerfield Gold and Antimony Mining Company, along with the Alison Mining Company for Gold and Antimony, began extensive operations in the vicinity of the township of Heathcote in the 1860s. The necessity of an accessible workforce to continue their operations led to the establishment of the township of Costerfield. Residents rallied for the construction of a state school, which was undertaken by the end of the 1870s. The school also served as the site for religious services of both the Wesleyans and the Church of England.

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

**History of former Uniting Methodist Church, 66 Donellys Lane, Costerfield**

The land upon which the Uniting Church at 66 Donellys Lane was only granted by the Crown to Tom Bradley, Stanley George Richie, Henry George Parker and Charles Newton on the 4th October 1946.[6] The men were all residents of Costerfield, and were presumably representatives of the Anglican or Wesleyan community in the town who had been nominated to act as caretakers of the land.

Little is recorded on the history of the Costerfield Uniting Methodist Church. According to information from the local community, the building was opened as a Wesleyan Church on the 2nd July 1876.[7] This is borne out by a March 1877 plan of the town which shows a ‘Church’ in approximately the correct position, just across the road from the Police...
Reserve.[8] Randell notes, however, that the Costerfield Uniting Methodist Church celebrated its 70th Anniversary in 1956, which would suggest it was opened in 1886. Randell noted that there was also a Methodist Church at Costerfield by 1901, which appears to be the same place.[9] The congregation was part of the Heathcote Methodist Circuit in 1901, along with Heathcote, Argyle Hill, Tooborac, Pyalong, and Meadow Valley, and was visited regularly by Reverend Westcott during the early 1900s. The Church was later renovated and reopened as a Methodist Church in 1915. [10] Costerfield community consultation has revealed that the Church was extended at some stage, with further rooms added to accommodate a Sunday School. It was a weatherboard structure, which photographic evidence suggests was removed after 1970.[11]

On the 30th June 1982 the owner of Lot A6 of Section 5 officially became the Uniting Church in Australia Trust of Victoria. Local residents recall that the last service was held at the Church on the 6th April 2003, and the building sold soon thereafter. The Church bell had been donated to Queens College at the University of Melbourne in 1965.[12]

[8] Put-away plan 'C370c - Plan of Township of Costerfield', 1.3.1877 as compared to 'C370F - Resurvey of Township of Costerfield', 17.2.1939, which shows a 'Stone Methodist Church' in the present location. Note that the street alignment had changed during this time.

**Primary sources**

Certificate of Title, Vol. 6925, Fol. 810

Targeted community consultation, 14/6/07.


**Secondary sources**
**Description**

**Physical Description**

The former Costerfield Methodist Church is designed in the Primitive Gothic style and built in 1876. Elements of the style include the use of steeply gabled roof and pointed arch headed windows. The gable end is decorated with a small arched hood moulding above a rectangular the window. A small, timber framed, weatherboard porch provides entry to the single space.

Costerfield church is of brick with a rendered finish on the rubble sandstone footings. The roof is of corrugated iron in short sheets.

A weatherboard addition to the rear of the church was removed some time after 1970 as a photograph (SLV:John T Collins collection) shows the structure still in place. The markings of this building are still evident on the rear wall.

The interior is relatively plain as befits a Methodist chapel, with plaster finish to the walls and timber lining boards to the ceiling. The ceiling is coved in profile and the windows are of clear glass. The altar rail is still intact and has turned balusters.

**Physical Condition**

Good

**Conservation Policy**

The following works are recommended to conserve the building:

Repainting of all exterior timber on a regular basis.

Ensuring that eaves gutters are connected to the tank or to an appropriate stormwater system so that water does not lie around the building.

Retention of the windows, coved ceiling and the altar rail.

**Statement of Significance**

What is significant?
The former Costerfield Methodist Church of 1876 is significant. This includes the remaining masonry fabric, windows and doors, roof structure, and coved timber ceiling. The interior is also significant for the altar rail.

*How is it significant?*

The former Costerfield Methodist Church is locally significant to the City of Greater Bendigo.

*Why is it significant?*

The former Costerfield Methodist Church is historically significant for its associations with the mining settlement of Costerfield and with the Wesleyan movement, in particular the Rev. J. Westcott. Like Axe Creek, this church predates the merger of the Wesleyans and Methodists in 1898. The historical association spans the history of the Methodist Church in Australia until the formation of the Uniting Church in 1969.

The church is of aesthetic significance for its demonstration of the principal elements of the Primitive Gothic style, including the gable roof and pointed arch windows. The integrity of the church is enhanced by the retention of the turned timber altar rail. The presence of this feature is rare in churches no longer functioning.

The church is of social significance for the Costerfield community as a place of continuous worship for over 120 years.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the former Methodist Church at 66 Donelly's Lane, Costerfield, be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the ‘Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.’
**HERITAGE CITATION REPORT**

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<thead>
<tr>
<th>Name</th>
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<tr>
<td>Address</td>
<td>8 Derrinal Crosbie Road DERRINAL</td>
</tr>
<tr>
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</tr>
<tr>
<td>Building Type</td>
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</tr>
<tr>
<td>Assessment by</td>
<td>Context Pty Ltd</td>
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<tr>
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<tr>
<td>Architectural Style</td>
<td>Victorian Period (1851-1901) Vernacular</td>
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<td>Maker / Builder</td>
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<tr>
<td>Integrity</td>
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</table>

**History and Historical Context**

**History of the Shire of McIvor**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880. [2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854. [4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops. [5]

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

**History of Outbuilding, 8 Derrinal Crosbie Road, Derrinal**

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

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

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

The property was leased to Joseph Hollingsworth from 14 April 1885, until February 1892. Hollingsworth began purchasing the property in 1892, and paid for the property in full on 31 January 1895. [9].
Hollingsworth built the outbuilding between 1893 and 1894. [10] Work commenced on the outbuilding on February 2, 1893, and the outer cavity and roof was finished shortly after. [11]

The property has been owned by the Hollingsworth family for three generations. [12]

[9] Information supplied by current owner, 2008
[10] Information supplied by current owner, 2008

**Relevant Historical Australian Themes**

4 Transforming the land

4.1 Farming

**Description**

**Physical Description**

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

Primitive construction systems in rural areas do not necessarily indicate an early date of construction as the method was often used even if other building materials were available and this one is said to have been constructed with an inner and
outer wall for use as a dairy according to the current owner Ian Hollingsworth. A separator is still inside the building. The two walls would assist in keeping the building cool.

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

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

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

**Physical Condition**

Good

**Conservation Policy**

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

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

**Comparative Analysis**

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

**Statement of Significance**

*What is significant?*

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

*How is it significant?*

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

*Why is it significant?*

The outbuilding at 8 Derrinal Crosbie Road is of technical significance for its construction method derived from cob building. Although straw is not visible in the mix between the earth layers, the earth has been laid without shuttering and is not in blocks. This is the only example of cob building found in the study area and one of only a few known examples in Victoria. It is however a late example of this type of construction.
Other examples include and these include Bear's Castle at Yan Yean (1847), a chicory kiln on French Island (1905), and a mud walled dairy at Ravenswood (1879) is said to derive from the Welsh tradition of cob building.

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics.

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.

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

Recommendations 2008

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Other Recommendations

It is recommended that the outbuilding at 8 Derrinal Crosbie Road, Derrinal be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Woolshed
Address: 4005 McIvor Highway DERRINAL
Building Type: Woolshed/Shearing Shed
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity: High

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.[5]

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

**History of Woolshed, 4005 McIvor Highway, Derrinal**

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

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

By the 1870s the property was owned by Thomas Stephen Williams, who mortgaged the place to the National Insurance Company of Australasia Ltd in 1875. He raised a total capital of £500 in this venture. A number of owners in quick succession acquired and then sold the property until it was bought by Thomas James Farley who was resident by 1899. In 1970 the owner of the place was recorded as John Farley and Son P/L.[8]
After initial inspections by Heritage Architect it was assumed that the structure was built c. 1870, however, information supplied by the McIvor Heathcote Historical Society sourced from maps of the area identifies that the structure was built after 1887. [9]

[6] Research notes from Old law search application AP105537T.
[7] Research notes from Old law search application AP105537T.
[8] Research notes from Old law search application AP105537T.
[9] Information supplied by McIvor Heathcote Historical Society, 2009

**Primary sources**

Certificates of Title.

Research notes from Old law search application AP105537T.

**Secondary sources**


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

Information supplied by McIvor Heathcote Historical Society, 2009.

**Relevant Historical Australian Themes**

4. Transforming the land
4.3 Grazing and raising livestock

**Description**

**Physical Description**

The woolshed at Kilmuir, Derrinal is located on the McIvor Highway some distance from the house and other buildings associated with the farm. It is a large woolshed with unusually tall gable roof form. The construction is of timber with weatherboard cladding and some fibro cement sheet to the rear elevation facing the sheep pens. The ridge has a curved
capping giving a distinctive profile to the building. There is a small window in the gable end. Although there are a number of woolsheds in the study area, this one is unusually large and of a distinctive form.

**Physical Condition**

Fair

**Conservation Policy**

None Specified

**Statement of Significance**

*What is significant?*

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

*How is it significant?*

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

*Why is it significant?*

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

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

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*
Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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<td>Aboriginal Heritage Place</td>
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**Other Recommendations**

It is recommended that the woolshed at 4005 McIvor Highway, Derrinal, be added as an individual place to the Heritage Overlay of the Greater City of Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.' The homestead and other buildings some distance from the woolshed should also be assessed.
**HERITAGE CITATION REPORT**

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<tr>
<td>Address</td>
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**Grading** 2008 Local

**Recommended Heritage Protection**

| VHR | No HI | No PS | Yes |

**Architectural Style**

- Victorian Period (1851-1901)
- Vernacular

**Maker / Builder**

- Unknown

**Integrity**

- Altered

**History and Historical Context**

**History of the Shire of McIvor**

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

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

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

George Murrowood died on the 26th May 1900, and ownership of the property was passed to John Thomas Clark Murrowood and Benjamin Murrowood as the executors of his estate. Both men had died by 1949, and Lily Rose Murrowood and George Murrowood became the owners through the will of John Thomas Clark Murrowood.[8] By 1950 George Murrowood was the sole owner of the property. He had also, by that stage, acquired substantial holdings that brought his total parcel of land to just under 400 acres.[9] This land was transferred to the State Rivers and Water Supply
Commission on the 5th April 1962[10], and in 2008 was owned by Goulburn Murray Water part of Cliff Robertson Reserve.


**Primary sources**

Certificates of Title

Plan of the Parish of Langworner, undated

**Secondary sources**


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

**Description**

**Physical Description**

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

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

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

Outbuildings are in fair condition.

**Conservation Policy**

**Guidelines (Specific)**

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

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

**Statement of Significance**

**What is significant?**

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

**How is it significant?**

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

**Why is it significant?**

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

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

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

**Assessment Against Criteria**

**HERCON CRITERIA**
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the Murrowood Homestead and outbuilding in Sheedy's Lane be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: St Stephen's Church
Address: 108 Hargreaves Road EMU CREEK
Grading: 2008 Local

Building Type: Church
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Designer / Architect: Mauermann, E
Maker / Builder: Unknown

Integrity
High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6]

**History of St Stephens Church, 108 Hargreaves Road, Emu Creek**

The original request for land for the St Stephens church site was made in December 1868 by Head Teacher Owen and Mr Lowndes, and in May 1873 the land around the school site was surveyed resulting in a 'one acre site for a church or chapel granted from the Department.' [7]

On October 19th 1886 discussions regarding the need for the construction of a Church of England was held at Mr Fox's vineyard. [8] A committee of members including A.R Beetson, J. Cook, G.T Rundle, W.D Dunn and A.W Fox was appointed to facilitate project. [9]

The second meeting of the committee was held on November 8th. Mr Beetson was appointed Chairman and Mr Fox elected Secretary. It was agreed to make an application for land and to construct the new church out of brick rather than wood as initially planned. On November 2nd 1887 tenders were called for the supply of 30,000 bricks. [10] The foundation stone was laid at the new site on September 14th 1888 by Rev. Archdeacon MacCullagh, with architect E. Mauermann in attendance to hand the trowel to the Archdeacon. This occasion was said to be very well attended, with over two hundred people being catered for at the tea held in the schoolhouse after the conclusion of the ceremony. The next day's Bendigo Advertiser reported the Rev. Mr Garlick's following words of congratulations:

*They had been engaged in a most important duty, as whenever they saw a church it was a symbol of certain truths which had influenced the world's progress for the past 2000 years. Some said that worship could be held in the fields or in barns; but modern life demanded that there should be a proper building for such purpose.* [11]

The same article describes the architect E. Mauermann's plans for the new construction as the following:

*...a very neat little edifice 20 feet broad and 36 feet long and with brick walls and buttresses 14 feet high. There are three
Gothic shaped windows in each side wall. At the front is a porch 8 feet square, and at the rear a vestry 10 feet by 10 feet. The ceiling will be boarded and the walls plastered inside, while the roof will be of corrugated iron. A cross finished the point of each gable.[12]

Emil Mauermann was one of a series of German migrants that influenced the development of architectural practice in and around Bendigo. Mauermann was born in Saxony and emigrated to Australia in 1885. Soon after his arrival he travelled to Bendigo, where he joined architects Vahland and Getzschmann in their practice, as a structural engineer. After bringing his family from Germany to Bendigo in 1889, Mauermann departed Victoria for Western Australia during the depression of the 1890s. Mauermann relinquished his practise in Bendigo in 1896, and it was thereafter taken over by his former pupil, architect F. W. Lehman.[13] One of his more notable buildings was the design of the Bendigo Art Gallery.[14]

On July 31st 1888 tenders were called for the foundations and brickwork of the site and it was decided that the Committee would supply all materials. At the same meeting the quorum confirmed that the new church would be thirty-six feet long, twenty feet wide and with a vestry at the back twelve by ten feet, and a porch at the front that would be eight by six.[15]

Financial problems were an obstacle for the construction being completed, and on November 1st 1888 Mr Fox, a local vigneron, was asked to lend assistance to the fund. It was planned that 'this money to be refunded on him rendering his account to the Church Trust Fund'.[16] Interestingly, Mr Fox declined to attend the next meeting of the Church committee, and subsequently resigned.[17]

Succeeding committee meetings continued to discuss financial matters, with various accounts and costs confirmed, including an architect's estimate of £170 for the construction; carpentry fees of £25, and bricklaying fees of £24.[18] The survey fee was recorded as amounting to £2/7/5, and £4/4/9 was paid for the land at auction. In addition to this, £29/1/0 was paid for bricks, and Mr Fox was paid £4/6 per thousand of the 24,225 bricks to be carted.[19] The bricks were said to have been made at Mr Bruhn's vineyard, using clay from the same site.[20] Other materials used for the construction included timber supplied by local businessman Mr Hume (Hume & Iser), with lime and cement supplied by Mr Holmes.[21] It is also noted that Holmes. C. Bode constructed seven window frames and three doors for the new site.[22]

Various fundraisers, including bazaars, sports days, tea meetings, and lectures were held to raise funds to complete the construction, with an 1892 list showing £73 to have been raised by the bazaar committee[23]. Contributions were also made through donations by local community members and friends of the church. The final cost of the construction was £451.[24]

The church was painted and repaired in 1916. In 1952 stabilising and restoration work was undertaken with 'two substantial iron rods donated by Harry Baker, running the length of the Church were placed in position, also cross bars, and the wooden crosses surmounting the building were replaced'.[25] This work was carried out by John Edwards and Tom McClean at a cost of £28.[26] Repairs were also undertaken in 1975 to the organ and also work on the church interior, including wooden flooring replaced with concrete floor and carpeting, and heating was added.[27] A brick 25 x 20 ft construction was also added to the site in the 1980s along with new toilets.[28]

The site is currently owned the Anglican Church of Australia and is still in use as a Church and Sunday school.


**Relevant Historical Australian Themes**

8 Building community life

8.1 Maintaining spiritual life

**Description**

**Physical Description**

St Stephens Anglican Church at Emu Creek is designed in a domestic vernacular style by the architect E. Mauermann who was one of a number of German architects who worked in Bendigo and surrounding areas. Mauermann is a lesser known architect than Vahland and Getzchmann who were dominant in Bendigo; however it is known that up to seven architects were employed in the offices of Vahland and Getzchmann between 1870 and 1880. Mauermann may have been one of these employees who later began his own practice.

The three bay structure is articulated with buttresses and the square headed, four pane windows are unusual in church design. The gable ends have shaped parapets with restrained but elegant brickwork detailing. A simple cross decorates the front gable. The porch and vestry are designed with hipped roofs and integrate well with the main form of the church. The only concession to the Gothic Revival is the pointed arch to the main entry door. St Stephen's is constructed of local red/orange face brickwork that is unadorned. The church appears to have undergone few changes other than repair and maintenance. There are two other buildings on the site that have been designed in complimentary style but are not of interest.

The interior has undergone some renovation with timber lining to one wall. The interior has a coved ceiling with hammerbeam trusses, partially concealed by the ceiling lining. There is some brick paving to the floor. A Sunday School and kitchen have been constructed in complementary style adjacent to the church.

**Physical Condition**

Good

**Conservation Policy**

The following works are recommended to conserve the building:

None specified

**Comparative Analysis**

St Stephens is an unusual church in the study area, and the only one that is not built in the Gothic revival style.

**Statement of Significance**
What is significant?

St Stephen's Anglican Church including all the 1888 fabric is significant. The toilets and Sunday School hall are not significant.

How is it significant?

St Stephen's Anglican Church is of local historic, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

St Stephen's Anglican Church at Emu Creek is of historical significance for its association with the Anglican church, in particular Archdeacon MacCullagh of St Paul's Bendigo. St Stephen's is historically significant for its associations with the Fox, Beetson, Rundle, Dunn and Cook families whose efforts to secure land and funds, ensured the construction of the church. Criterion A

St Stephens is aesthetically significant as a work of the architect E.Mauermann, and contains some unusual variations in design such as the hipped roof forms of the porch and vestry and the square headed windows. Criterion B

St Stephen's is socially significant for the Emu Creek community as a place of continuous worship for over 100 years. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
Recommendations 2008

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Other Recommendations

It is recommended that St Stephen's Anglican Church at 108 Hargreaves Street, Emu Creek be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the ‘Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.’
HERITAGE CITATION REPORT

Name          House
Address       148 Hargreaves Road EMU CREEK
Building Type House
Assessment by Context Pty Ltd

Grading       2008 Local

Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901) Vernacular

Maker / Builder Unknown

Integrity
Fair

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6]

**History of House, 148 Hargreaves Road, Emu Creek**

The house at 148 Hargreaves Road is built on land that was leased by Patrick Brennan under Section 31 of the 1869 Land Act. Section 31 allowed license holders under Section 42 of the previous Land Act of 1865 to apply for Crown grants over their land. The Section stipulated that certain conditions had to be met in order to apply. Brennan was granted to land on the 14th of July 1875 [7], having met the conditions of his lease, indicating that the house at 148 Hargreaves Road was probably built before 1875. Brennan's grant incorporated allotment 2A and 30B2 of section 3 in the Parish of Strathfieldsaye and covered a total area of 60 acres and twenty nine perches. [8]

Patrick Brennan transferred his property to Charles Brennan on the 26th February 1877. [9] Charles Brennan continued to run the farm at the property. He took out a mortgage over the property on the 17th May 1879, which may have been a means of financing further construction on his holding. [10] Charles Brennan lived at Hargreaves Road until his death in 1912, after which time letters of administration were granted to Anne Brennan, his widow. The property was transferred to Herbert Somerville on the 7th August 1925. [11]

Horace Batchelder became the owner of the place in 1948, and sold it to William Kenneth MacKenzie on the 23rd June 1950. MacKenzie sold to Robert Curries on the 16th September 1954, who in turn sold to Thomas James Carr on the 8th January 1957. [12]


**Primary sources**

Certificates of Title

**Secondary sources**


**Relevant Historical Australian Themes**

4.0 Transforming the land

4.3 Grazing and raising livestock

**Description**

**Physical Description**

148 Hargreaves Road comprises two gable roofed buildings sited perpendicular to each other. It is possible that this house is built from the combination of two houses as there appears to be two front doors. The chimneys at the rear are of an earlier and simpler design, however the chimney at the front is built to a later design with a cornice and use of patterned brickwork.

The timber framed, weatherboard building is surrounded by a convex profile verandah supported on timber posts. The forms of the building indicate that it may have an early date of construction; however the front chimney design does not
accord with this.

**Physical Condition**

Fair

**Conservation Policy**

None Specified

**Comparative Analysis**

There are a number of timber farmhouses in the study area and this one may be compared to 11 Argyle Street, Argyle, which is of a similar design.

**Statement of Significance**

*What is significant?*

The house at 148 Hargreaves Road, Emu Creek, including all of the fabric of the pre-1875 timber framed, weatherboard building is significant.

*How is it significant?*

The house at 148 Hargreaves Road, Emu Creek, is of local historic and architectural significance to the City of Greater Bendigo.

*Why is it significant?*

The house at 148 Hargreaves Road, Emu Creek was probably built before 1875 by Patrick Brennan and his historically significant for its long association with the Brennan family, ending when the property was transferred to Herbert Somerville in 1925. **Criterion A**

The house is architecturally significant as an example of an early vernacular building, comprising two gable roofed buildings sited perpendicular to each other. It is possible that this house is built from the combination of two houses, with the house at the rear of an earlier and simpler design. Notable features include two front doors, the cornice to the chimney at the front and the patterned brickwork to each of the chimneys. **Criterion D**

**Assessment Against Criteria**

**HERCON CRITERIA**

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

Possession of uncommon rare or endangers aspects of our cultural or natural history. **Criterion B**
Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the house at 148 Hargeaves Road, Emu Creek be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name          Farm Complex
Address       197 Red Tank Road EMU CREEK
Grading       2008 Local
Building Type Homestead Complex
Assessment by Context Pty Ltd

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style
Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity
High

History and Historical Context

History of the Shire of Strathfieldaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

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The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Farm complex, 197 Red Tank Road**

Heinrich Wilhelm Schaeche Louis Schmidt bought the twenty two acres two roods and twenty three perches of allotment 6 section 3 in the Parish of Strathfieldsaye from the Crown on the 15th March 1853. He paid a total of £46.8 5 for the block.[7]

Schmidt was probably responsible for much of the early development of the farm complex at Red Tank Road, however development was probably gradual, with new buildings constructed in accordance with the needs of the farm. He sold the property to Franz Mueller circa 1857, who took out a mortgage over the place to Henry Backhalt. The mortgage may have been a means of financing further development of the property. It is thought that Mueller either sold the property to Freiderick Kraemer, or owned it in partnership with him.[8]

Circa 1868, Henry Backhalt became the owner of the property, which may have occurred due to a default on the mortgage he had previously financed. It appears that Backhalt sold the property on to Johann Carl Ulbrick almost immediately after acquiring it.

Hinnrich Petersen became the owner of the place circa 1871, and he took out a mortgage over the property circa 1880. Circa 1910 Gustav Pieper was the owner, and he lived there until selling the place to William Wirth circa 1920. The property then changed hands a number of times, and was subject to a number of mortgages, before being acquired by Gerald Thomas and George Alfred Truscott circa 1934. The property remained in the Truscott family until 1980, when it was sold to Joseph Michael and Mary Alison Tobin. It is currently in ownership of descendants of the Truscott family.


[7] Old law search application 113344. Note: the research notes for this property do not include dates of conveyance etc, so all dates have been estimated using proximous memorial book numbers.

[8] Old law search application 113344.

**Primary sources**

Old law search application 113344, Lands Office Victoria.

**Secondary sources**


**Description**

**Physical Description**

197 Red Tank Road is a farm complex comprising a house, barn open sided sheds and stone walls. The property is situated in undulating agricultural land at Emu Creek. Some surrounding small farms are being subdivided into large residential allotments and new houses are being built in the area. The paddocks around the house and barn have sandstone drystone walls dividing them and bordering Red Tank Road. These stone walls are in a deteriorating condition and are partially collapsed.

The house is built of stone but has undergone numerous alterations including partial rendering. It is not immediately apparent that is contemporary with the barn. The house is of secondary interest as the alterations to the roof form, porch and external walls have obscured much of the original design.

The barn is built of sandstone and is over 30 metres long. It is built of random rubble sandstone with one smooth face. The interior of the barn has a loft floor built of palings and divisions for animals of palings and split vertical planks. The roof structure appears to have been reconstructed and the roof cladding is not corrugated iron, although this may not have been the original roof cladding. The barn is of particular interest for its high degree of integrity, particularly in the interior features, its exceptionally long length and its relationship to the house and stone walls.

**Physical Condition**
Good

Conservation Policy

Guidelines (Specific)

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

Historic photographs may reveal the original appearance of the house, and further investigation of the house is recommended prior to changes to this building.

Comparative Analysis

This is the most intact outbuilding assessed by the study. It may be compared with the Chateau Dore Winery buildings.

Statement of Significance

What is significant?

The stone outbuilding at 197 Red Tank Road built c.1860 including the interior, is significant. The house, although of a similar date of construction has been significantly altered and is of lesser interest.

How is it significant?

The stone outbuilding and house is of local historical and architectural significance to the City of Greater Bendigo.

Why is it significant?

The stone outbuilding and to a lesser extent the house, at 197 Red Tank Road is of historical significance for its direct links to the farming traditions of the German immigrants who came to Australia firstly in search of gold, then to establish agricultural and viticultural activities in the district. It was owned by a number of the German families including originally Heinrich Schmidt in 1853, followed by Franz Mueller in 1857 and Henry Backhalt in 1868. Criterion A

The stone barn is an extremely long construction and was possibly extended several times, although the same stonework was used each time and there are only faint clues as to where additional work was constructed. It is the largest and most intact barn in the study area and has a highly intact interior with a loft floor constructed of palings, and timber divisions for animals some of which are of split timber. The roof structure has been altered and the roof cladding is of corrugated iron, although it is likely that shingles or palings were the original roof covering. The barn is rare in the study area, and is one of the best examples of German construction. The setting has stone walls throughout the paddocks, and a stone house that has been altered substantially. Criterion E, B

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.
Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 197 Red Tank Road, Emu Creek be added as an individual place to the Heritage Overlay of the Greater City of Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name          House and outbuildings
Address       Axedale-Kimbolton Road EPPALOCK
Grading       2008 Local

Building Type Homestead Complex
Assessment by Context Pty Ltd

Recommended VHR No HI No PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity
High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards: Mandurang, Strathfieldsaye and Axedale. [6]

**History of Eppalock**

The first land sales in the Eppalock district occurred in the 1870s and were predominantly clustered around the Strathfieldsaye Road and the road to Axedale where fertile land was available. Larger allotments gradually gave way to smaller subdivisions in the inter-war years.

The widespread droughts of 1902 prompted investigations into the viability of establishing a reservoir on the Wild Duck Creek. A site was chosen about half a mile below the Campaspe-Wild Duck Creek junction, and due to its location at the extremity of the boundary of the Eppalock Parish, took the name the Eppalock Weir. The actual district of Eppalock was, however, located some miles to the north.

Lake Eppalock was formed by the construction of a dam near the intersection of the Capaspe and Coliban Rivers in 1962. It was built to provide irrigation, stock and domestic water downstream to Heathcote and to Bendigo.

**History of house and outbuildings, Axedale-Kimbolton Road, Eppalock**

William Bowden was granted the twenty two acres and one rood of allotment 2 section 1 in the Parish of Eppalock on the 31st March 1856. Bowden paid a total of £22.5.0 for the land. [7]

Bowden sold the property to Denis Byrne and John Burke on the 21st August 1856 for the sum of £100. In 1859, Byrne sold out his equal portion of the land to John Burke for £150.2.1. [8] Burke mortgaged the property to Alexander Bayne in 1863, and raised a sum of £100 in the process. It is probable that this money was used to finance the construction of his residence on the road to Axedale, making 1863 the estimated year of its construction. Burke paid out his mortgage in 1876. [9] Burke probably ran a small farm on his twenty two acre allotment while residing in the house he had built there. The residence and outbuildings appear to have been constructed together.
John Burke died interstate on the 24th December 1903, and letters of administration were granted to Michael Burke on the 6th February 1904. The owner of the property following his death is not known, but the property was acquired by the Shire of Strathfieldsaye in 1958.[10]

Members of the local community have speculated that that the place was previously Governor Bourke's house, though further information to confirm this notion had not been located.[11] The building was thought to have been abandoned for some time, presumably following its acquisition by the Shire. Changes were also made to several of the outbuildings over time, including the additions of a 'fake wall' to one of the buildings during the 1960s.[12]


[12] Community Consultation.

**Primary sources**

Axedale Community Consultation.

Certificates of Title.

Research notes for old law search application AP88854.

**Secondary sources**


Relevant Historical Australian Themes

4.0 Transforming the land

4.3 Grazing and raising livestock

Description

Physical Description

This group of buildings comprises a bluestone house and two outbuildings located in close proximity to each other and to the road. Built of bluestone, this group of three buildings is unusual in layout and design but may be compared with several other farm complexes in the study area that have a similar formal layout. Although this place is of note for the fact that the three buildings appear to have all been designed together and sited in a formal way in relation to each other. It is possible that an architect or skilled stonemason/designer may have been involved in the design of this group of buildings. Particular attention has been paid to the stone walls which are laid in coursed, squared rubble. The woolshed is small in comparison with others in the locality, and has been altered with an addition in red brick to one end, that appears to replace a demolished section of stone wall. The stable has similar high level of craftsmanship in the stone walls and the design of the tall narrow windows with rough cut sills. There is a stone ramp or steps leading from one of the openings above the floor level. This is a relatively unusual feature but other examples exist at Carisbrook and west of Geelong in the Barabool Hills. There are matching chimneys at each end of the stables. The gable ends are detailed with parapets with smooth cut stone cappings.

The house is of a symmetrical hipped roof design with a relatively high hipped roof. The windows are standard sashes and the front verandah is convex and has timber post with brackets. It is possible that a frieze is missing from the verandah. There is a small weatherboard section of the house with a chimney and this area is in poor condition. Some small extensions have been made to the woolshed and stables, in particular a large machinery or hay shed has been constructed adjacent to the demolished end of the woolshed.

Physical Condition

Good

Conservation Policy

The stonemasonry should not be painted.

Comparative Analysis

There are a number of bluestone houses of this type in the study area. However as a farm complex it compares with 121 Mt Lofty Road, Redesdale and 2351 Kyneton-Redesdale Road, Redesdale.

Statement of Significance
**What is significant?**

The farm complex comprising three bluestone buildings including a house, woolshed and stable at Axedale Kimbolton Road, Eppalock that appear by their architectural styling to have been designed together c.1863 are significant.

**How is it significant?**

The group of buildings at Axedale Kimbolton Road, Eppalock are of local historic and aesthetic significance to the City of Greater Bendigo.

**Why is it significant?**

The farm complex at the corner of the Axedale Kimbolton Road are of historic significance for its association with the Burke family for over 100 years. **Criterion A**

This farm complex is one of several small farms in the area where the house and outbuildings are grouped together and located close to the road, however it is rare to find such consistent style as opposed to buildings that have been developed at different stages. It is aesthetically significant for the high quality of the stonemasonry. **Criterion D,E**

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

Special association with the life or works of a person, or group of persons, of importance in our history. **Criterion H**
### Recommendations 2008

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<td>Aboriginal Heritage Place</td>
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### Other Recommendations

It is recommended that the buildings on property number 190852, on Axedale-Kimbolton Road, Eppalock be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
## HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
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<tr>
<td>Address</td>
<td>215 Mills Road EPPALOCK</td>
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<tr>
<td>Building Type</td>
<td>House</td>
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<tr>
<td>Assessment by</td>
<td>Context Pty Ltd</td>
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</tbody>
</table>

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

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

**Maker / Builder**  
Mill, David

**Integrity**  
High

### History and Historical Context

**History of the Shire of Strathfieldsaye**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*. [1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Axedale area (property borders Eppalock and Axedale boundaries)

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Naphthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson in 1905.[12] Vineyards and orchards were important developments in the district.
Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14] Proximity to Lake Eppalock, constructed in 1960-65, also proved a source of employment for the town. [15]

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

**History of house, 215 Mills Road, Eppalock (property borders Eppalock and Axedale boundaries)**

The house at 215 Mills Road was built on allotment 2 of section 11 in the Parish of Eppalock that had been granted by the Crown to George Edwin Rose Townsend and John Green in December 1858. The partners paid £88.10.0 for their allotment, that covered an area of just over 88 acres.[16]

In May 1849, Townsend and Green sold their allotment to Lawrence Clarke and Phillip McCormick, who paid the cash sum of £132.15.0 for the property. Lawrence and Clarke took out a mortgage over the property soon after acquiring it, and secured £105 which they may have used towards the development of their property.[17] Clarke and McCormick sold to David Mill in September 1863. He paid a total of £405 for the property, a large sum which suggests there may have been some improvement of the land by this time. David Mill mortgaged the property back to the Barkers in order to fund his purchase.[18]

In 1864 David Mill was rated as the owner of over eighty eight acres of land at Native Gully with a net annual value of £35.[19] By 1869, he had constructed a cottage on the land and established a farm. The rate books record that his land covered allotment 2 of section 11 in the Parish of Eppalock.[20] By 1875, Mill is listed as the owner of 'land and dwelling', which by that stage was rated at a net annual value of £45. David Mill was a stone mason[21] and it is probable that he built the place himself circa 1874. Mills expanded his holding over the coming years, and by 1880 was the owner of 241 acres.[22]

David Mill took about two further mortgages over the property between 1879 and 1886, which were probably a means of raising capital to improve his property and undertake construction. David Mill died on the 11th June 1888 and probate of his will was granted to Alexander Mill as the executor of his estate. Alexander Mill was probably the brother or son of David Mill. Alexander Mill also owned a large allotment in Axedale.[23] His Axedale block remained unimproved, however, suggesting that Mills probably occupied the dwelling at Eppalock.

Alexander Mill owned the property until his death in 1933, after which time the land was divided amongst family members. The properties continued to be owned by members of the Mill family until at least the 1980s.


[22] Shire of McIvor Rate Books, 1880.

[23] Shire of McIvor Rate Books, 1890.

**Primary sources**

Research notes for AP 45888, Lands Office of Victoria.

**Secondary sources**


Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye,
HERITAGE CITATION REPORT

Victoria.

Centenary and Back to Axedale Committee (1970), Accent on Axedale, Axedale, Victoria.


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

Relevant Historical Australian Themes

4. Transforming the land

4.1 Living on the land

Description

Physical Description

The house in Mills Road is designed in the Georgian style and is built of masonry, now painted. A close inspection of this house has not been made, however the stone is likely to be the local bluestone with which David Mill was familiar. The house is notable for the high pitch of its roof and the exceptionally tall chimneys. The house is almost square in plan and the roof meets at a small ridge. The roof may have been designed for timber shingles. The straight profile of the verandah and the paired posts are unusual in this locality. There is no decoration to the verandah in the form of a frieze or brackets. The front facade has the typical central door flanked by a window each side, and the verandah returns on each side of the house. The architectural style of this house indicates that it was built in the late 1850s or early 1860s period. The house is set in an established garden of exotic trees and a hedge forms the boundary between paddock and garden.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

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

- Further investigation of this house may reveal other architectural details of note.

Statement of Significance

What is significant?

The house at 215 Mills Road, Eppalock, including all the fabric of the stone farmhouse is significant.
How is it significant?

The house at 215 Mills Road, Eppalock is of local historic and architectural significance for the City of Greater Bendigo.

Why is it significant?

The house at 215 Mills Road, Eppalock is historically significant for its long association with the Mills family. The site, in the area known as 'Native Gully', had been in their possession from at least 1864 to 1980.

Local stonemason, David Mill constructed the house circa c.1860, and he was responsible for a number of stone buildings in the Axedale area, including the Uniting Church in High Street. Criterion A

215 Mills Road is aesthetically significant for its roof form of steeply pitched roof and unusually tall chimneys that flank the house. The verandah appears to be original and displays paired posts that are unusual in the study area. Criterion E

Recommendations 2008

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Other Recommendations

It is recommended that the house at 215 Mills Road be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: House and Outbuildings
Address: 312 Shanahans Road EPPALOCK
Grading: 2008 Local
Building Type: House
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR
No HI
No PS
Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity: Fair

History and Historical Context

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.
The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*. [1]

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Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. The Board held its inaugural meeting in September 1861, incorporating the membership of Messrs Teague, the Chairman, Cook, Harris, Brennan, Clack, Payne, Ritchie, Somerville, Campion, Crawford and Farquarson. In a subsequent meeting held on the 15th October 1863, the district surveyor was instructed to prepare plans for a building to house offices and a meeting hall for the Roads Board. While the building had not yet been approved by the government, tenders were called for a builder for the project in March 1864, and meetings of the Roads Board were conducted at the Duke of Wellington Hotel. [5]

In 1864, the district was divided into three wards; Mandurang, Strathfieldsaye and Axedale, and Strathfieldsaye was declared a Shire in 1866. [6] The declaration heightened feelings of inadequacy with regard to their accommodations. [7] Plans for a Shire Hall for Strathfieldsaye were again drawn up by the surveyor in 1868 and a committee formed to make inquiries into a suitable site for the building. By this stage estimates for the cost of the Hall had risen to over £400. The Hall was eventually planned to be constructed adjacent to the Duke of Wellington Hotel, on land already owned by the Shire through their purchase of that building. [8]

Plans for the building were designed by architect George Steane. [9] The building was heralded as ‘an unpretending but substantial building of red brick with white quoins and string courses’. [10] The building was opened with a celebratory banquet chaired by Council President R. B. Sibley Esq, and attended by the Hon. Minister Justice, members of the Borough, the Presidents of Marong and Huntly Councils as well as the Mayor of Sandhurst. [11]

The Shire of Strathfieldsaye occupied the Hall until new premises were constructed in 1972 [12]. In 1994, Shire of Strathfieldsaye amalgamated with Shires of Huntly, McIvor and a portion of Metcalfe, along with Rural City of Marong, Borough of Eaglehawk, and City of Bendigo to become part of City of Greater Bendigo.

**Contextual history of agriculture and industry of Axe Creek/Eppalock region**

The Axe Creek/Eppalock area was not well known as a gold mining region even though the upper areas of Axe Creek are noted as one of the first spots to be mined in the State. The region was acknowledged as a mixed farming area, with various industries, including wine, timber, fruit, dairy products, tomatoes, sheep and cattle all undertaken. [13]
Timber cutting was an industry in the area that supported many families, and provided construction materials for house and fence construction, and the Bendigo mines. [14]

The region's wine industry began in the late 1860s with the German settler W. Greiffenhagen who established a vineyard on the banks of Axe Creek [15]. The region prospered until the phylloxera outbreak on 8 December 1893, which was first detected at Frederick Grosse's Emu Creek vineyard [16]. This sadly led to all of the vines in the Bendigo area being destroyed. The wine industry has recently resurged within the former Shire of Strathfieldsaye localities, with wineries in the Axe Creek/Eppalock region including Black Estate and Rivergate. [17]

Following the removal of vines in the area, it is reported that the children of the vigneron turned to the dairy industry, which was acknowledged as more profitable at the time. [18] Dairy production was popular in the district, and in 'the early days nearly all farms had a few cows and a hand separator.' [19] Throughout the 1900s the produce of the district was sold at the Durham Ox General store at the corner of Condon and Somerville Streets in Bendigo, and at the market day. [20]

The 1900s saw the region produce a large amount of fruit from the Axe Creek orchards, with apples being sent to the Longlea Railway Station to be exported. Tomatoes were also a mainstay in the region at that time. [21]

Although the region had close proximity to Campaspe, Emu and Axe Creeks, the early settlers in the Shire of Strathfieldsaye acknowledged that the area required a more reliable water source. Following the debate around the benefits of the 1877 Malmsbury to Bendigo Channel, the Council voted to take a poll of ratepayers, which led to a request to the Minister 'to grant the sum of 5,000 pounds for the purpose of cutting races from the Coliban Water channel along the Sheepwash, Emu and Axe Creeks.' [22] Following the amendment to the Irrigation Act in 1888, which allowed districts to apply for a Water Trust, the Emu Valley Irrigation and Water Supply Trust was gazetted on April 2 1889 [23]. The commissioners soon started a race from the Coliban channel in order to irrigate the area [24].

The 1920s saw the introduction of treshing machines to the area, which greatly assisted with the agricultural development of the region. The Pilchers were well known in the region for their machine, and in 1920 men working their machine were earning 1/- shilling [25].

Agricultural activities were also aided with the water provided by the construction of a weir at the Campaspe River in the 1930s, and Lake Eppalock, which was finalised by 1960-1965 [26].

By the 1980s the region still had many family managed mixed farms, however during recent times the area has expanded in response to growing pressure for residential land, and has gradually shifted away from its previous agricultural focus [27]

History of Eppalock

The first land sales in the Eppalock district occurred in the 1870s and were predominantly clustered around the Strathfieldsaye Road and the road to Axedale where fertile land was available. Larger allotments gradually gave way to smaller subdivisions in the inter-war years. Much of its development occurred in conjunction with the nearby towns of Strathfieldsaye, Axe Creek and Emu Creek, which were all located within 20 miles of one another.

The first school in the Axe Creek/Eppalock area was the Axe Creek School no. 24, which was established by the Church of England and opened on 27 May 1861. It closed shortly later on April 30 1867 [28]. The second school for the district was established by the Catholic Church. Axe Creek no. 796 opened in 1865, and closed in 1903. [29] From 1874, there were requests from the residents to the Board of Education to build a school in the Upper Axe Creek area, and Upper Axe Creek School no. 1788 was erected in late 1876, and operated until 1899 when it was relocated to Mosquito Creek. The
The region had an active community life, with a Racing Club established in Axe Creek in 1926, a debating society from 1917-1921, tennis club from 1924-late 1930s. In 1917 the Axe Creek Bush Fire Brigade was established, which is believed to have been one of the first Bush Fire brigades in the State [31] The Eppalock Post Office was opened in 1918 at the no 1788 school [32].

History of house and outbuildings, 312 Shanahans Road, Eppalock

The house at 312 Shanahans Road in Eppalock is located on part of a Crown Grant that was issued to Timothy Shanahan of Native Creek on the 9th October 1869. Shanahan was granted the 18 acres, two roods and 15 perches of allotment 3B of Section 12, located in the County of Bendigo, Parish of Eppalock and bounded on two sides by government roads [33]. Parish Plans show the land was located nearby to Native Creek, with the course of the creek running through the upper left hand side of the property.

Shanahan (who is variously refered to as 'Shannahan' or 'Shanahan' in early ratebooks) is mentioned in the Shire of Strathfieldsaye rate books as early as 1868, when he is rated for a different 'farm and land' located at section 12 allotment 5 (part) in Eppalock Parish. By the time rates were made on 18 August 1870, Shanahan had also purchased allotments 7 and 1 of section 12, along with allotments 6 and 7 of section 11, bringing his total holdings located in 'Native Gully' to 207 acres and 14 perches[348]. By 1875 Shanahan's occupation was listed as 'farmer' and his total holdings were 250 acres at 'Native Creek', with the net annual value rising from the £36 he was rated in 1870-1873 to £50. [35]

By 1877 Shanahan was rated for 326 acres described as 'land and house, Native Creek'. As the previous descriptions all were 'farm and land' or 'farm etc', it is likely that the house was constructed on the property between 1875 and 1877. Interestingly, the net annual rate of the property also initially appears to reflect this as the value is £75; however, C.H Read, President, amended the rate on 15.2.77, crossing out the original amount and altering it to £55. By 1888-90, the property was described as a 'land and dwelling' under farmers Timothy and James Shanahan, and it is still rated at a net annual value of £50. [36]

Timothy Shanahan was well known throughout the district and is mentioned in the Bendigo Advertiser several times. The personal notices for October 1 1891 refers to him as Cr. Timothy Shanahan of Axedale [37]. The Annals of Bendigo (1851-1988) also makes reference to him several times, being elected as a Shire Councillor in 1889-90 for the Shire of Strathfieldsaye [38], being re-elected in 1892 [39], and finally being opposed by a Mr W.J Lowndes, who won 178 to 138 in 1895. [40] A book written on the history of the Shire indicates he was a Councillor for Strathfieldsaye riding from 1890-1895. [41]

Timothy Shanahan died on the 28th December 1897, with the Bendigo Advertiser of 30 December 1897 death notice reading 'SHANAHAN - On the 28th December at this residence 'Glindale', Axedale. Timothy, beloved husband of Mary Shanahan, in his 65th year.’ [42]. Titles records show that following Timothy's death, James Shanahan and Patrick Shanahan became owners of the land. James is mentioned as the eldest son of Cr. Timothy Shanahan, in his marriage notice to Mary O'Donoghue of Axe Creek, on 1 October 1891 [43]. Both men were farmers, and already ran sheep stations. At the time of the transfer James Shanahan held a property at Terrick Terrick, and Patrick Shanahan was the proprietor of Poonboon Station in New South Wales [44].

The Bendigo Advertiser also lists another Cr. Shanahan for the Shire of Strathfieldsaye, which served from 1913, until he retired on January 6 1916 and was replaced by Cr. Hargreaves [45] A history on the Shire indicates that Patrick was a Councillor for the Strathfieldsaye riding, and served between 1913-1915. [46] On the 24th October 1914, Patrick Shanahan became the sole owner of the property. He was by this time living in Axedale, and had presumably relocated to work the property he had acquired. If this is the case, it is probable that he lived there. Patrick Shanahan remained the
owner of the property for almost another 40 years, until he sold it in 23 February 1951. [47]

The buyers were Allan Livingstone Watson and his wife, Mary Clare Watson, who had been residents of Lockington. The Watsons were also graziers [48]. The Watson's did not own this property for long, and property quickly changed hands to James Thomas Hayes, a farmer from Culgoa, on 16th July 1951. In December 1967 it was again transferred to a farmer, Lloyd Alexander Willian, and his wife, Una Clare Willian, of Bendigo. [49]

A small portion of the allotment which contained the majority of the buildings was cancelled as part of a plan of consolidation on 23 November 1979, and the was remainder transferred on 30 September 1981 [50]. The 1979 cancellation consolidated a portion of crown allotments 1 and 3b of section 12, and transferred these sections to Lloyd Alexander Willian, farmer, and Lorna Una Clare Willian, married woman, of Bendigo. The Willians were the current owners at the time of the transfer, which infers that they were living in town and utilising the property as a working farm, not their sole residence. [51]

Following this, the property was transferred in January 1981 to John Alan McGregor, Journalist, and Lynda Joy McGregor, Teacher, of Moran Street Bendigo. [52] The property was transfer on 11th September 1984 solely to John Alan McGregor on 11th September 1984, until it transferred to its current owners in 1985. [53]


[17] Axe Creek/Eppalock Committee, (1981), Axe Creek, Eppalock Recalled, the author, Axe Creek, Vic, p 4


[34] Axe Creek/Eppalock Committee, (1981), pp 12-15


[38] Shire of Strathfieldsaye rate books 1868-1870

[39] Shire of Strathfieldsaye rate books, 1870-1875
HERITAGE CITATION REPORT

[40] Shire of Strathfieldsaye rate books, 1875-1890


[53] Certificate of Title Vol 9355, fol 756

[54] Certificate of Title Vol 9355, fol 756

[55] Certificate of Title Vol 9355, fol 756

Primary sources

Axedale Community Consultation, 20/9/07.

Certificate of Title, Vol. 353, Fol. 422

Certificate of Title, Vol. 9355, Fol. 756

Shire of Strathfieldsaye rate books 1868-1890

Jackman, Betty May (compiled by), (1992), Bendigo Advertiser personal notices 1854-1880 (volume 1), the author, Bendigo, Vic
HERITAGE CITATION REPORT

Jackman, Betty May (compiled by), (1995), Bendigo Advertiser Personal Notices 1881-1895 (volume 2), the author, Bendigo, Vic


Secondary sources

Axe Creek/Eppalock Committee, (1981), Axe Creek, Eppalock Recalled, the author, Axe Creek, Vic


Hewat, Tim (1983), Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye, Shire of Strathfieldsaye, Victoria


Relevant Historical Australian Themes

4.0 Transforming the land

4.3 Grazing and raising livestock

Description

Physical Description

312 Shanahans Road consists of two houses joined together. The front house is built of sandstone with dressings and quoins of a rendered finish. The rear house is of timber with weatherboard cladding. (It is not clear which is the earlier house). Both houses have almost fully encircling verandahs supported on timber posts. These have been altered to include concrete half pillars in the case of the front house. It is also believed that the windows have been altered in the 1960s.
There are a number of outbuildings however these are not of particular interest. Both houses have plan forms that are almost square, resulting in hipped roofs that are relatively high. Verandahs are continuous with the roof slope in the case of the front house, or just beneath the eaves line in the case of the rear house. The rear house also has a roof form with a half gable with weatherboard infill cladding.

**Physical Condition**

Fair, weatherboard component is poor

**Conservation Policy**

**Guidelines (Specific)**

No specific guidelines are specified.

**Comparative Analysis**

This building is identified in Stage 1 of the study as being rare in the study area. It is one of 17 Victorian vernacular houses dated 1851-1901 in the study area, with only 7 others in the former Shire of Strathfieldsaye and 1 other identified in the locality of Eppalock, being property number 190852, Axedale-Kimbolton Road, Eppalock. Historically, this property can be compared to 381 Axedale-Kimbolton Road, which was built c.1920 by Shire of Strathfieldsaye Councillor Samuel Doak, who served from 1910-1948. It can also be compared to another co-joined sandstone and weatherboard farming homestead/complex in the study area, being 'Penarth' at 2351 Kyneton-Redesdale Road, Redesdale.

**Statement of Significance**

*What is significant?*

The house at 312 Shanahans Road, Eppalock, including all of the fabric of the sandstone and co-joined timber houses are significant. The outbuildings are not significant.

*How is it significant?*

The house at 312 Shanahans Road, Eppalock is of local historical and architectural significance to the City of Greater Bendigo.

*Why is it significant?*

The house and outbuildings are historically significant for their association with long-term owners, the Shanahan family, for whom the road the land is situated on is named. Timothy Shanahan was an early Shire of Strathfieldsaye Councillor between 1889-1895, and is likely to have built the house by the late 1870s. Timothy Shanahan lived there with his wife Mary until his death in 1897 when ownership passed to James, his eldest son, and Patrick Shanahan, land holders of large sheep stations in Terrick Terrick to the north, and Poonboon Station in New South Wales respectively. Patrick took sole ownership in 1914, and the property remained in the Shanahan name for over 80 years. Patrick was also a Councillor for the Shire of Strathfieldsaye, serving from 1913-1915. *Criterion A, Criterion H*
The property was transferred from the Shanahan family in 1951 to graziers Allan Livingstone Watson and his wife, Mary Clare Watson, who had been residents of Lockington. Following this, the property changed hands over the years to several farmers. The property is historically significant for remaining as a working farm for 112 years, from its original ownership in 1869 up until 1981, when it was transferred to a journalist and teacher. Historically, it is significant as a now rare early house that demonstrates the first stages of selection by graziers in the Eppalock area. *Criterion A*

The house is architecturally significant as a co-joined complex that illustrates changing building traditions. Although it is unclear which was the first house to be built on the property, the sandstone house facing the road, has interesting window quoin and dressings. While both houses have relatively high hipped roofs, and are almost fully encircled by verandahs supported on timber posts, the posts have been altered on the front house to include concrete half pillars. By contrast, the rear timber house has weatherboard cladding with the verandah positioned beneath the eaves line. A half gable with weatherboard infill cladding on the rear house also makes an interesting contrast with the house at the front of the property where the verandah is continuous with the slope of the roof. *Criterion D*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*
### Recommendations 2008

<table>
<thead>
<tr>
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<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
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<td>No</td>
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<tr>
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### Other Recommendations

It is recommended that 312 Shanahans Road, Eppalock be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name  Five Gums House and Outbuildings
Address  250 Adairs Lane HEATHCOTE Lot 1 Adairs Lane
         HEATHCOTE
Building Type  House
Assessment by  Context Pty Ltd

Grading  2008 Local

Recommended Heritage Protection  VHR No HI No PS Yes

Architectural Style  Victorian Period (1851-1901)
         Vernacular

Maker / Builder  Unknown

Integrity
Fair

History and Historical Context

History of Heathcote
The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the
homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, and named the area around Port Phillip Australia Felix.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced...
the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of 'Five Gums', 250 Adairs Lane, Heathcote**

'Five Gums' is located on two blocks of land. A sandstone and brick hut is located on Allotment Y5, Parish of Langwornor, while a slab outbuilding stands just over the allotment boundary on Y7.

Thomas Drewitt selected the 79-acre Allotment Y5 under Section 31 of the 1869 Land Act (as noted on the parish plan). The Land Act of 1869, Section 31 gave a pre-emptive right of purchase to holders of occupation licenses under Section 42 of the Amending Land Act 1865 (regulating the occupation of auriferous lands), so he may have selected this block as early as 1865. He received the Crown grant to it on the 25th August 1873. Drewitt mortgaged the property to the Bank of Victoria in 1876, most likely as means of financing development of the property.[17] This is probably when the stone building at Adairs Lane was constructed, and it is likely that Drewitt lived there. Thomas Drewitt advertised in the *McIvor News* as a baker around the 1860s, but the location of his premises is not known. Given the size of the house at Adairs Lane, it is unlikely that he used this place as a bakery. Drewitt was a fairly prominent member of the Heathcote community and was involved in a number of civil institutions that were established in the 1860s. He served as a member of the district Roads board for a time, and was involved in the establishment of a school at Wild Duck Creek.[18] John Campbell became the owner of the property on the 1st October 1888.

The adjoining Allotment Y7 was selected by W Izerott, also under Section 31 of the 1869 Land Act (as noted on the parish plan), so Izerott may have selected the block as early as 1865. He was able to purchase it on 8 March 1873. The slab outbuilding is typical of the farm buildings constructed on selections, which were held under license or lease and not freehold, so it probably dates to before 1873.

In 1924 Allotment Y3 was also acquired by the Izerott brothers, who named the place 'Five Gums'.[19] In 1937 ownership was passed to William Huston, a farmer, who owned it until the 1950s.[20]


**Primary sources**

Certificates of Title.

**Secondary sources**


**Relevant Historical Australian Themes**

4.0 Transforming the land

4.3 Grazing and raising livestock

**Description**

**Physical Description**

250 Adairs Lane is a sandstone and brick hut with corrugated iron roof. Of primitive construction it is of note for the unusual roof form of hip and gable. There is a makeshift lean-to to one side, but this is built of iron in a modern profile. The sandstone is in square cut rubble and there are brick dressings to the windows, although the lintels are of timber. The design of stone and brick resembles many of the buildings from South Australia, however this design is found in the Bendigo region in a few buildings, often with Cornish or German connections.
The front door is sheeted with vertical lining boards and there is one remaining sash window in a poor state of repair. The interior has masonry walls and hard plaster. A timber fire surround of simple design is still extant.

A slab outbuilding is located on the neighbouring allotment (Y7), which is also part of 'Five Gums'. Only the slab outbuilding and this house are of interest.

The outbuilding in Adairs Lane is built from horizontal timber slabs set between vertical posts. It has a gable roof and a skillion lean-to. Some of the timber walls have been rebuilt with framing and corrugated iron cladding. The gable ends have been clad in weatherboard. Some internal walls are built from vertical palings or slabs. The door is ledged, braced and sheeting with vertical lining boards. There are stone flags to the floor.

Physical Condition

Poor

Conservation Policy

Guidelines (Specific)

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

-Conservation of stonemasonry and securing the house by repairing the roof, window and door joinery, adding guttering and drainage would ensure the house has a future.

Statement of Significance

What is significant?

The property known as 'Five Gums', at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote.

'Five Gums', encompasses two neighbouring allotments in the Parish of Langwornor. Although there are other buildings located at 'Five Gums', only the sandstone and brick hut (circa 1876) on allotment Y5 and slab outbuilding (circa 1873) on neighbouring allotment Y7 are of significance.

How is it significant?

'Five Gums', at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote is of local historic and architectural and technical significance to the City of Greater Bendigo.

Why is it significant?

'Five Gums', at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote, is of historic significance for its association with Thomas Drewitt from as early as 1865. Drewitt was a prominent member of the Heathcote community and involved in a number of civil institutions, including the district Roads board and the establishment of a school at Wild Duck Creek. It is also important for its long association with members of the Izerott family, from about 1865. In 1924 the Izerott brothers named the place 'Five Gums'. Criterion A

Both buildings are architecturally significant. The sandstone and brick hut with corrugated iron roof is of primitive
construction, and is notable for its unusual roof form of hip and gable, brick window dressings and timber lintels in the manner of buildings derived from either Cornish or German building tradition and widely practised in South Australia. **Criterion D**

The slab outbuilding is representative of the farm buildings constructed on early selections, and probably dates to before 1873. Built from horizontal timber slabs set between vertical posts and stone flags on the floor is of technical significance for its demonstration of primitive building construction techniques. **Criterion E.**

**Assessment Against Criteria**

**Criteria:**

**Criterion A** Importance to the course, or pattern, of Victoria's cultural history.

**Criterion B** Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

**Criterion C** Potential to yield information that will contribute to an understanding of Victoria's cultural history.

**Criterion D** Importance in demonstrating the principal characteristics of a class of cultural places or objects.

**Criterion D** Importance in exhibiting particular aesthetic characteristics.

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

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**Criterion H** Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that Five Gums at 250 Adairs Lane and Lot 1 Adairs Lane, Heathcote, be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The
extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Our Lady Help of Christians Church (former)
Address: 59 Ebden Street HEATHCOTE
Grading: 2008 Local
Building Type: Church
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes
Architectural Style: Federation/Edwardian Period (1902-c.1918) Romanesque

Designer / Architect: Kempson & Conolly
Maker / Builder: O'Donnell, J

Integrity: High

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
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After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**Contextual history of Catholicism in Heathcote**

In the late 1840s the Bishop of Melbourne, James Alipius Goold, detached Kilmore as a separate mission from Melbourne [17]. This new parish was extensive and included the regions of Gisborne, Woodend, Kyneton, Castlemaine, Eaglehawk, Echuca, Wodonga, Mansfield, Wood's Point, Warburton, Donnybrook and Kilmore; an expanse that was later divided into thirty parishes[18]. The first priest to oversee this new Kilmore parish was Rev. Fr. Charles Clark [19].

The first Catholic priest at the Heathcote was Fr. Patrick Birch, who was stationed at the first Catholic establishment 'Sacred Heart' located at South Heathcote (Argyle) on a site south of Brightwell's Hill [20]. In 1856 the site comprised of a large weatherboard chapel and manse [21], with the chapel functioning as a male and female Roman Catholic School [22] and also for Sunday Mass [23].

The Sacred Heart chapel was destroyed in a violent storm on 8 December 1862, with a wooden chapel erected to serve as a temporary school and chapel [24]. John Fleury, a Kilmore architect was commissioned to design a new church, Our Lady Help of Christians, to be built on the corner of Pohlman and Ebden Streets[25]. In 1863 tenders were called for the work, with Benjamin Flee and his partner, Bell the successful bidders [26]. The foundation stone for Our Lady Help of Christians was laid on 13 March 1864 by Archbishop Goold, who was assisted by Geelong's Dean Hayes of Geelong and Heathcote's Fr. M Brannigan. The new church was consecrated on 22 October 1865 [27], and in 1894 was joined by a new presbytery, as it had been 'noted that this [Heathcote] was still the only parish within the diocese without proper accommodation for its clergy.[28] This structure was demolished in the late 1970s due to disrepair and replaced with a new Parish house [29].

**History of Our Lady Help of Christians Church, 59 Ebden Street, Heathcote**

Our Lady Help of Christians Church was constructed on allotment 1 of section 17 in the Township of Heathcote, which was gazetted as a reserve for use by the Roman Catholic Church in 1863.[30] In 1917 the previous Roman Catholic Church at Heathcote, St Marys, was demolished and replaced with the more 'commodious and imposing'[31]church, 'Our Lady Help of Christians'[32]. The Church was designed by architects Kempson and Conolly, of Oxford Chambers, Bourke Street, Melbourne. The new structure was consecrated and dedicated on December 13, 1917[33]. J. O'Donnell was employed as the builder on the project.[34] The building was known as Our Lady Help of Christians Church.

Architects C. G. Kempson and W. P. Connolly were probably responsible for the design of the Presentation Convent in Heathcote. The partnership between the two began in 1890. Both had been employed as chief assistants for the firm Tappin, Gilbert and Dennyhe, and began their own practice when the firm dissolved. They often worked on projects for the Catholic Church, and were responsible for the design of the Roman Catholic Cathedral at Bendigo (1908), a convent at Heidelberg (1911), the Roman Catholic Church at Ballan (1911) and St. Brendan's Senior School in Flemington (1914).[35]

On December 7th 1977, the *McIvor Times* noted the new building received some structural work to celebrate their Diamond Jubilee: "Because certain structural works were absolutely necessary, Our Lady Help of Christians Church has been extensively underpinned and renovated. In accordance with the liturgical directives of the Second Vatican Council, the Sanctuary has been re-arranged, giving even greater prominence to the beautiful marble Altar. In the design of the
new Tabernacle and Lectern, architect Kevin Peterbridge used much of the pre-existing furnishings. A Baptismal wall hanging designed by Mr Leonard French and executed in the 'applicae' [sic] style by the ladies"[36] A striking feature of the new structure is the stained glass windows that incorporate glass and lead from Italy[37]. Designed by stained glass architect William Weildon, who was based at the firm Brookes Robinson in Elizabeth Street, Melbourne.

The church bell is said to be an old ship's bell, it is likely that it was originally erected in 1864 when the first church was built on the current site[38]. Inscribed with 'J Warner and Sons London 1858 Patent', the bell bears a coat of arms showing two lions in chains and weighs between 150 and 200 kilograms[39]. After years of inaction, restoration in 1996 by Brian Hogson of Orton and Burns in Melbourne enabled the bell to be of use again[40].

A new presbytery was added to the building in 1978.[41]

The building is still in use as the church for the Catholic Parish of Heathcote, which also includes the localities of Redesdale, Toolleen, Knowsley and Tooborac. The current Parish Priest Fr. Paul Ly, formerly of Sandhurst diocese, was appointed in 1980[42].


**Primary sources**

Information supplied by the Heathcote McIvor Historical Society

Our Lady Help of Christians Church (entire document site specific-research file held by the City of Greater Bendigo).


**Secondary sources**


**Relevant Historical Australian Themes**

8.0 Building community life

8.1 Maintaining spiritual life

**Description**

**Physical Description**

The church is designed in the Neo-Romanesque style and built in 1917. The same architects, C.G.Kempson and W.P.Connolly were responsible for the Presentation Convent in Pohlman Street built the church at 59 Ebden Street. There are stylistic similarities with the design of both buildings.

Features of the Romanesque Revival include the use of red brick and stucco and the use of semi-circular arches that are often concentric and resting inside one another. Another feature of the Neo-Romanesque style is the solid panel semi-circular arch above the entrance door. In the case of Our Lady's this is evident over the side door.

The nave windows have semi-circular arches subdivided into three. The side door has a circular motif in dressed stone, however the window detailing is of cast concrete in a stylised and standardised design that is both traditional and strikingly modern. The window to the front gable is also quite unusual with a tall arch window in the middle flanked by smaller arches either side.

The church is designed with pinnacles at the front corners constructed in moulded bricks and capped with stucco domes, in a simplified version of the brick Baroque style.
Physical Condition

Excellent

Conservation Policy

None Specified

Statement of Significance

What is significant?

Our Lady Help of Christians Catholic Church including the 1917 fabric and interior is significant. Later alterations such as the memorial windows are also significant. The bell and tower, and columnar cypress trees are included. The toilet block is not significant.

How is it significant?

Our Lady Help of Christians Catholic Church is locally significant to the City of Greater Bendigo.

Why is it significant?

Our Lady Help of Christians Catholic Church is of historical significance for its role in the large Kilmore Mission created by the Bishop of Melbourne, James Alipius Goold in 1849. Our Lady Help of Christians is tangible evidence for the continuing development of the Heathcote parish throughout the later nineteenth century, finally becoming second in importance to the cathedral city of Bendigo. Criterion A

The English-made ship's bell by J.Warner and Sons is historically significant as a link with the previous Catholic church in Heathcote. Criterion A

Our Lady Help of Christians is aesthetically significant for its demonstration of the principal elements of the Neo-Romanesque style including the uses of red brick and stucco and nested concentric arched windows. The application of concrete technology to the design of window is of note. The interior contains high quality joinery in the gallery, hammerbeam trusses, ecclesiastical furniture and fitments. The stained glass memorial windows designed by William Weildon of Brooks Robinson are of particular interest. The cypress trees are aesthetically significant by contributing to the setting of the church. Criterion D

Our Lady Help of Christians is of social significance for the Heathcote community as a place of continuous worship for over 90 years. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

Possession of uncommon rare or endangers aspects of our cultural or natural history. Criterion B
Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

### Recommendations 2008

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### Other Recommendations

It is recommended that the Catholic Church at 59 Edben Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*. [1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations. [2] By 1850, there was no available land remaining in all of northern Victoria. [3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment. [5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854. [6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp. [7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861. [8] Heathcote became a borough in 1863, and its council enlarged to nine members. [9] The district survived until 1863, when Waranga and Heathcote became separate entities. [10] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s. [11] The South Heathcote State School opened in April 1874. [12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s. [13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888. [15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community. [16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of House, 16 Herriot Street, Heathcote**

The house at 16 Herriot Street was built on allotment 19 of section 8 that was granted by the Crown to David Sims on the 10th September 1896. Sims was an auctioneer at Heathcote, having originally worked as a butcher in the town, and the extravagance of the residence suggests that he was fairly successful at his craft.[17] The house at 16 Herriot Street was probably designed by an architect and built for Sims, but the details of the circumstance of construction have not been located. Sims subdivided three rood allotment, that had given him the larger portion of land at the corner of Ebden and Herriot Streets, soon after his acquisition of the property. Sims retained the portion upon which the house was constructed and assumedly lived there until it was eventually sold to Frederick Daniel Hutson on the 20th. February 1909.[18]

Hutson was a railway employee, probably of less elaborate financial means than Sims, and took out a mortgage to finance his acquisition of the property. He lived there until his death on the 1st September 1933. Hutson's will granted the house and land at 16 Herriot Street to his widow, Margaret Martha Hutson.[19]

On the 3rd September 1946, Louisa Delaney became the owner of the property and she lived there for the next eleven years, until her death in 1955. Dawn Louisa Dianta and Patrick William Delaney inherited the property, but by 1956 Dianta was the sole proprietor of the estate.[20]


HERITAGE CITATION REPORT


Secondary sources
Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission

Relevant Historical Australian Themes
6 Building towns, cities and the garden state
6.5 Living in country towns

Description

Physical Description
16 Herriot Street is designed in an elaborate Italianate style in red brick and stucco. The slate roof is diamond patterned using shaped and coloured slates. There is a panel of coloured tile work beneath the eaves, brackets, stucco mouldings, corinthian capitals to the pilasters of the bay window that are built of tuckpointed brickwork. The verandah is a gently curving profile with a gabled porch above the front door. This has a rising sun motif and dentillations. The frieze to the verandah is of cast iron as are the verandah posts. The chimneys have moulded cornices and curved tops.

There is a large modern extension to the rear and recent works include a carport and brick paving to the driveway, however from the street the house displays its original appearance. This is an unusually decorative Italianate house, especially in the context of Heathcote.

Physical Condition
Good

Conservation Policy
Comparative Analysis

There are few comparable buildings in the study area but Bendigo’s urban area contains a large number of stylistically similar houses.

Statement of Significance

What is significant?

The house at 16 Herriot Street, Heathcote, including the red brick house built c. 1900 is significant. The extension and carport is not significant.

How is it significant?

The house at 16 Herriot Street, Heathcote is of historic, aesthetic and architectural significance to the City of Greater Bendigo.

Why is it significant?

The Italianate house at 16 Herriot Street was built circa 1896. It is historically significant for its association with local auctioneer David Sims. The house at 16 Herriot Street was probably designed by an architect and built for Sims who lived there until 1909 when it was sold to Frederick Daniel Hutson. Members of the Hutson family lived there until 1946. Criterion A

The house at 16 Herriot Street is aesthetically and architecturally significant as it is an unusually elaborate Italianate style house, especially in the context of Heathcote. Constructed of red brick and stucco, decorative features include the diamond patterned slate roof, a panel of coloured tile work beneath the eaves, brackets, stucco mouldings and Corinthian capitals to the pilasters of the bay window. Other notable elements include a rising sun motif and dentillations, the cast iron verandah frieze and verandah posts. The chimneys have moulded cornices and curved tops. Despite alterations to the rear and the addition of a carport and brick paving to the driveway, the house displays its original street appearance. Criterion D

Assessment Against Criteria

HERCON CRITERIA

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

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

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

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. Criterion D
Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the house at 16 Herriot Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
Name: HEATHCOTE WAR MEMORIAL HIGHER ELEMENTARY SCHOOL

Address: 31 Herriot Street HEATHCOTE

Grading: 2008 Local

Building Type: School - State (public)

Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS -

Architectural Style: Interwar Period (c.1919-c.1940)

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*. [1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations. [2] By 1850, there was no available land remaining in all of northern Victoria. [3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment. [5] The Heathcote Hospital was built in 1859.

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The Heathcote and Waranga District Roads Board was established in October 1861. [8] Heathcote became a borough in 1863, and its council enlarged to nine members. [9] The district survived until 1863, when Waranga and Heathcote became separate entities. [10] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s. [11] The South Heathcote State School opened in April 1874. [12]

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After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**Contextual history of education in the former Shires of McIvor and Strathfieldsaye**

Prior to 1873, education in Victoria was optional, fee-paying and primarily carried out through religious institutions. Education was in some was regulated by the Port Phillip Denominational Schools Board, which had been established in 1848, and was responsible for the funding and establishment of Church schools.[17] In the districts around Bendigo, education was similarly associated with the establishment of religious facilities. Providing an alternative to religious education, the Heathcote National School was established in 1853, along with a number of other private institutions that were running in the area.[18]

Governor LaTrobe spearheaded the establishment of the National Board of Education in Victoria in 1851, which owned and built "vested" schools throughout the state. While designs were based on those used by the Education Committee of the Privy Council in London, they were not standardised. [19]

The Common Schools Act of 1862 manifested a desire to amalgamate schools and do away with denominational influence. Schools were publicly owned and numbered from 1863. Free, compulsory and secular education was introduced with the Education Act of 1872 and became operational the following year. The Education Act became the impetus for the standardisation of designs for schools. Responsibility for their construction rested initially with the Department of Education Architectural Division, but was transferred to the Public Works Department by 1883. [20] One room schools were built according to a series of standardised plans which were determined by the amount and type of seating provided, and there were models for thirty, forty and sixty students.[21]

Development of educational facilities was primarily tied with the development of towns themselves. The first state school constructed in the former shires of Strathfieldsaye and McIvor was built at Heathcote in 1869, and later Mia Mia in 1873.[22] Many of the schools constructed in the district were small portable timber constructions, built in accordance with standard designs by the Education Department and later the Public Works Department. As the population of the small townships around Bendigo increased, so did the need for the provision of schools. Often redundant portable schools were brought in from other locations, and similar circumstances sometimes befell portable schools built for the local McIvor and Strathfieldsaye communities.

The construction of the railway line from Bendigo to Heathcote in the 1880s opened by the district for both import of people and export of produce, and had solidified the nature of many of the smaller townships in the vicinity. This meant the establishment of more permanent educational facilities for some towns, and the establishment of rudimentary ones for others. By the turn of the century a number of regional communities boasted brick schools in place of their previous portable timber facilities. Small portable schools were often extended and renovated, with additional classrooms being added as the need arose.

**History of Heathcote War Memorial Higher Elementary School**

Information supplied by the Heathcote McIvor Historical Society indicates that the government camp was the site of the original tent school, and following this a school was situated on the corner of High and Herriot streets (where the current police station stands). [23] Allotment 4 of section 3A in the Township of Heathcote was gazetted as a school reserve on the 9th January 1906, and later extended to include further allotments of land along Hospital Street.[24]
The Heathcote War Memorial School was constructed in 1924, on a site 'a short distance from the original school[25]'. The cost of the construction was £4,905. [26] The new memorial school had a bronze plaque inscribed with the names of the ex-pupils who served in WW1 mounted on an outside wall[27]. It was opened on 25 April 1925 by Sir Alexander Peacock.[28] The school was built as a memorial to those of Heathcote who had lost their lives in the First World War.

In 1958, the old Mount Camel School building was moved onto the site, along with additional timber classrooms[29]. Two timber buildings were constructed on the site in 1961.[30]

In 1965 secondary classes ceased at the school due to low attendance and part of the site was used as a Kindergarten and Infant Welfare Centre.


[23] Information supplied from Heathcote McIvor Historical Society, 2008


[26] Information supplied from Heathcote McIvor Historical Society, 2008 from letters researched at PROV


**Secondary sources**


Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo, Bendigo


Information supplied from Heathcote McIvor Historical Society, 2008 from letters researched at PROV

**Relevant Historical Australian Themes**

8 Building community life

8.2 Educating people

**Description**
Physical Description

Heathcote Higher Elementary School is a good example of interwar school design. The design is in two wings, forming an 'L' shape in plan around a rear courtyard. A verandah wraps around the courtyard giving covered access to the classrooms. The building is of red brick with render to the upper walls and the roof is of terra cotta tiles in a half hip. Chimneys balance the front elevation. The windows are large, multi-paned and arranged in pairs. A new porch in matching style has been designed at one end. A memorial plaque commemorating those who served in World War I is set into the wall of the school which was built as a memorial to those who did not return from the conflict.

Unlike many school buildings this one retains the original windows and doors to both the front and back elevations. The plan is based on single loaded corridors and much better access to light.

There was a palm tree on the site which has sadly died during 2009.

There is also a new building constructed on the site, which is not of interest.

Physical Condition

Good

Conservation Policy

The Heathcote War Memorial School is a particularly intact example of school building and further changes should not involve changes to the exterior.

Comparative Analysis

There are no comparable examples in the study area.

Statement of Significance

What is significant?

The Heathcote War Memorial Higher Elementary School of 1924 and built of brick and render is significant. The new building is not significant.

How is it significant?

Heathcote War Memorial Higher Elementary School is of local historic, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

Built as a memorial to those who lost their lives in the First World War, the Heathcote school demonstrates the desire that many communities channelled into facilities for future generations following the tragedy of loss. This is captured in the
bronze plaque attached to the front of the school. *Criterion A*

The design of the school is a good example of the courtyard plan formed by the two wings. It represented a departure from school design of the later nineteenth and early twentieth century with the use of large banks of windows and more free flowing access to outdoors though a larger number of external doors. *Criterion D*

The school is still in use and has social significance for the Heathcote community. *Criterion G*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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Importance in exhibiting particular aesthetic characteristics. *Criterion E*

Importance in exhibiting a high degree of creative or technical achievement at a particular period. *Criterion F*

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the Heathcote War Memorial Higher Elementary School, 31 Herriot Street, Heathcote be added as
an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is to be defined on a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
Name: Shop (former Federal Hall)  
Address: 61 High Street HEATHCOTE  
Grading: 2008 Local  
Building Type: Shop Hall, Club/Hall, Social School - State (public)  
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)  
Vernacular

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*.\[1\]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations.\[2\] By 1850, there was no available land remaining in all of northern Victoria.\[3\]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[4\] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote was established in 1854. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.\[5\] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.\[6\] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.\[7\] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.\[8\] Heathcote became a borough in 1863, and its council enlarged to nine members.\[9\] The district survived until 1863, when Waranga and Heathcote became separate entities.\[10\] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.\[11\] The South Heathcote State School opened in April 1874.\[12\]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.\[13\] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek.\[14\]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.\[15\] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.\[16\]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of shop, 61 High Street, Heathcote**

The shop at 61 High Street was built on part of allotment 12 of section 4 in the Township and Parish of Heathcote, which was granted to Alexander Jameson and Henry Torrens Moore on the 24th January 1854.[17] The two men paid a total of £156 for the property. They mortgaged the property the Corporation of the London Chartered Bank of Australia in 1854, and it is assumed that they used the funds raised by this venture to construct the store at High Street. The mortgage was paid out in August 1856.[18]

Moore and Jameson sold allotment 12 of section 4 to Edwin and Fenton Walker on the 19th September 1856. Fenton Walker sold his portion to Edwin on the 9th March 1858 and following his death, Mary Ann Walker, Edwin's widow, became the owner. She sold the place to James Crowle for the sum of £300. [19]

James Crowle was a builder, carpenter and undertaker in Heathcote. He had been employed as the builder in the construction of buildings at the Government Camp at Heathcote, including a Gold Office, Courthouse, Storerooms, other offices, barracks and stables.[20] The work was contracted to James Crowle and his brother John and was the first in a series of contracts they won in the early years of Heathcote, which included the construction of a number of roads in the town, the school at Redcastle and the Federal Hall (this may have been the same building). James Crowle was also employed as supervisor for the construction of the hospital at Heathcote.[21] The Crowles were originally from Adelaide but established themselves as prominent members of the Heathcote community. James Crowle served as a Councillor for Heathcote during the 1890s.[22] Crowle was also a Church associate of W. H. Alsop, the Shire Secretary and Rate Collector in 1866[23], a relationship that may have been a factor in the amount of work he received in the Shire.

It is probable that Crowle undertook extensions of the shop at High Street, given his profession. He was also the owner of the adjacent allotment 12 of section 4. After James Crowle's death, James Sykes Crowle, his son, became the owner.

The Heathcote Historical Society believes that the shop at 61 High Street was formerly the Federal Hall from 1876- 1933. They also understand the building at the rear may have been the Mt Camel School removed to the site.

Harold Allen Stephenson bought the property from Crowle in 1935, and sold it on to William Cary in 1937.[24]


[18] Research notes for Old Law search application 49713.


**Primary sources**

Research notes for Old Law search application 49713, Lands Office Victoria.

**Secondary sources**


Information received from Heathcote McIvor Historical Society, 2009

**Relevant Historical Australian Themes**

5 Building Victoria's industry and workforce
5.7 Working

Description

Physical Description

The building at 61 High Street is on the corner of Jennings Street and forms a prominent end point to the commercial part of the street. Although brightly painted and covered with signs, 61 High Street is of note as a large sandstone store or workshop with attached cottage (which is thought to be the former Mount Camel school). At the rear of the building the stone walls are visible, although most of the building is of red brick. There is the noticeable elevation of a cottage fronting onto Jennings Street, and many of the original window and door opening sizes are still in evidence. The building was built in several stages, however it is unclear what this sequence was. It is one of several large stone stores in High Street and one of the most notable for its large size and attached house or office. The building facing Jennings Street may have been a residence or office associated with the business, however it is thought that this may be the former Mount Camel school. Further research is required to determine this.

Physical Condition

Fair

Conservation Policy

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

- 61 High Street would benefit from advertising sign and external painting control policies. The removal of existing signs and the removal of paint or repainting in a more sympathetic colour would greatly enhance this building.

Comparative Analysis

61 High Street and 143 High Street Heathcote both demonstrate the early mercantile development of the town.

Statement of Significance

What is significant?

The stone and brick building at 61 High Street Heathcote built in various stages from c.1860 (and possibly late 1850s) is significant.

How is it significant?

61 High Street has local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

61 High Street is a large store and former residence built prior to 1860 is of historical significance as demonstrating the
commercial development of Heathcote in the later stages of the gold rush. Heathcote's initial development was given impetus by the need to supply miners with all manner of goods and stores. This building demonstrates the early mercantile development of the town.

61 High Street has historical significance for its association with James and John Crowle, who were prominent in the building trades of stonemasonry and carpentry in the 1850s and 60s. Many prominent Heathcote buildings were built by James and John Crowle, including the hospital of 1853 and the Surveyor's office in High Street, now known as Helenslee. Although not the original owners of 61 High Street, the Crowle family were associated with the property from 1858 until 1935. _Criterion A_

Despite painted external finishes, 61 High Street is of aesthetic significance as a large stone and brick store, and office or residence probably built before 1860. The various components of the building demonstrate its evolution as a large and prominent commercial building. Its location on the corner of Jennings and High Streets marks the southern end of the commercial streetscape of Heathcote. _Criterion D_

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. _Criterion E_

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. _Criterion G_

Special association with the life or works of a person, or group of persons, of importance in our history. _Criterion H_
Recommendations 2008

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Other Recommendations

It is recommended that 61 High Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.' It is also recommended that the citation to this site be revised if further research is undertaken on the weather board residence facing Jennings Street, which is believed to be the former Mount Camel school.
**HERITAGE CITATION REPORT**

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<td>Grading</td>
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<td>Building Type</td>
<td>Bank</td>
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<td>Context Pty Ltd</td>
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</table>

**Recommended Heritage Protection**

VHR No HI No PS Yes

**Architectural Style**

Victorian Period (1851-1901)  
Vernacular

**Maker / Builder**

Unknown

**Integrity**

High

**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip Australia Felix.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of Bank of Australasia (former), 72 High Street, Heathcote

The first banks to open branches at Heathcote in the 1850s were the Bank of Australasia and the Oriental Banking Corporation. Both institutions occupied premises in the block opposite the Heathcote Hotel.[17] The building at 72 High Street was initially occupied by the Bank of Australasia.

In July 1860 the McIvor News reported that the Bank of Australasia had moved into 'a new stone building opposite the Heathcote Hotel' and remarked that the interior fitting were 'very handsome'.[18] The foundations of the building are thought to have been constructed using local stone, which was quarried from a local source near the Heathcote Hospital.[19]

Within six months the Bank of Australasia had closed its branch at Heathcote and H.B. Chomely, Manager, had been given a farewell address before his departure from the town[20].

The Oriental Bank took over the building premises formerly occupied by the Bank of Australasia. On 1 December 1865, James Campbell, manager of the Heathcote branch, called tenders for the erection of a verandah on the two sides of the building which faced the streets. The Oriental Bank quickly established a monopoly of banking within the township, and frustrated many residents with their stringent lending policy.[21] Residents were thus encouraged when in 1865 the Bank of Victoria opened a branch at Heathcote.[22]

The Bank of Victoria opened for business on the 7 of September 1865, in the premises formerly occupied by the Oriental Bank.[23] Their success was too much for the Oriental Bank who closed its Heathcote Branch in January 1866. The Bank of Victoria promptly purchased and moved into the newly vacated offices of the building erected by the Bank of Australasia.[24]

In their new premises the Bank of Victoria now enjoyed the monopoly of banking at Heathcote. William Meudell, later General Manager of the Bank of Victoria, took over from J. R. McEwan in 1866 but by 1868 A.G. W. Scott was in charge. On that date the McIvor Times stated:

The Bank of Victoria is undoubtedly a pretty little building and it is consequently entitled to be considered ornamental but it is of little use with Messrs Scott and Benbow as assayers. They give low prices for gold, maintain a high lending rate and a low one on deposits of money.'[25]

The Bank of Victoria continued trading from this site until 1926, when under the management of C.S. Malcolm, the bank moved to its new premises on the site of the old Mt Ida Hotel.


[22] Randall, J.O, p. 316
[23] Randall, J.O, p. 316

Secondary sources

Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission

Sharpe, Beverly (2008) Supplementary information supplied in 'background information and nominators assessment for cottage, High Street, Heathcote'

Information supplied by current property owner, 2008.

Relevant Historical Australian Themes

6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

72 High Street is a single storey stone and brick commercial building that occupies a prominent corner location. It is built of stone and brick although the walls have been painted. The stonemasonry is smooth ashlar above a rusticated plinth that sets the floor level several steps up from the pavement level. The windows are relatively small and regularly spaced along both elevations. There is a splayed corner with the door set on the 45 degree angle. The High Street elevation is symmetrical about a rendered chimney with wide cornice. The hipped roof is of slate and reflects the splayed corner. The verandah rests on timber corbels that support the eaves, and this detail is awkwardly executed, indicating that the original design was without a verandah. The verandah is of a convex profile and extends the full length of both street elevations. The detailing of the frieze is in a small circular repetitive pattern whilst the posts have stop chamfering, capitals and bases. There are curved timber brackets. The posts were replaced in 1996.

The site contains several outbuildings and there is a residence at the side and rear. A brick outbuilding with tall tapered chimney would appear to be contemporary with the bank and was possibly used as a smelting room. There is a weatherboard outbuilding with double doors that may have been used as a stable and carriage house. An extension along the side street appears to be of later origins and has non-matching windows. The building underwent extensions and alterations in 1936-1939.

There are partially concealed drainage channels and kerbs in stone and brick that encircle this building.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

72 High Street is a good example of a commercial building of the 1860s. It may be compared with 105 High Street, Heathcote, which also has the splayed corner.
Statement of Significance

What is significant?

The former Bank of Australasia site, at 72 High Street, Heathcote, including all the fabric of the 1860s stone building, a brick outbuilding possibly used as a smelting room, and a weatherboard outbuilding that may have been used as a stable and carriage house, is significant.

How is it significant?

The former Bank of Australasia, at 72 High Street, Heathcote is of local historic, aesthetic and architectural significance to the City of Greater Bendigo.

Why is it significant?

The former Bank of Australasia is of historic significance for its association with the development of Heathcote in the mid-nineteenth century. The building is illustrative of the commercial development that occurred as a result of the mining industry in this locality. It is also significant as an example of an early surviving bank building in Victoria and as the site of one of the first banks at Heathcote. The site was occupied first by the Bank of Australasia in 1860, and then by the Oriental Bank until the premises were taken over by the Bank of Victoria in 1865, which continued trading from this site until 1926. Criterion A

The former Bank of Australasia was described in 1868 as 'a pretty little building' and 'ornamental'. Aesthetically the building is also an important element in the High Street streetscape area, and occupies a prominent corner location. Criterion E

The former Bank of Australasia is a single storey stone commercial building that occupies a prominent corner of High and Jennings Streets. It is architecturally significant as it is thought to be one of few remaining buildings constructed from stone quarried from a local source near the Heathcote Hospital. The building retains much of its original detailing including windows, slate roof and verandah dating from 1865. Together with two outbuildings including a smaelting room and stable/carriage house, the place is an important early commercial building in Heathcote with a high level of integrity. Criterion D

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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Importance in exhibiting particular aesthetic characteristics. Criterion E
Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*

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**Recommendations 2008**

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**Other Recommendations**

It is recommended that the former bank at 72 High Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
# HERITAGE CITATION REPORT

**Name**  
HEATHCOTE MASONIC TEMPLE  

**Address**  
82 High Street HEATHCOTE

**Grading**  
2008 Local

**Building Type**  
Hall Masonic

**Assessment by**  
Context Pty Ltd

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<th>Recommended Heritage Protection</th>
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**Designer / Architect**  
Hartley, Arthur, Norris, Harry A

**Architectural Style**  
Victorian Period (1851-1901), Interwar Period (c.1919-c.1940)

**Maker / Builder**  
Crowle, James

**Integrity**  
High

## History and Historical Context

### History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix.*[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

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Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of the Masonic Lodge, 82 High Street, Heathcote**

The first meeting of the Freemasons in Heathcote was held at the Heathcote Hotel in May of 1859, but the brotherhood had no permanent accommodations at this time. The Masonic Lodge was inaugurated at the Heathcote Hotel on July 14th 1859.[17] James Hay was installed as Master; Fenwick Buck, Senior Warden; William G Adamson, Junior Warden and Mark Plues as Secretary. Frank Taite, Robert Lee, John Millett, William Hogarth and Henry Furze were initiated into the craft.[18]

The first design of this building was by Sandhurst architect, Arthur Hartley, who also designed Maldon's former market hall. [19]The foundation stone of the Heathcote Masonic Temple was laid in a ceremony held on Saturday 31st December 1859. The contract for the construction of the building was let to James Crowle and it is thought he built the place with his brother, John Crowle. James Crowle was a builder, carpenter and undertaker in Heathcote. He had been previously employed as the builder in the construction of buildings at the Government Camp at Heathcote, including a Gold Office, Courthouse, Storerooms, other offices, barracks and stables.[20]

The work contracted to James Crowle and his brother John was the first in a series of contracts they won in the early years of Heathcote, which included the construction of a number of roads in the town, the school at Redcastle and the Federal Hall. James Crowle was also employed as supervisor for the construction of the hospital at Heathcote.[21] The Crowles were originally from Adelaide but established themselves as prominent members of the Heathcote community. James Crowle served as a Councillor for Heathcote during the 1890s.[22] Crowle was also a Church associate of W. H. Alsop, the Shire Secretary and Rate Collector in 1866[23], a relationship that may have been a factor in the amount of work he received in the Shire.

The Crowles worked at a cracking pace and within eight weeks of laying the foundation stone the building was consecrated.[24] Crowle boasted to John Orr that the Masonic Hall was the most profitable job he had ever undertaken, but Orr was apparently critical that its foundations were so bad that it needed to be bolted together before it spread any further.

The Masonic Hall was opened in a ceremony held on the 2nd March 1860. Lodge members gathered at the Heathcote Hotel and proceeded, in full regalia, to the new premises. The consecration ceremony was performed by Worshipful Brother Fill of Bendigo, assisted by James Hay, W.M.[25] In January 1876, F. A. Hazard, Honorary Secretary, called tenders for repairs to the Heathcote Hall.

In October 1929 additions began to the front of the Masonic Hall to the design of well known Architect Harry A Morris, of Nicholas Building, Melbourne [26]. Norris was a celebrated architect, and one of the most prolific commercial architects in Melbourne in the 1920s and 30s. He is known for projects including Block Court, Collins Street, Melbourne, and Majorca House, in Flinders Lane, Melbourne [27].Builders for the second part of the building were Sheahan and Van, of Burgundy Street, Heidelberg. The building was finished at the end of February 1930, and the final payment for the contract dated March 13th 1930 was paid April 1930 [28]. These works completed the building to its present form.

The Heathcote Masonic Lodge celebrated its centenary in July 1959. The principal officers were Leonard Harvey, Worshipful Master; Doug Lyall, Senior Warden; Robert Kilroy, Chaplain; G.A. Mclean, Treasurer; A.G. McKenzie, Secretary.[29]
In May 1974, James Huggard, Secretary of the Lodge, noticed that a large hole had been knocked in the base of the rear wall. He notified the police and, when a search was made, a quantity of paper and other flammable material was found under the floor. Later, on a Wednesday night, smoke was seen billowing from the roof. The town Fire Brigade extinguished the blaze but considerable damage had already been done.[30]


[19] Information supplied by Ian Hollingsworth, President, McIvor Heathcote Historical Society, 2009, and Heritage Victoria Hermes entry # 3664, Former Market Hall, Maldon


[26] Information supplied by Ian Hollingsworth, President, McIvor Heathcote Historical Society, 2009


[28] Information supplied by Ian Hollingsworth, President, McIvor Heathcote Historical Society, 2009


Primary sources

Information supplied by Ian Hollingsworth, President, McIvor Heathcote Historical Society, 2009

Arthur Hartley Architects Sandhurst, (n.d), Design for Freemasons Hall (architectural drawings), supplied by Ian Hollingsworth, 2009

Preliminary pencil drawings for Freemasons Hall, supplied by Ian Hollingsworth, 2009

Photograph, c. 1900, Freemasons Hall, supplied by Ian Hollingsworth, 2009

Secondary sources


Heritage Victoria Hermes entry # 3664, Former Market Hall, Maldon


Relevant Historical Australian Themes

8 Building community life

8.4 Forming community organisations

Description
Physical Description

The Masonic Hall at 82 High Street presents a restrained classical facade to the street. Classicism was favoured by the Masons and many of their halls reflect this austerity. The rear of this building indicates that an earlier stone building existed extending to about half the width of the existing street frontage. This is likely to be the 1859 building built by James Crowle. Crowle was also responsible for the construction of the surveyor's office at 178 High Street in 1853.

An adjacent red brick hall was constructed next door and as a means of tying in the two buildings and presenting a unified street elevation, the brick and rendered facade was constructed in 1929. This was to the design of Melbourne Architect Harry A Norris. Greek ornament is displayed in the wave frieze on the parapet and the scroll beneath each window. The windows have low sill levels in comparison with many other Masonic halls that tends to rely on small high level windows for light. Early sketches of the final design demonstrate that a side window has been filled in at some stage. Above the cornice mould in is a pair of urns.

The original building is now used as a supper room. The rear of this building is post WWII and is not of interest.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

There are no comparable buildings in the study area, although the Mechanics' Institute at 121 High Street also has a zero setback formal frontage to High Street.

Statement of Significance

What is significant?

The Masonic Temple, at 82 High Street, Heathcote, including all the fabric of the 1859 building, the red brick hall and the 1929 brick and render facade, is significant. The post WWII additions at the rear are not significant.

How is it significant?

The Masonic Temple, at 82 High Street, Heathcote is of historic, social and architectural significance to the City of Greater Bendigo.

Why is it significant?

The Masonic Temple is historically significant for its association with James Crowle who was granted the contract for construction and he may have built the place with his brother, John Crowle. The Crowles were prominent members of the Heathcote community. Other works associated with James Crowle include roads, buildings at the Government Camp and the surveyor's office at Heathcote, the school at Redcastle, the Federal Hall and the hospital at Heathcote. James Crowle
also served as a Councillor for Heathcote during the 1890s. *Criterion A*

The Masonic Temple is historically and socially significant as a purpose-built and continuously occupied Masonic building. The foundation stone was laid on 31st December 1859 and the building opened in a ceremony held on the 2nd March 1860. Repairs were carried out in 1876, and in 1929 additions to the front of the Temple completed the building in its present form. The Masonic Temple is socially significant, and the survival of the lodge for over 140 years emphasises its important role in the Heathcote community, as a venue and meeting place. *Criterion G*

The Lodge is architecturally important as an essentially intact Masonic structure, expressly designed for lodge purposes. The restrained classical facade of the building is illustrative of the Classicism style favoured by the Masons and many of their halls reflect this austerity. The rear of this building indicates that an earlier stone building existed extending to about half the width of the existing street frontage. This is likely to be the 1859 building designed by Sandhurst Architect Arthur Hartley and built by James Crowle. The brick and rendered facade was constructed in 1929 to a design by prominent Melbourne architect Harry A Norris as a means of tying the buildings together. The facade presents a unified street elevation and emphasises the lodge's presence in the town. The interior has not been inspected. *Criterion D*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

Possession of uncommon rare or endangering aspects of our cultural or natural history. *Criterion B*

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*
### Recommendations 2008

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### Other Recommendations

It is recommended that the Masonic Temple at 82 High Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater City of Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Bank of Victoria (former)
Address: 104 High Street HEATHCOTE
Building Type: Bank
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Interwar Period (c.1919-c.1940)

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, and named the area around Port Phillip Australia Felix.[1]
Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts
were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Bank, 104 High Street, Heathcote**

The Bank at 104 High Street was built on allotment 14 of section 2 in the Township of Heathcote, which, with the adjacent allotment 15 of section 2, was granted by the Crown to John Buchanan Morris on the 24th January 1854.[17] The two allotments extended from High Street to abut the McIvor Creek.

Morris formed a partnership over allotment 14 with J. Everard on the 22nd July 1857, who mortgaged the property the Oriental Bank Corporation soon after. It is thought that Everard and Morris amassed substantial debts, and the property was conveyed in trust for Everard's creditors soon thereafter. John Morris transferred his portion of the property to A. H. R. Morris, whose insolvent estate came under the management of Henry Steel Shaw as official assignee.[18]

It is thought that the Mount Ida Hotel, which was built circa 1850, had been located on allotment 14. Mary Anderson ran the place as the Mount Ida Dining Rooms until early in 1919, when she had Kilroy and Hendy auction the property. It did not sell then but the agents secured a private sale shortly afterwards to Mr Fred Lewis for £235. The old building was said to be useless and Lewis demolished it. Then he had Kilroy and Hendy auction the timber and iron etc (in May 1920).[19]

The property changed hands a number of times before it was bought from A. Lewis by the Bank of Victoria Ltd in 1926 for the sum of £150. The allotment was at this stage subdivided into two smaller allotments, with the Bank of Victoria acquiring the portion that fronted High Street.

Prior to its acquisition of Lewis' land, the Bank of Victoria had operated from other premises in Heathcote, but was anxious to expand their operations in new commodious accommodations. The two storey brick bank building and residence was constructed in 1926.[20]

The property was sold to John Kearney and Daniel Pritchard, and then Thomas Pritchard and Charles Chamberlain became the owners.[21]

Around 1932 the Commercial Banking Company of Sydney absorbed the Bank of Victoria and retained its new premises in Heathcote. The Commercial Banking Company later merged with the National Bank (1983)[22] to become the National Australia Bank and the building erected in 1926 on the site of the former Mt Ida Hotel, continues to house their operations in Heathcote.[23]


HERITAGE CITATION REPORT


**Primary sources**

Research notes for Old Law search application AP105334J, Lands Office Victoria.

**Description**

**Physical Description**

104 High Street is a two storey Interwar commercial building built in red brick and render trim. The bank has been planned in typical bank arrangement of the nineteenth and early twentieth century with a the ground floor having the banking chamber and offices, whilst the top floor and the rear are occupied by a residence. The stepped pediment to the parapet is rendered in a curved fashion, whilst prominent horizontal lines are expressed in concrete lintels and beams at
first and ground floor level. The balconettes to the first floor windows are detailed in stucco with recessed niches.

The windows at ground floor level are the original design with timber frames, however the first floor and the door downstairs have been replaced with aluminium frames. It is a prominent building in High Street and one of few major commercial buildings to be located on the north side of the street. The building is one of few two storey structures in High Street, and therefore is prominent in the streetscape.

**Physical Condition**

Good

**Conservation Policy**

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

- Reinstatement of an appropriate design of timber framed windows to the upper floor and doors at the ground floor level would enhance the appearance of this building.

- Retention of the face brick and render as contrasting materials is recommended.

**Comparative Analysis**

104 High Street is the most recent of three two storey bank buildings in the High Street, the others being built in 1885 and 1912. It is also the least architecturally interesting.

**Statement of Significance**

*What is significant?*

The brick bank built in 1926 for the Bank of Victoria at 104 High Street is significant

*How is it significant?*

The brick bank at 104 High Street, Heathcote is of local historic and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

104 High Street is historically significant for its demonstration of the growth in diversity of services in Heathcote during the early part of the twentieth century. Built for the former Bank of Victoria, later the Commercial Banking Company of Sydney, now the National Australia Bank, it is evidence of the change in banking companies in Australia. **Criterion A**

Although of a fairly standard bank design of the period, it demonstrates the functional requirements of banks to provide accommodation for the manager in the same building. It is distinguished by the contrast between the red brick and render detailing to the balconnettes, parapet, and the original window frames at ground level. **Criterion D**
Assessment Against Criteria

HERCON CRITERIA

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

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

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

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**Recommendations 2008**

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**Other Recommendations**

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HERITAGE CITATION REPORT

Name: Shop and residence
Address: 105 High Street HEATHCOTE
Building Type: Shop
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection:
VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity: High

History and Historical Context

History of Heathcote

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After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Shop, 105 High Street, Heathcote**

Allotment 14 of section 3 in the Township of Heathcote was granted by the Crown to J. Matheson on the 24th of January 1854, as part of the first wave of land sales in the town following its survey.[17] The land remained undeveloped until circa 1872, when Matheson is shown as an occupant. The place was recorded as occupied by George McRobert in 1872[18], and it is possible that he was the builder responsible for its construction.

From 1877, Matheson let the shop to Daniel Kelly, a tailor. Following Matheson's death circa 1878, the executors of his estate continued the lease arrangement with Kelly. George McDonald occupied the premises in 1881, and bought the place the following year. George McDonald was a butcher, and probably used the shop as a premises for his butchery. By the late 1880s, Alexander McDonald was also occupying a portion of the premises, from which he ran a saddlery. By 1895, Alexander McDonald was the sole occupier of the premises.[19]

In 1905, rate books record Charles Perry as the occupier of the shop on the corner of High and Barrack Streets. John Perry, an undertaker, was listed as the occupier of the place between 1915 and 1916, but the following year, Colin Turner had taken over the premises. Turner was a saddler, and it can be assumed that he ran his saddlery from the premises at High Street.[20] By 1920, 105 High Street was listed in the rate books as a 'shop and residence'. Colin Turner and his wife Florence were listed as occupying the residence behind the store until 1946.[21]

Rate books indicate that the shop was extended circa 1920, and rate books thereafter include three listings for 105 High Street; a single place listed as 'shop and residence', with a further two 'shop' listings.[22]

While the Turners continued to own and occupy the 'shop and residence', the remaining shops were sold to J. O. T. Hallifax and A. O. T. Hall circa 1933.[23] The Turners were probably in possession of the initial shop and residence that had been built on the site in circa 1870.


[23] Shire of McIvor Rate Books, 1933.

Secondary sources


Description

Physical Description

105 High Street is a timber framed and weatherboard corner shop and residence with verandah. The shop has a splayed corner and a face brick chimney with corbelling to the top. The door is set in the splay and large four pane shopfront windows flank each side. The verandah is wide and supported on timber posts. Unusually, the rear of the shop appears to be unaltered and the roof form is a double hip and there is a rear verandah detailed with timber infill panels to the triangular ends. The building form and detailing indicates a construction dates of c1860.

The residence is attached to the shop and adopts a fairly common double fronted house form with one room projecting forward and a verandah to the remainder of the facade. The house has a timber balustrade to the street line. There is a facebrick chimney.
There is a group of corrugated iron outbuildings which are not of interest, however a weatherboard gabled roof outbuilding is of interest.

**Physical Condition**

Good

**Conservation Policy**

It is recommended that conservation of the timber window frames and other joinery to the brick shop be maintained. The chimney should also be retained.

**Comparative Analysis**

105 High Street is comparable in construction date and form to 72 High Street.

**Statement of Significance**

*What is significant?*

The shop at 105 High Street, Heathcote, including all of the fabric of the 1870s timber framed and weatherboard corner shop and residence with verandah is significant. The corrugated iron outbuildings are not significant, however the weatherboard outbuilding is significant.

*How is it significant?*

The timber framed and weatherboard corner shop at 105 High Street, Heathcote is of local historic and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The shop at 105 High Street, Heathcote is historically significant as part of the first wave of land sales in 1854. From 1877 the premises had various uses, probably including a butchery. From 1917 until 1946, Colin Turner ran his saddlery from 105 High Street. The shop was extended circa 1920 and thereafter was listed as a 'shop and residence', with a further two 'shop' listings. *Criterion A*

105 High Street is aesthetically significant as a good example of a vernacular timber framed and weatherboard corner shop and residence with wide verandah supported on timber posts. Notably the rear of the shop is unusual in that it appears to be unaltered externally since the extension in 1920. The residence attached to the shop is a fairly common double fronted house with one room projecting forward and a verandah to the remainder of the facade. It occupies a prominent corner location and is a key building in the High Street. *Criterion D*

**Assessment Against Criteria**

**HERCON CRITERIA**
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

### Recommendations 2008

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<tr>
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### Other Recommendations

It is recommended that the shop and residence at 105 High Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Shop and bakery
Address: 107 High Street HEATHCOTE
Grading: 2008 Local
Building Type: Shop
Assessment by: Context Pty Ltd

Recommended Heritage Protection:
- VHR No HI No PS Yes

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

Maker / Builder:
- Unknown

Integrity:
- Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip Australia Felix.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Shop and Bakery, 107 High Street, Heathcote**

The shop and bakery at 107 High Street is extant on land that formed part of a Crown grant to G. Chambers on the 11th June 1899.[17] The building appears to have been a much earlier construction, however, and could have been built at the same time as the Government Camp that was established in the 1850s and located on the opposite side of Camp Street. No records of a lease over the land have been located. George Chambers was a draper, and he probably used the building at High Street as a premises from which to sell his wares. George Chambers is listed as the occupant of a house and shop in Heathcote in rates books from 1893.[18] Chambers is recorded as a draper, and the shop was probably a drapery. It is likely that this building was that at 107 High Street.

The property was transferred to Herbert Clarke, a merchant from Melbourne, on the 13th July 1906. He only held the property for a short time before subdividing the allotment and selling a portion to John James Farley on the 15th September 1908 and the remaining portion, upon which the shop was located, to John Flowers, a baker, on the 11th December 1908.[19]

Between 1908 and 1931, John Flowers ran the bakery at 107 High Street, and was living in the residence there. Flowers took out a mortgage to Thomas Corrie soon after he acquired the property, and this may have been a means of financing development of the land or the bakery there extant.

In the 1930s the building was extended and a new residence built on the High Street frontage. In 1933, Flowers sold the bakery to Gerhard Charles Jongebloed. Jongebloed was a master baker, and he continued to run the place as a bakery.

However, rate records indicate that C. W. Moate occupied the portion of the building that had been previously used as a bakery, though it is listed in rates records as a 'shop' from 1935.[20] Moate was the occupier of the premises until his death circa 1945, after which time the trustees of his estate briefly took over the place. Jongebloed could have been leasing the place to Moate, although Jongebloed's profession as a baker makes this seem unlikely. It is possible that the Moate actually occupied a different portion of the building while Jongebloed occupied the bakery.

In 1946, George Webb was rated for the shop at High Street. The Shire of McIvor rate book for that year shows 'shop and residence' has been crossed out, and replaced with 'shop'.[21]

Title over the property was transferred to Harry Garratt of High Street on the 27th January 1955. Garratt was also a Baker. He ran the place until 1960, when he sold to Harry Victor Peachey and his wife, Hazel Peachey. Peachey mortgaged the property to the Commercial Banking Company of Sydney to acquire the finance to buy the place. Following his wife's death, Harry Pecheay was the sole proprietor of the bakery until he sold to Raymond and Lorraine Newman in 1979.[22] It appears that the building was no longer used as a bakery after this time.


HERITAGE CITATION REPORT

[18] Shire of McIvor Rate Books, 1893.

Secondary sources

Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission

Relevant Historical Australian Themes

5 Building Victoria's industries and workforce
5.7 Working
6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

107 High Street consists of a residence and shop built c. 1930, and a former bakery at the rear. The bakery is notable for the bakers' oven that is still extant. The building is of painted masonry and there is use of brick, stone and concrete in the walling material. The form of the building indicates that it is much earlier than the house and shop.

There is a single storey section fronting Hospital Street and a one and a half storey height part behind. The roof is hipped and clad in corrugated iron. The interior has been converted to a residence but the oven remains. An interwar two storey arts and crafts bungalow forms the High Street frontage. This has a gable end with timber strapping and the roof line has two gabled dormar windows on the side elevation. There is a prominent chimney. A single storey shop front of an interwar design forms part of the High Street elevation and is attached to the house.

The ground floor windows to the side street appear to have been altered. The shop has a stepped parapet and recessed entry.

Physical Condition

Good

Conservation Policy

Policy for this building should take account of the highly visible location of the front residence, and seek to conserve the chimney and gable roofed form, as well as the original windows and timber strapping.

Comparative Analysis

There are no comparable places in the study area.

Statement of Significance

What is significant?

All the fabric of the former painted masonry bakery at the rear of 107 High Street, Heathcote is significant. The 1930s house and attached shop at the front of the site is also of significance.

How is it significant?

The former bakery, at the rear of 107 High Street, Heathcote is of historic and aesthetic significance to the City of Greater Bendigo.
Why is it significant?

The former bakery, at the rear of 107 High Street, Heathcote is historically significant as it appears to have been used as a bakery for nearly seventy years, from 1908 to 1979. The building appears to have been constructed prior to the land grant to G. Chambers in 1899, and may have been built in the 1850s as indicated by the architectural style. George Chambers was a draper and probably used the building to sell his wares. The whole site is historically significant as representing early commercial development including shop, house and bakery. Criterion A

The former bakery is architecturally significant as a largely intact example of early vernacular building design. The form consisting of a single storey section fronting Hospital Street and a one and a half storey height part behind. The roof is hipped and clad in corrugated iron. The interior has been converted to a residence is notable for an extant bakers' oven. The residence and shop built circa 1930 and fronting High Street is representative of interwar architecture in its evocation of the Arts and Crafts bungalow style. The complex is significant as a whole, demonstrating commercial and residential development in Heathcote over a long period of time. Criterion D

107 High Street is significant for the prominent place it occupies on High Street.

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
## Recommendations 2008

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Recommendation</th>
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<tr>
<td>External Paint Controls</td>
<td>No</td>
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### Other Recommendations

It is recommended that the 107 High Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Mechanics Institute Building
Address: 121 High Street HEATHCOTE
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR
No HI
No PS
Yes

Design & Architect: Hendy & Aptead
Maker / Builder: Unknown

Architectural Style: Victorian Period (1851-1901)
Free Classical

Integrity: High

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*. [1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations. [2] By 1850, there was no available land remaining in all of northern Victoria. [3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment. [5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854. [6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp. [7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861. [8] Heathcote became a borough in 1863, and its council enlarged to nine members. [9] The district survived until 1863, when Waranga and Heathcote became separate entities. [10] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s. [11] The South Heathcote State School opened in April 1874. [12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s. [13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888. [15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community. [16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of Mechanics Institute, 121 High Street, Heathcote

The land upon which the Mechanics Hall Institute was constructed formed part of a Crown grant to F. C. Armstrong on the 10th May 1854.[17] It is not known when the land passed into the hands of the Mechanics of Heathcote, though it may have been held in trust for them. The Mechanics Institute Hall was constructed in 1900 as a replacement for an earlier timber hall that had stood on the same site. The building was designed by Messrs Hendy and Aptead, architects of Geelong and the design incorporated an adjacent store. The store was initially leased to Edward P. Hood, a tailor.[18]

The Heathcote Mechanics Institute had been established in 1859. An article in the McIvor News, dated 15 July 1859 argued for the establishment of a Mechanics Institute in Heathcote and pointed out that the Government had already set aside a block of land in the township as a site for such a facility.[19] After renting premises for a time, the Mechanics commissioned the construction of a small timber hall, but construction work on the building was dissatisfactory and it is not known if the hall was ever occupied.[20]

In 1909 an extension in the form of a billiard room was made to the Mechanics Institute. Construction work was undertaken by J. Wells, a builder of Bendigo. The room measured 30' by 40' and the total cost of construction came to some £474. Towards this sum the government provided a grant of £50 to aid in the extension of the building.[21] A new table, costing £96, was also purchased at this time. [22]

By 1919 membership of the Heathcote branch of the Mechanics Institute gradually dwindled and by 1919 there were only sixty five subscribers. During the 1950s the building was used as accommodations for a number of organisations. The place was converted to an Infant Welfare Centre, which opened in 1956. The billiard room was occupied as offices for the Country Women's Association from 1959.[23]


**Primary sources**


**Secondary sources**


*Inventory of Mechanics Institutes in Victoria*, (1998), Department of Natural Resources and Environment, Victoria


**Relevant Historical Australian Themes**

-

**Description**

**Physical Description**

The Mechanics Institute of 1900 and is designed in a Free Classical manner. It has a symmetrical form with a recessed
entry and arch-headed window openings to each side. The face brick building is decorated in an exuberant style with pilasters, string courses, Corinthian capitals, a parapet with arched recesses and urns. The windows have heavy box frames in the late Victorian manner and a pattern of unusual radiating mullions to the fanlight. The entry is deeply recessed and the floor is tiled with encaustic tiles. The six panel doors have a large square fanlight of leaded and coloured glass. The pediment above the entry surmounted by the circular motif is transitional between Victorian and Edwardian period.

A billiard room was added to the side of the Institute in 1909. This room has been designed in matching brickwork with a half hipped roof. A verandah forms a side porch entry. The Mechanics Institute is a key building in High Street.

**Physical Condition**

Good

**Conservation Policy**

None Specified

**Comparative Analysis**

The Mechanics Institute is a highly decorative building with comparable examples. The Masonic Hall at 82 High Street, although of quite different architecture, displays a formal zero setback frontage to the street.

**Statement of Significance**

*What is significant?*

All the fabric of the former red brick Mechanics Institute and adjoining 1909 former billiards room at 121 High Street, Heathcote, is significant

*How is it significant?*

The former Mechanics Institute of 1900 and adjoining 1909 former billiards room at 121 High Street, Heathcote, is of historic, social and architectural significance to the City of Greater Bendigo.

*Why is it significant?*

The former Mechanics Institute at 121 High Street, Heathcote, is of historic and social significance as a purpose built Mechanics' Institute. The Mechanics Institute Hall was constructed in 1900 as a replacement for an earlier timber hall that had stood on the same site from the 1860s. The Institute is an expressive symbol of the aspirations of the Heathcote community. The adjoining former billiards room is also historically and socially important.

Together these buildings serve important civic functions and have provided a venue for social, cultural, health and educational activities for the local community for almost one hundred years. The site has accommodated many local groups and institutions including the Country Women's Association, Senior Citizens, and has also been used as an Infant Welfare Centre and as a Guide Hall. *Criteria A, G*
Architecturally the former Mechanics Institute at 121 High Street, Heathcote is significant for its design by Messrs Hendy and Apstead, architects of Geelong. The Institute has a symmetrical form and is elaborately decorated in a Free Classical manner with pilasters, string courses, Corinthian capitals, a parapet with arched recesses and urns. Other notable features include late Victorian style windows and unusual radiating mullions to the fanlight, a deeply recessed entry with encaustic tiled floor. The six panel doors have a large square fanlight of leaded and coloured glass. The pediment above the entry surmounted by the circular motif is transitional between Victorian and Edwardian period. The billiard room that was added to the side of the Institute in 1909 has been designed in matching brickwork with a half hipped roof. A verandah forms a side porch entry. The Mechanics Institute is a key building in High Street and an important part of the streetscape. Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

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

Recommendations 2008

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Other Recommendations
It is recommended that Mechanics Institute at 121 High Street, Heathcote, be added as an individual place to the Heritage Overlay of the Greater City of Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
Heritage Citation Report

Name: Commercial Bank of Australia (former)
Address: 129 High Street HEATHCOTE

Grading: 2008 Local
Building Type: Bank
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes
Maker / Builder: McLean & Millward

Integrity:
Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, and named the area around Port Phillip Australia Felix.[1]
Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

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Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set
aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Commercial Bank of Australia (former), 129 High Street, Heathcote**

The Commercial Bank of Australia purchased land for the erection of premises at Heathcote in 1885, comprising a 66’ by 165’ block in High Street, for the sum of £56.3.3. The land was awarded to the Bank by the Crown, and covered Allotment 4 of Section 3b in the Township of Heathcote and Parish of Heathcote. A branch had been operational in Heathcote since 1877, but the inadequacies of these premises prompted the construction of the new building.

Tenders were called for the erection of a bank at High Street, and McLean and Millward were awarded the contract soon thereafter.[17] Their tender for the project totalled £1,399. The final cost of the construction of the building, which incorporated banking premises and the manager's residence, was £1,680.[18] Mr. Gatliff was employed as the manager of the Bank during the construction of the new premises.

The Commercial Bank was extensively remodelled in 1963. Works included the construction of a garage behind the bank and residence, and the addition of a bathroom and kitchen to the rear of the existing building.[19]


Primary sources

Email from Eva Stokes-Blake, Westpac Archives, 10th September 2008.

'The Commercial Bank of Australia Ltd, Premises Heathcote, Repairs and Remodelling', held by Westpac Archives, 6-8 Parramatta Road, Homebush, NSW.

Secondary sources

Hall T.R, (reproduced 1985) History of the town and district: Heathcote


Relevant Historical Australian Themes

6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

The former Commercial Bank of Australia is a late Victorian Classical building of red brick with painted stucco and brick detailing. The building form is a two storey block with intersecting hipped roofs surmounted by brick and render chimneys.

The facade is designed with a projecting bay on the ground floor that forms a balconnette to the upper floor windows. The arrangement of the windows reflects the function of the spaces they serve. The bank has been designed with the offices and banking chamber on the ground floor and a residence above. The doorway has a segmental arch pediment in stucco featuring a crest in a circular motif. The ground floor windows have arched mouldings to the windows with symbolic keystones. The upper floor windows are of soldier courses in brick, which were once banded in alternate cream and red brick, but are now painted white, as is the quoining to the corners. The eaves have paired corbels in the Italianate manner and the roof is slate. The signage in raised lettering across the middle string course has been replaced with modern lettering. Historical photographs show that this formerly read 'Commercial Bank of Australia'. A fence with curved corners facing into the entry was once constructed from corrugated iron with a timber capping. This building is one of the key buildings in the High Street commercial area.

There is a single storey weatherboard addition to the rear which is not of interest.
Physical Condition
Good

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

- As a commercial building advertising signs should be discreet and placed only where the existing signs are. Further signage should not be placed on the building.

Comparative Analysis
129 High Street is one of three two-storey banks in Heathcote and is a good example of a 19th century bank design. The other bank at 151-153 High Street is built in 1912 and is representative of that era.

Statement of Significance

What is significant?
The former Commercial Bank of Australia, at 129 High Street, Heathcote, including all of the fabric of the 1885 red brick building is significant. The single storey weatherboard is not significant.

How is it significant?
The former Commercial Bank of Australia, at 129 High Street, Heathcote is of local historic, architectural and aesthetic significance to the City of Greater Bendigo.

Why is it significant?
Erected in 1885, the former Commercial Bank of Australia is of historic significance for its association with the development of Heathcote in the nineteenth century. The elaborately decorated building demonstrates the prosperity of the town and the importance of the bank in the commercial development in this locality. The design of the double storey building, which incorporated the offices and banking chamber on the ground floor and a residence above, reflects the functions of the bank. (*Criterion A*)

The former Commercial Bank of Australia is architecturally significant as a fine example of a late Victorian Classical building of red brick with painted stucco and brick detailing. Although it was extensively remodelled in 1963, the building retains many of its original features including hipped roofs, brick and render chimneys, and a segmental arch pediment in stucco featuring a crest in a circular motif above the doorway. The ground floor windows have arched mouldings to the windows with symbolic keystones Aesthetically the building is also an important element in the High Street streetscape, and is one of the key buildings in the High Street commercial area. (*Criterion D*)

Assessment Against Criteria

HERCON CRITERIA
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that former Commercial Bank at 129 High Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*.[1]

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In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**Contextual History of Methodism in Heathcote and district**

In its beginnings the Heathcote Methodist faith was initially part of the Kilmore Wesleyan Circuit[17]. Rev. J Mewton was the Superintendent of the area, which in 1861 included the preaching places of Kilmore, Mickleham, Merring, Donnybrook, Lancefield, Broadford, Spring Hill, Seymour, Tallarook, Heathcote, Tooborac, Redcastle and Wild Duck[18].

There is conflicting reports about when the first Wesleyan Church was opened in Heathcote, however it appears to have been sometime in 1859[19] and was described as being located "in a building on the main road on a site south of the Prince of Wales hotel."[20] The preachers at this first service were Rev. Joseph Dare of Bendigo and Rev. John Mewton of Kilmore and it is understood that Rev. Mr McAllister was the first Wesleyan minister[21].

Several other Wesleyan and United Free Methodist Churches were established in the district during this time, with the McIvor Times reporting on November 1860 that a United Free Methodist chapel had been completed at Caledonia Gully (near Argyle), and the Wesleyan Congregation calling for tenders in 1862 for the construction of a church and school at "Church Hill", on the road from Speed's Bridge to Bendigo[22]. Other churches to be established in the region during 1860 - 1874 were a United Free Methodist Church at Kyneton Road and Cornella[23]; while the Derrinal Wesleyan church re-opened and the Tooborac Wesleyan Church was also noted as operational.

The Wesleyan congregation erected a new church in 1862 at the rear of Thomas Craven's store, which reopened on 17th March of that year with Rev. E Taylor as resident minister.[24] There are differing accounts as to when this building was relocated to its present site adjoining the post office. Randell records this date as 1887.[25] It is believed that the Wesleyan congregation had amalgamated with the United Methodist Free Church by 1898.[26] It is reported that at this time the United Methodist church building (from Argyle) was moved to the Wesleyan site[27] and a new parsonage erected.[28]

At the time of amalgamation it is reported that Rev. J Truscott had charge of churches at Heathcote, Baynton, Argyle Hill, Kyneton Road, and Tooborac and by 1901 the Heathcote Methodist circuit included Argyle Hill, Costerfield, Tooborac, Pyalong and Meadow Valley.[29]

In 1907 a new Methodist Parsonage described as 'a seven roomed weatherboard house' was built by J.A Leister and W.H Watkins and was said to be finished by March that same year.[30]

**History of Heathcote Uniting Church, 131 High Street, Heathcote**

In 1925 it was decided that a new Methodist Church should be built[31], subsequently the new Methodist Church of Heathcote opened in 1929[32]. Architect A. S. Eggleston was responsible for the design of the building, which was constructed in front of the existing Church, facing High Street.[33]

Locals believe that behind the current Uniting Church back fence is the site of the original Methodist Church structure, which later became a Sunday school after the new building, was completed. The old Church was renovated and rebuilt as a Sunday School Hall in 1936, and the following year the roof replaced after the building was destroyed by fire.[34]
The Methodist Church and the Presbyterian Church are recorded as uniting on 18th November 1969, and the original 1929 building is presently being used as the Uniting Church.


[19] Date sourced from Randell, (1985), p 146


[31] Targeted Community Consultation, interview with Heathcote resident John Hicks, 21/6/07.


[34] Methodist Church and Sunday School, Heathcote, Corr 5216, VPRS 07882/P0001, Unit 679, Public Records Office of Victoria.

Primary sources

Ross, J, diary, date unknown - outlying areas of Heathcote, courtesy of the McIvor Heathcote Historical Society.

Targeted Community Consultation, interview with Heathcote resident John Hicks, 21/6/07

Methodist Church and Sunday School, Heathcote, Corr 5216, VPRS 07882/P0001, Unit 679, Public Record Office of Victoria.

Secondary sources

Benson, C. Irving (1935), A Century of Victorian Methodism, Spectator Publishing Co, Melbourne

Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission


Relevant Historical Australian Themes

8 Building community life

8.1 Maintaining spiritual life
Description

Physical Description

The former Methodist (now Uniting) Church at 131 High Street is a conservatively designed church built in 1929 in the Gothic 'survival' style. It was designed by architect Alec S Eggleston who was responsible for a number of Methodist churches including Colac in 1926. Alec Eggleston (1883-1955) trained as an architect in the office of Usher & Kemp between 1900 and 1904, and officially commenced his private practice in 1907. Alec Eggleston later became a prominent figure in the Melbourne architectural scene, and his firm still continues today as Eggleston McDonald.

Elements of the style include the use of the pointed arch in the design of the windows, however this is contrasted in domestic 1920s brick detailing. White painted stucco outlines the windows and parapets. The wall plane to the front elevation is modelled with a projecting panel of brickwork that includes a large window. There has been some intent to model the walls of the church by using brick pilasters as buttresses and a horizontal string course in moulded bricks. The windows have leaded clear glass with a white cross motif.

The sanctuary was designed with a brick self supporting arch in face brick that allowed the wall to be removed should it need to be enlarged. The interior is of white painted plaster and the roof structure is of dark stained scissor trusses. The red brick, timber and plain plaster gives the interior an Arts and Crafts ambience.

A side porch provides a separate entry to the church, although a new entry building has been constructed to the other side of the church. A large hall has been constructed at the rear and is a well mannered addition.

The roof of the church was replaced in 1937 following a fire and the terra cotta tiles are of that period. The palm tree is a notable feature of the garden.

Physical Condition

Good

Conservation Policy

It is recommended that all face brick surfaces not be painted.

Comparative Analysis

131 High Street is a modest church by a prominent architect, Alec Eggleston. It is one of several twentieth century churches in the study area including St Joseph's in Axe Creek and the Strathfieldsaye Uniting Church. This is a fine example of a red brick 20th century church design.

Statement of Significance

What is significant?

The Uniting Church (formerly Methodist) at 131 High Street built in 1929, with 1937 roof cladding, and the palm tree are significant. The hall at the rear and new entrance building at the side built c. 2000 are not significant.
How is it significant?

The Uniting Church is of local historical, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

The Uniting Church is of historical significance for its association with the Wesleyan Methodist movement in the Kilmore circuit. The present Uniting church represents the culmination of the amalgamation of the Wesleyans and the United Free Methodists in 1898, to achieve a Methodist Church. This 1929 church represents a permanent place for the Methodists following years of poor or temporary accommodation. It is also of historical significance as continuing to serve as a Uniting Church following the amalgamation of the Presbyterians and Methodists to form the Uniting Church in 1969. Criterion A

It is of aesthetic significance as a modest work of the well known architect Alec. S Eggleston whose work for the Methodist Church formed a significant part of his practice. The interior is notable for the Arts and Crafts features of face brick arch, windows of unpretentious but thoughtful design, and honesty of materials in the use of stained timber and white plaster. Criterion D

The Uniting Church is of social significance for the Heathcote community as a place of worship for nearly 80 years. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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Recommendations 2008

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**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, and named the area around Port Phillip *Australia Felix*. [1]

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In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the
City of Greater Bendigo.

**History of Post Office, 137 High Street, Heathcote**

The land upon which the Post Office at Heathcote was built was set aside for use by the Commonwealth on the 1st March 1901.[17] The Post Office at this site was, however, built in 1870. The cost of construction of the building came to the sum of £1,980, and the building was completed and occupied by 1871. The architect and builder on the project are thought to be the Public Works Department. This was the second post office in operation in Heathcote, with the other having opened in 1860.[18]

Post Masters that worked the Post Office at Heathcote included Peter Challen, Matthew Glenton, Henry Halliday, John Sandy, A. L. Sutton and J. H. T. Tymms. [19]


Primary sources

Heathcote Post Office and related history, Box 24, Item 2008/00469413, Series B5846, National Archives of Australia, Melbourne.

Secondary sources


Relevant Historical Australian Themes

6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

The Post Office at 137 High Street is built to a Public Works Department design and was completed in 1870. It is designed in an Italianate style with a central gable flanked by hipped roof wings on either side. Three arch headed windows are the main feature of the front gable and there is a verandah with timber paired posts. The design of the posts is elegantly done with capitals, post bases and slender pairs of timber posts. The roof has been replaced with terra cotta tiles. There is a timber outbuilding at the rear and a carport. Some alterations have been made to the rear of the post office and a concrete ramp has been built to the front and side. The chimneys are an intact feature of this building.

Physical Condition

Good

Altered

Conservation Policy

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

- Replacement of the terra cotta tile roof based on historic evidence.

Comparative Analysis

There are no other comparable post offices in the study area.
Statement of Significance

What is significant?

The Heathcote Post Office of 1870 is significant. The weatherboard extensions, outbuilding, ramp and carport are not significant.

How is it significant?

The Heathcote Post Office is of local historic and aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

The Heathcote Post Office is of historic significance as a representative building designed and built by the Public Works Department in 1870.

It is of aesthetic significance as a key building in High Street and as a representative example of the Italianate style of building favoured by many of the Public Works Department architects of the 19th century. Criterion D

The post office has social significance to the Heathcote community for its continuing use for over 130 years. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
Recommendations 2008

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Other Recommendations

It is recommended that the Post Office at 137 High Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

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<tr>
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**Recommended Heritage Protection**

| VHR | No | HI | No | PS | Yes |

**Architectural Style**

- Victorian Period (1851-1901)
- Vernacular

**Maker / Builder**

- Unknown

**Integrity**

- Altered

**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*.\[1\]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations.\[2\] By 1850, there was no available land remaining in all of northern Victoria.\[3\]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[4\] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.\[5\] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.\[6\] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.\[7\] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.\[8\] Heathcote became a borough in 1863, and its council enlarged to nine members.\[9\] The district survived until 1863, when Waranga and Heathcote became separate entities.\[10\] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.\[11\] The South Heathcote State School opened in April 1874.\[12\]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.\[13\] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek.\[14\]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.\[15\] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.\[16\]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of Shop, 143 High Street, Heathcote

Allotment 3 of section 6 in the Parish of Heathcote and the County of Dalhousie, upon which the shop and outbuilding at 143 High Street are built, was granted by the Crown to Peter Millar, Robert Anderson, Charles William Cox and John Palmer on the 1st August 1854.[17] The group was also granted adjacent lots 4 and 5 of section 6 on the same date.

Millar had come to Heathcote in 1853 and in partnership with Anderson, Cox and Palmer established with main store at Heathcote on allotment 3 of section 6. The store originally consisted of a large tent, complete with a bulldog that acted as guard.

In 1856, Millar, Anderson, and Palmer sold the property to Cox and his two new partners, James and William Routledge, for the sum of £120. It is not known if the store on the property was established by Cox and the Routledges or during the previous owners possession of the place. Cox and Routledge's store proved so successful they opened a number of branches in Heatchote, selling groceries, alcohol, drapery and timber. They also ran a store in Melbourne, under the management of William Routledge.[18]

In February 1861 a syndicate comprised of Hugh Moore, James Christie and Frederick John Spinks purchased the holdings of the recently dissolved firm Cox and Routledge Brothers.[19] Christie had been the manager of the South Heathcote Main Store whilst under the ownership of Cox and Routledge Brothers.[20] The ensuing Moore, Christie and Spinks partnership was very successful.

James Christie was a native of Leathermuir, Scotland who arrived in Melbourne aboard the Orestes in December 1852. He arrived in Heathcote in 1854 and worked as a miner prior to managing Cox and Routledge's main store in the town.

Hugh Moore dropped out of partnership at the beginning of 1886 and the firm carried on as Christie & Spinks. Frederick Spinks died on 23 May 1890. A clearing sale of his stock was held and the Main Store became the sole property of James Christie. Christie died in 1903 and three of his sons inherited the business at Christie & Co; George Barclay Christie, Abraham D Christie and Hugh Frederick Christie. Following the death of Hugh Christie in 1959 the business was inherited by Max, Nancy and Florence Christie. They closed down the Main Store in late 1967, over 114 years after it had first been opened in a tent erected on the site in 1853. [21]


Primary sources
Research notes for old law search application AP47828, Land Office Victoria.

Secondary sources
Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission

Relevant Historical Australian Themes
6 Building towns, cities and the garden state
6.5 Living in country towns

Description

Physical Description
The building at 143 High Street, Heathcote has been greatly altered at the frontage, however at the rear of the site the large stone building is clearly visible. The building consists of a large span gable roof and is constructed of local sandstone.

**Physical Condition**

Good

**Conservation Policy**

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

-Reinstatement of original shopfront based on historic photographic evidence would enhance this building.

**Comparative Analysis**

The shop at 143 High Street has comparisons with the stone building at 61 High Street and is evidence of the commercial beginnings of Heathcote when large stores were required.

**Statement of Significance**

*What is significant?*

The former stone store established by Cox and Routledge c.1859 is significant. The current shop frontage and rear verandah addition are not significant.

*How is it significant?*

The store at 143 High Street is of local historic, and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The former Cox and Routledge's and later Moore, Christie and Spinks store is of historic significance for its associations with prominent commercial ventures in Heathcote. The partnership of Christie and Spinks went on to found the flour milling business, and in so doing providing another key building for the town. *Criterion A*

Although altered at the frontage, the store at 143 High Street is of aesthetic significance as a large sandstone structure of early construction date. The building may be compared with the store at 61 High Street which is more intact on the street elevations. *Criterion D*

**Assessment Against Criteria**

HERCON CRITERIA
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the shop at 143 High Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the ‘Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.’
HERITAGE CITATION REPORT

Name: House
Address: 150 High Street HEATHCOTE

Building Type: House
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, and named the area around Port Phillip Australia Felix. [1]
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The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

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After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts
were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of House, 150 High Street, Heathcote**

The house at 150 High Street was built on part of allotment 4 of section 5 in the Township and Parish of Heathcote which was granted by the Crown to W. Gutmann on the 8th December 1856.[17] Gutmann paid £45 for the land.[18]

It appears that Gutmann sold his land to Levi Livinsohn on the 29th September 1858. Livinsohn paid £20 for allotment 4 of section 5, which was then subject to a £60 mortgage to Heinrich Feldmann.[19] However, research notes indicate that Gutmann later sold the land to Frederick Bosse for the sum of £50, indicating that perhaps the earlier sale had fallen through.

Bosse held the property until 1864, when he sold it to James Erwin. Erwin sold to James Christie and Frederick John Spinks in May 1868, who also owned the adjacent allotment 5 of section 5.[20] In February 1861 a syndicate comprised of Hugh Moore, James Christie and Frederick John Spinks purchased the holdings of the recently dissolved firm Cox and Routledge Brothers.[21] Christie had been the manager of the South Heathcote Main Store whilst under the ownership of Cox and Routledge Brothers.[22] The ensuing Moore, Christie and Spinks partnership was very successful.

James Christie was a native of Leathermuir, Scotland who arrived in Melbourne aboard the *Orestes* in December 1852. He arrived in Heathcote in 1854 and worked as a miner prior to managing Cox and Routledge's main store in the town.

Hugh Moore dropped out of partnership at the beginning of 1886 and the firm carried on as Christie & Spinks. Frederick Spinks died on 23 May 1890. A clearing sale of his stock was held and the Main Store became the sole property of James Christie. Christie died in 1903 and three of his sons inherited the business at Christie & Co; George Barclay, Abraham D and Hugh Frederick. Following the death of Hugh Christie in 1959 the business was inherited by Max, Nancy and Florence Christie. They closed down the Main Store in late 1967, over 114 years after it had first been opened in a tent erected on the site in 1853. [23]

It is probable that Christie and Spinks built the house at 150 High Street. The property remained in the Christie family until at least the 1960s. Several subsequent owners of the place, and members of the Christie family, were grocers and merchants.


Primary sources
Research notes for Old Law search application 8051/884, Lands Office Victoria.

Secondary sources
Hall, T. R, History of the town and district: Heathcote, reproduced 1985 with permission

Description

Physical Description
The house at 150 High Street is a good example of a double fronted Victorian style dwelling. It has hipped roof and verandah with hipped ends. There are timber corbels to the eaves and a straight profile verandah with cast iron frieze and brackets. The house is of a fairly standard design apart from the three sided bay window to the front elevation. The house
has been extended at the rear and converted to medical rooms, although this is not evident from the front elevation. 150 High Street is a good example of the middle sized Victorian house and it makes a good contribution to the residential side of High Street. The extension to the rear is not of interest.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

150 High Street is a representative example of a double fronted timber house with an intact front, including some unusual features of the front windows.

Statement of Significance

What is significant?

The house at 150 High Street, Heathcote, including all of the fabric of the c. 1870s double fronted timber house is significant. The rear addition at the back is not significant.

How is it significant?

The house at 150 High Street, Heathcote is of local historic and architectural significance to the City of Greater Bendigo.

Why is it significant?

The house at 150 High Street, Heathcote is historically significant for its association with Christie and Spinks. After several changes of ownership the property was sold by James Erwin to James Christie and Frederick John Spinks in May 1868. The pair had formed a syndicate with Hugh Moore in 1861 to purchase the holdings of the recently dissolved firm Cox and Routledge Brothers. The Main Store closed in late 1967, over 114 years after it had first opened in a tent erected on the site in 1853. It is probable that Christie and Spinks built the house at 150 High Street. The property remained in the Christie family until at least the 1960s. Several subsequent owners of the place, and members of the Christie family, were grocers and merchants. Criterion A

The house at 150 High Street is architecturally significant as a good example of a middle-sized double fronted Victorian style dwelling with a hipped roof. The house is of a fairly standard design apart from the three sided bay window to the front elevation. Although altered, this is not evident from the front elevation and 150 High Street contributes to the predominantly residential side of High Street. Criterion D

Assessment Against Criteria
HERITAGE CITATION REPORT

HERCON CRITERIA

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

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

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

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**Recommendations 2008**

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**Grading** 2008 Local

**Recommended Heritage Protection**

| VHR | No | HI | No | PS | Yes |

**Architectural Style** Federation/Edwardian Period (1902-c.1918) Free Classical

**Maker / Builder** Unknown

**Integrity** High

**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
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Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of the former State Bank, 151 - 153 High Street, Heathcote**

Allotment 7 of section 6 (pt) in the township of Heathcote was granted by the Crown to J. Percy on the 1st August, 1854.[17]

The State Savings Bank at High Street opened on the 15th April 1912.[18] The Bank had previously occupied premises next to the Shire Hall, but these were sold when the Bank moved into its new accommodations at High Street.[19]

The State Bank of Victoria was established by 1912 when the *Savings Banks Act* provided for all Banks then operating under the Savings Banks Acts to be collectively named The State Savings Bank of Victoria. Between 1896 and 1912 the independent Savings Banks of Victoria merged to become a single institution and this development was formalized by the 1912 legislation. The State Bank offered special loans to discharged soldiers after 1917, and built homes for people of 'small means'. In 1990 the Bank was sold to the Commonwealth Bank of Australia.[20]

G. E. Watson was the manager of the Bank in 1924, and Mr. Bunker took over the role in 1928.[21]

The site is now believed to be in use as a private residence.


Primary sources

Email from Archives of the Commonwealth Bank of Australia, 8/10/2008

Plan of the Township of Heathcote, H 74 (7), 26/4/1972

State Bank of Victoria, VPRS 8933, Public Records Office.

Secondary sources

Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission


Relevant Historical Australian Themes

6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

The former bank at 151-153 High Street adopts the two storey cubic form common to commercial banks. It is designed in a stripped classical manner with emphasis on the corner entrance. The windows to the front elevation are arranged in threes, and there are solid horizontal lines expressed in the concrete lintels. The upper floor window above the door has some banding to the lintel, however this is the only instance of this feature. The eaves line extends wide at the front, extending from the steeply pitched terra cotta tiled roof. The former State Bank is architecturally advanced for its construction date of 1912.

Additions to the side fronted by a brick wall to the street are not of interest. The single storey brick residence with terra
The timber outbuilding is not of interest.

**Physical Condition**

Good

**Conservation Policy**

Guidelines (Specific): Reinstatement of the original front door based on historic evidence.

**Comparative Analysis**

153 High Street is one of three two storey banks in Heathcote and represents a good example of a 20th century commercial building. The other bank situated at 129 High Street is representative of a 19th Century commercial building.

**Statement of Significance**

*What is significant?*

The former State Bank, 151 - 153 High Street, Heathcote, including all the fabric of the 1912 red brick building is significant. The single storey brick building at the rear is also of significance, however the side extension and the timber outbuilding are not.

*How is it significant?*

The former State Bank, 151 - 153 High Street, Heathcote is of local historic, and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The former State Bank, which opened in Heathcote in 1912 is of historic significance for its association with the commercial area of High Street, and more generally with the commercial activity of the locality. The bank is also evidence of the expansionary period of the newly formed State Savings Bank which was formalized by legislation the same year as the Heathcote branch opened. *Criterion A*

The former State Bank is architecturally significant as illustrative of the two storey cubic form, common to commercial banks, although the design is quite advanced for 1912. The building's facade is designed in a stripped classical manner with emphasis on the corner entrance. The windows, arranged in threes, have concrete lintels, and the upper floor window above the door has some banding to the lintel. The former State bank building is aesthetically a prominent element in the High Street streetscape. *Criterion D*

**Assessment Against Criteria**

**HERCON CRITERIA**
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

### Recommendations 2008

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<td>Aboriginal Heritage Place</td>
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### Other Recommendations

It is recommended that 151-153 High Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

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**Architectural Style**

- Victorian Period (1851-1901)
- Vernacular

**Maker / Builder**

Crowle, James

**Integrity**

- Altered

**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip Australia Felix.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of 158 High Street, Heathcote**

The building at 158 High Street was built circa 1864 and was owned and occupied by James Crowle. The place is listed in rate books in 1864 as a shop, then a factory and land in 1865.[17] It is not known for what purpose Crowle used the building, or what he was selling or building, but he may have established a business in association with his trade as a builder. James Crowle was a builder, carpenter and undertaker in Heathcote and it is likely that Crowle built the place himself. He had been previously employed as the builder in the construction of buildings at the Government Camp at Heathcote, including a Gold Office, Courthouse, Storerooms, other offices, barracks and stables.[18] The work was contracted to James Crowle and his brother John and was the first in a series of contracts they won in the early years of Heathcote, which included the Mechanics Institute, the construction of a number of roads in the town, the school at Redcastle and the Federal Hall. James Crowle was also employed as supervisor for the construction of the hospital at Heathcote.[19] The Crowles were originally from Adelaide but established themselves as prominent members of the Heathcote community. James Crowle served as a Councillor for Heathcote during the 1890s.[20]

In 1867 James Crowle leased the building, which was listed in rate books as a factory, to William Robinson. It appears that the building had been used as a soap factory prior to this time, but the proprietor of the factory is not known. Robinson was a cordial maker and ran the Durham Aerated Waters and Manufactory from the premises.[21] By 1868, Abraham Phillips, another cordial maker, owned and occupied the factory. He is listed as occupying the place until 1870.[22]


Primary sources
Shire of McIvor Rate Books, 1864 - 1866

Secondary sources
Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission

Relevant Historical Australian Themes
6 Building towns, cities and the garden state
6.5 Living in country towns

Description
Physical Description
158 High Street is a timber gabled roof commercial building sited on the street boundary. An intersecting wing with gable end facing the street is possibly a later extension to the building. The finial, bargeboards and circular vent do not appear to be original features. The verandah is of a convex profile with timber lattice to the ends. There is a small building to the rear of the house, now linked by a skillion roofed extension. This building appears to be associated with early development of the factory and is of interest. The house has undergone extensive renovation in recent years, however this has been achieved in a compatible style. One wall of the building has been reclad in corrugated metal. The face brick chimneys are also of note.
Physical Condition

Good

Conservation Policy

None Specified

Statement of Significance

What is significant?

The building at 158 High Street, Heathcote, including all the fabric of circa 1864 timber house is significant. The rear gable roofed building now joined to the front building is also significant.

How is it significant?

The timber building at 158 High Street, Heathcote is of local historic, social and architectural significance to the City of Greater Bendigo.

Why is it significant?

The house at 158 High Street, Heathcote is historically significant for its association with James Crowle who may have built the place as a shop circa 1864. By 1865 it was rated as a factory. The Crowles were prominent members of the Heathcote community. Other works associated with James Crowle include roads, buildings at the Government Camp at Heathcote, the Mechanics Institute, the school at Redcastle, the Federal Hall and the hospital at Heathcote. James Crowle also served as a Councillor for Heathcote during the 1890s.

The house at 158 High Street, Heathcote is historically important as illustrative of small industry which once common in country towns, firstly serving as a soap factory, then as cordial works. First occupant was William Robinson, who ran the Durham Aerated Waters and Manufactory from the premises, then from 1868 to 1870 by Abraham Phillips. Criterion A

158 High Street is architecturally significant as a vernacular timber gabled roof building. The verandah is of a convex profile with timber lattice to the ends. Despite extensive renovations, alterations and extensions to the original structure, the house forms an important part of the High Street streetscape. Criterion D

Assessment Against Criteria

HERCON CRITERIA

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

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

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

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
Criterion D
Importance in exhibiting particular aesthetic characteristics. Criterion E
Importance in demonstrating a high degree of creative or technical achievement at a particular period. Criterion F

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

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

Recommendations 2008

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Other Recommendations

It is recommended that the buildings at 158 High Street, Heathcote, be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name       Former Shop
Address    166 High Street HEATHCOTE

Building Type    House
Assessment by    Context Pty Ltd

Grading    2008 Local

Recommended Heritage Protection    VHR No HI No PS Yes

Architectural Style    Victorian Period (1851-1901) Vernacular

Maker / Builder    Unknown

Integrity

Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

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men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Shop, 166 High Street, Heathcote**

The shop at 166 High Street was the premises of William Dove's bakery, grocery and drapery business during the 1860s. The building first appears in rate books in 1864 and is listed at that time as an 'unfinished brick building', indicating that the place was in the process of construction when it was rated.[17] William Dove died in 1865, and his widow, Sarah Dove, took over the business. She was later embroiled in a scandal with Henry Stephenson, the Rates Assessor for the Shire, and Stephenson was admonished for his conduct by his employers.[18] The building is thought to have been used by the first Heathcote District Road Board, which was formed in 1861.[19]

Sarah Dove did not have the place for long, and by 1867 had sold it to Thomas Blake, who let the premises to Alexander Bruffell, a butcher. Following Bruffell, Blake himself moved into the premises, and established a corn dealership. By 1880, Thomas was listed in rate books as a cabinet maker.[20]

From circa 1880, W. E. Lewis ran a store from the building, which traded as McIvor's Stores. The place remained in operation until 1925,[21], after which time it was closed and presumably used as a private residence.


**Primary sources**

Shire of McIvor Rate Books.

**Secondary sources**


**Relevant Historical Australian Themes**

6 Building towns, cities and the garden state

6.5 Living in country towns

**Description**

**Physical Description**

166 High Street is a former shop, now residence with a medium high hipped roof and a parapet to the front elevation. The verandah is a convex profile and is likely to have been added at a later date. It is constructed of stone with quoining to the corners and window and door openings.

Changes to the building include front and side walls that have been rendered, and window openings to the one side elevation. There is an attached skillion roof as part of the house at the rear and a separate outbuilding. The former shop is situated close to the road frontage.

**Physical Condition**
Conservation Policy

None Specified

Statement of Significance

What is significant?

The stone 1864 building at 166 High Street, Heathcote is significant.

How is it significant?

The former shop at 166 High Street, Heathcote is of historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former shop at 166 High Street is historically significant both for its relationship with the first Heathcote District Roads Board and because it operated as a shop from the early 1860s until 1925 beginning with William Dove's bakery, grocery and drapery business. From 1867 the building was also used as the premises of Alexander Bruffell, a butcher, followed by Thomas Blake who established a corn dealership. From about 1880, W. E. Lewis ran the McIvor's Stores from the premises. The former shop is illustrative of the historic development High Street as the commercial centre of Heathcote, and of the conversion of 19th century shops to residences. Criterion A.

The former shop is of aesthetic significance for its stone construction with quoining to the corners and window and door openings. The building dates from the early 1860s and the siting on the street and the parapet to the front elevation also indicate an early date of construction. Although altered by the addition of a verandah the former shop is an important contribution to the historic character of the High Street streetscape. Of less importance is an attached skillion roof as part of the house at the rear and a separate outbuilding. Criterion E.

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

Importance in demonstrating a high degree of creative or technical achievement at a particular period. Criterion F
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the former shop at 166 High Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

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**Recommended Heritage Protection**

| VHR | No | HI | No | PS | Yes |

**Architectural Style**

- Victorian Period (1851-1901)
- Vernacular

**Maker / Builder**

Unknown

**Integrity**

Altered

**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip Australia Felix.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

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Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of Union Hotel, 171 High Street, Heathcote

It is thought that the Union was built by Allan Cameron in 1856 and initially leased to James Hay for a period of three years.[17] Allan Cameron was also the owner of the Ben Nevis Hotel, which he had established in Heathcote in the mid 1850s. While Hay leased the hotel, he employed James Kennedy to manage the place. Henry Richardson held the license for the Union Hotel circa 1859 and during this period he undertook the construction of another hotel across the road from the Union.[18]

Allan Cameron advertised the lease for the Union Hotel in 1860 but had difficulty finding a tenant. John Cameron, Allan's son, became the manager of the Hotel for a period until he temporarily lost the license in 1860. John Fletcher took over the license soon thereafter and held it for three years.[19] James Kennedy revived his connection with the place in 1863 and held the licence for the last part of that year. The license was offered at auction by Richard Carkeet in August of 1863, at which time it was described as a two-storey stone building, nearly completed, with large cellars and located on a quarter acre of land.[20]

Rates records indicate that John Duncan was the occupier of the Union Hotel in Heathcote in 1864.[21] Allan Cameron still owned the place, though he advertised it for sale or lease on the 31st December 1864. The bid for sale appears to have been unsuccessful; through he was seemingly able to lease the place to John Farley, who held the license over the Union from 1865 until 1870.[22] By that stage ownership of the place had been transferred to John Cameron.[23]

In 1871, John Cameron called for tenders for the addition of a galvanised iron roof to the Union Hotel. He supplied the iron, and the work was completed soon thereafter.[24] Wooden stable associated with the hotel burnt down in 1876, and Cameron called for tenders for the construction of a replacement building in brick. The plans were drawn up by a local architect and the building completed by Mr. Lawes.[25]

Following the death of John Farley in 1891 the licence over the Union Hotel was issued to his daughter, Mary Ann Farley. She held the license until her marriage to William Hill, after which time her mother, Julia Farley, ran the place.[26] Julia Farley died in 1905 and the license was transferred to her daughter, Alice Farley after that time. By 1909 Alice Farley had established a paint and raddle factory at the rear of the Union Hotel, which sold red paint to farmers in the district.

Patrick Burke offered the Farleys £3,000 for the Union Hotel circa 1910, but the offer of sale was refused. The license Reduction Board considered the Union in 1913, but came to the conclusion the place was to remain in business.

Alice Farley died in 1947. Gerhard Jongebloed held the license for the Hotel for a short period until it was transferred to Clifford T. Callaway, who held it until 1951. He was also a member of the Shire Council and the Water Trust during this time.[27]

The Lonergans ran the Union Hotel for a time in the 1950s, and were followed by Jack Townsend, and then Mrs R. V. Waller.[28]

[22] Shire of McIvor Rate Books, 1865 - 1870.
[23] Shire of McIvor Rate Books, 1870.


**Primary sources**

Shire of McIvor Rate Books.

**Secondary sources**


**Relevant Historical Australian Themes**

6 Building towns, cities and the garden state

6.5 Living in country towns

**Description**

**Physical Description**

The Union Hotel at 171 High Street is a two storey hotel with splayed corner. It has undergone a number of alterations and additions, however a photograph from 1909 [1] shows a two storey stone building of symmetrical form with a two storey cast iron verandah. The cast iron balustrading to the upper floor is the same, however the ground floor verandah has been altered and the posts replaced with large section timber.

The earliest part of the building is said to date from 1856 and the rear of the hotel comprises a small two storey hipped roof structure that could be part of the early structures on site. The hotel is constructed of local sandstone and this is still evident in one of the chimneys that is partially unpainted. The former entry on the splayed corner has been concealed by the addition to the side. There is also a large wing built at the rear. The facade has been clad with tiles to dado level and rough cast render, concealing all stonemasonry.

The Union Hotel shows evidence of the form of a mid nineteenth century hotel, and has some physical evidence to support this, particularly in some unaltered parts of the building at the rear, however it has undergone a great many changes that conceal the original form and detailing. It is however a key building in High Street. 169 High Street is an attached single storey shop that appears on the 1909 photograph with the hotel and is considered to form part of the evolution of this building.


**Physical Condition**

Good
Conservation Policy

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

- Reinstatement of original verandah to the ground floor based on historic evidence would enhance this building.
- Reinstatement of 19th century finishes to the facade based on historic evidence would enhance this building.

Statement of Significance

What is significant?

The Union Hotel, 171 High Street, Heathcote, including all the fabric of the 1856 two storey sandstone building and the single storey shop are significant.

How is it significant?

The Union Hotel, 171 High Street, Heathcote is of local historic, social and architectural significance to the City of Greater Bendigo.

Why is it significant?

The Union Hotel is historically significant as a reflection of the confidence shown in the development of Heathcote as a regional town. It is also important for its association with the Cameron and Farley families. It is thought to have been built by owner Allan Cameron in 1856. Cameron was also the owner of the Ben Nevis Hotel in Heathcote. By 1870 his son John had taken over, and although there had been various licensees and managers in the early years of the hotel, members of the Farley family held the license over the Union from 1865 until 1947. *Criterion A*

The Union Hotel is socially significant for its use as a local public house, meeting place and dwelling. *Criterion G*

The Union Hotel is architecturally significant as an example of a mid nineteenth century hotel. The two storey building is constructed of local sandstone, and is distinguished by its cast iron balustrading to the upper floor which was evident in a 1909 photograph depicting 'Farleys Union Hotel'. 169 High Street is an attached single storey shop that also appears on the photograph. The rear of the hotel comprises a small two storey hipped roof structure that could be part of the early structures dating from 1856. Although it has undergone a number of alterations that conceal the original form and detailing, it is a key building in the High Street streetscape. *Criterion D*

Assessment Against Criteria

HERCON CRITERIA

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

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

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. **Criterion D**

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 171 High Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
# HERITAGE CITATION REPORT

**Name**  
EMEU INN (FORMER EMEU HOTEL)

**Address**  
187 High Street HEATHCOTE

**Grading**  
2008 Local

**Building Type**  
Hotel

**Assessment by**  
Context Pty Ltd

<table>
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<th>Recommended Heritage Protection</th>
<th>VHR No HI No PS Yes</th>
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**Architectural Style**  
Victorian Period (1851-1901)  
Vernacular

**Maker / Builder**  
Unknown

**Integrity**  
Altered

## History and Historical Context

### History of Heathcote

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Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
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Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations. [2] By 1850, there was no available land remaining in all of northern Victoria. [3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [4] Hotels were big business in any gold rush town; a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

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The Heathcote and Waranga District Roads Board was established in October 1861. [8] Heathcote became a Borough in 1863, and its Council enlarged to nine members. [9] The district survived until 1863, when Waranga and Heathcote became separate entities. [10] The Shire of McIvor was proclaimed in the *Victorian Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

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In November 1994, the Shire of McIvor was restructured and most of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Emeu Hotel, 187 High Street, Heathcote**

Edward Brady built the Emeu Hotel circa 1857, and the place was licensed by 1858.[17] Edward Brady had previously established a business as a butcher in the township of Heathcote. The hotel was a brick construction which included a 50’ long and 20’ wide concert hall.[18] Like other main public houses in the area, the hotel held a special night and billiard license and was well known for its concerts and fundraising activities.[19]

Brady offered for the Emeu Hotel for lease in 1864. Archibald Charlett ran the hotel from March 1867 until John Daniel Carter took over in October of that same year. The lease transferred in August 1868 to Maurice Byrne.[20] After 1868 Brady concentrated on his business as a butcher and constructed an adjacent butchery circa 1870.[21]

By 1868 the Emeu Hotel was described as having a bar, parlours, and five bedrooms.[22] The Emeu Hotel closed permanently in 1870. Edward Brady, the ongoing owner of the site passed away under tragic circumstances in 1874.[23] Brady's sons carried on with their father's butchery, though the ownership of the business changing hands several times after 1880. John Brady formed partnerships with a number of local residents to continue the business, including Henry Speed of Derrinal Station and Henry Tuck.[24]

The nature of uses of the Emeu Hotel after this time are not known. T.H Naylor is thought to have used the shop component of the site as a chemist in 1897, along with K.T and F.G Galbraith in 1902.[25] Community consultation also reveals that this site has also operated as a video shop, accounting office, fruit and lolly shop and residence.[26]

In 1998 the current owners Fred and Leslye Thies purchased the property and undertook renovations. The building was initially used as a home, until the Emeu Inn Restaurant and Bed and Breakfast was opened in October 1998 by Maurie Sharkey, Mayor of City of Greater Bendigo [27]. In 2001, the Regional Wine Centre was launched by the Minister for Major Projects and Tourism, Hon John Pandazopoulos and Stewart Langton, CEO of Langton's Fine Wines.[28]

The building currently operates as a restaurant, bed and breakfast and wineshop, and new weatherboard dwellings have been erected at the rear of the property for accommodation.[29]


[26] *Request for Historical Information and Site Identification form*, supplied by Fred and Leslye Thies, current owners of the Emeu Inn, 2007

[27] Information supplied by Leslye Thies, 15 June 2009.

[28] Information from sign located outside the Emeu Inn.

[29] *Request for Historical Information and Site Identification form*, supplied by Fred and Leslye Thies, current owners of the Emeu Inn, 2007

**Primary sources**

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Information supplied by current owner Leslye Thies, 15 June 2009.

Shire of McIvor Rate Books, 1870 - 1871.

Secondary sources


Information from sign located outside the Emeu Inn.


Relevant Historical Australian Themes

6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

The Emeu Inn is a long gable roofed building of face brick with a series of two doors and windows facing High Street. These have been replaced with a variety of designs. A verandah springing from the roof level has probably been altered from the original design as it appears to have modern posts and roofing. A shop (presumably the butcher's shop) has been built to one end of the building with a skillion roof sloping back to the main roof. The roof has also been replaced along with the barges to the gable ends. Although altered by the replacement of many building elements, the Emeu Inn has a recognisably mid-nineteenth century hotel form and is a good example of the type of building commonly constructed at this time.

Physical Condition

Good

Conservation Policy

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

Reinstatement of original door and window joinery based on historic evidence would enhance the appearance of this building.

Comparative Analysis

There are examples of more intact hotels in the study area at Axedale and Redesdale.
STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The former Emeu Hotel at 187 High Street Heathcote, including all of the circa 1857 red face brick building is significant. New weatherboard dwellings erected at the rear of the property are not significant.

HOW IS IT SIGNIFICANT?

The former Emeu Hotel at 187 High Street Heathcote is of local historic, and architectural significance to the City of Greater Bendigo.

WHY IS IT SIGNIFICANT?

The former Emeu Hotel at 187 High Street Heathcote is historically significant for its early date of construction as there are relatively few pre 1860 buildings in the study area. Edward Brady built the Emeu Hotel circa 1857. The former hotel is socially significant as a dwelling, meeting place and as a part of Heathcote's commercial and social life. The building included a 50' long and 20' wide concert hall and was well known for its concerts and fundraising activities. After the Emeu Hotel closed permanently in 1870 many other uses were accommodated including the additions to accommodate a butcher's shop and subsequent commercial uses. Criterion A, G

The Emeu Hotel represents a substantial face brick construction of 1868 when it was described as having a bar, parlours, and five bedrooms. The building retains its early form but not a great deal of original detailing. Although altered by the replacement of many building elements, the former Emeu Hotel has a recognisably mid-nineteenth century hotel form and is a good example of the type of building commonly constructed at this time. The former hotel makes an important contribution to the High Street streetscape. Criterion D

ASSESSMENT AGAINST CRITERIA

HERCON CRITERIA

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

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

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

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**Recommendations 2008**

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HERITAGE CITATION REPORT

Name: House
Address: 6 Mitchell Street HEATHCOTE

Building Type: House

Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

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In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of House, 6 Mitchell Street, Heathcote

The house at 6 Mitchell Street was built on land that was granted by the Crown to G. B. Shakespear on the 13th of July, 1857. At the time of his acquisition of allotment 3 of section 20 in the township of Heathcote, he also acquired allotments 1, 2, 4, 17, 18 and 13, giving him ownership of a small parcel of interconnected lots at the end of Mitchell Street, and abutting the McIvor Creek.[17]

George Bee Shakespear(e) was a butcher, meat wholesaler and mining investor and was a member of some prominence of the local community of Heathcote. He was elected a member of the first municipal council for Heathcote, which was established in September 1859, and remained in this position until his resignation in 1863.[18] He was also a trustee of the ground of the Heathcote hospital.[19] Despite his solid reputation, Shakespear(e) went insolvent in the 1860s, said to be a factor contributing to his resignation from the Heathcote Roads Board.[20]

Rate books indicate that Shakespear(e)'s land was developed as a single parcel, and that by February 1864, Edwin Field was rated as the occupant of a 'house, garden and land' with a net annual value of £60, which had been constructed on allotments 1, 2, 3, 10, 11, 12, 13, 14, 15, 16 and 17 of section 20 in the township of Heathcote.[21] It is probable that the residence had been constructed considerably earlier than 1864.

Edwin Field was one of the four men who opened up gold production in the area, and with Peniston Coster, Alan Coster and William Youle, lodged a claim with the Rewards Commission with regard to a find they had made in 1864.[22] The area around the find went on to develop as Costerfield, as Edwin Field and the Coster Brothers established the Costerfield Gold and Antimony Mining Company.

In 1866 Edwin Field was recorded as both the owner and occupier of the house at Mitchell Street.[23] He had presumably bought it from Shakespear(e) during the previous year. The following year Field and William Youle were both occupying the house, though Field remained the owner, and were listed together as 'mining managers'.[24] Field sold the place to Youle in 1868, which by that stage was recorded as 'house, vineyard etc'.[25] Youle occupied the house with William Stradforth for a period, before vacating the residence and presumably renting it in its entirety to Stradforth, a police magistrate.[26] In 1870 Robert and William Stradforth were recorded as the occupiers of the place, which was still owned by Youle.[27]

By 1871, William Youle was once again residing at the house at Mitchell Street, though Sarah Ann Youle, assumedly his wife, was the owner.[28] William Youle died circa 1886, and Sarah Ann Youle remained the owner of the property as the executrix of his estate. By 1892 Walter Youle was residing there.[29]

By 1903, the residence was owned by N. E. Lewis and occupied by William Bolton, a labourer. The house was at this stage listed with Lots 1, 2, 3, 16 and 17 of section 20, indicating that some portions of the parcel acquired by Field had been sold off.[30] Lewis continued to own the property until his death in circa 1908, and let the place to a series of tenants during this time. He also lived there himself for a period in 1906.[31] Following Lewis' death, George W. Robinson, a printer, continued to occupy the place until circa 1910.[32]

Charles Marshall, a driver in Heathcote, lived at the Mitchell Street residence for a number of years in the 1920s, followed by Lionel B. Lundie in the 1930s.[33]


[23] Shire of McIvor Rate Books, 1867.


[26] Shire of McIvor Rate Books, 1869.
[27] Shire of McIvor Rate Books, 1870.
[28] Shire of McIvor Rate Books, 1871.
[29] Shire of McIvor Rate Books, 1886-1871.
[31] Shire of McIvor Rate Books, 1903-1908.

Primary sources
Shire of McIvor Rate Books.
Plan of the Township of Heathcote, H(74)6, 21/4/1972.

Secondary sources
Hall, T. R., History of the town and district: Heathcote, reproduced 1985 with permission

Relevant Historical Australian Themes
6.0 Building towns, cities and the garden state
6.5 Living in country towns

Description

Physical Description

6 Mitchell Street is a house built in several parts, with gable roofs and parapeted end walls. It is built from brick, although the walls are now painted. The verandah is integral with the roof slope and the roof is clad with Morwood and Rogers patent tilt metal roof tiles. The verandah beam is cut out in an unusual pattern although this may not be the original design. The house consists of two separate wings of similar design at right angles to each other. A recent extension has also been made to the end of one wing. The wings are linked to each other by a verandah. This house has an unusually long rear wing, which may have been used as a stable, where the roof is also clad with Morwood and Rogers tiles. Although gable roofs are common throughout the study area, the end walls forming parapets are less common than eaves with barges. These walls extend forward of the front wall forming wing walls at each end of the verandah. Another unusual, although not unknown feature, is the doorway being off centre to the front elevation.
Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

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

Further assessment of this house is recommended prior to approving any works that may involve demolition of any part.

Comparative Analysis

6 Mitchell Street is a particularly early and intact brick house in Heathcote. The style is similar to 306 Nankervis Road Mandurang and 23 Wilkinson Road, Sedgwick, which also have end parapets.

Statement of Significance

What is significant?

The house at 6 Mitchell Street, Heathcote is significant.

How is it significant?

The house at 6 Mitchell Street is of local, historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The house at 6 Mitchell Street is historically significant for its association with G. B. Shakespear(e), a prominent member of the Heathcote community. George Bee Shakespear(e) was a member Heathcote Roads Board and Heathcote Municipal Council from 1859-1863 and trustee of the Heathcote hospital grounds. The house is also important for its association with Edwin Field who was rated as the occupant in 1864. Field and the Coster Brothers established the Costerfield Gold and Antimony Mining Company. Edwin Field owned and occupied the house from 1866-1868. Other owners include mining manager William Youle. Members of the Youle family owned the house until at least 1892. Criterion A

The house at 6 Mitchell Street has a number of unusual features including Morwood and Rogers patent tilt metal roof tiles to the front and rear parts of the house. The parapets to the end brick walls are less common than eaves with barge boards. Other important features include the cut out pattern in the verandah beam and unusually long rear wing also clad with roofing tiles. Another unusual, although not unknown feature, is the doorway being off centre to the front elevation. Given the presence of the Morwood and Rogers roofing tiles, it is possible that this house was built prior to 1860, this making it one of the earliest houses still extant in Heathcote. Criteria D, B

Assessment Against Criteria

Criteria:
Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

<table>
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<tr>
<th>Category</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>External Paint Controls</td>
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<tr>
<td>Internal Alteration Controls</td>
<td>No</td>
</tr>
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<td>No</td>
</tr>
<tr>
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<td>No</td>
</tr>
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</tr>
<tr>
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**Other Recommendations**

It is recommended that 6 Mitchell Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: The Lake Hotel (former)
Address: 6360 Northern Highway HEATHCOTE
Grading: 2008 Local
Building Type: Hotel
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip Australia Felix.[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of the Lake Hotel, 6360 Northern Highway, Heathcote**

The hotel at 6360 Northern Highway was built on part of a twenty nine acre allotment that was granted by the Crown to J. Dwyer on the 19th December 1854. Dwyer paid the sum of £67.4.0 for the land, which was bounded on two sides by the Mt. Ida Creek and covered all of allotment 9 in the Parish of Heathcote.[17]

Dwyer sold to Charles Edward Etheredge on the 24th April 1857 for the sum of £190.0.0.[18] Etheredge, with his brother Frederick Augustus Etheredge, established the Lake Hotel. The brothers continued to run the Hotel until 1860, when, in February, they announced the dissolution of the partnership. Charles continued to run the Hotel without his brother.[19]

Charles Etheredge died at the Lake Hotel on the 7th November 1910, at the age of 85. He left an estate to the value of £3,111. The license for the Lake Hotel was then issued to Arthur R. Etheredge, but transferred by him to his wife, Caroline, in October 1912. They ran the Hotel until Caroline's death on the 23rd April 1946. Arthur Etheredge had preceded her in 1939.[20]

In 1947 the Etheredge family sold the Lake Hotel to John O'Donnell, who had previously worked as an axeman. He sold the place to Mr. and Mrs. Robert Bruce Dean in 1961.[21]

[18] Research notes for old law search application 58008.

**Primary sources**
Research notes for old law search application 58008.

**Secondary sources**

**Relevant Historical Australian Themes**
6. Building town, cities and the garden state
6.5 Living in country towns.

**Description**

**Physical Description**
The former Lake Hotel at 6360 Northern Highway is a timber framed weatherboard building with a return verandah and a splayed corner. This feature is common on hotels, and combined with the second doorway to the side elevation. It may be assumed from the style of the gabled roof that the first floor is an extension and that the original building was single storey. The doors are designed with rectangular fanlights above, and there are different styles of windows to each elevation. It is possible that the wider sash windows are a later addition.

There is a gable roofed building joined at the rear as an extension, and an outbuilding of corrugated iron which is also of interest.

**Physical Condition**
Conservation Policy

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

Further investigation of any historic photographs may be required if major works are proposed for this building.

Australian Heritage Commission Criteria

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

Comparative Analysis

6360 Northern Highway has some stylistic comparisons with 73-75 Kilmore Road, Heathcote, although it is more intact. Other early hotels include the Knowsley Hotel at 2948 McIvor Highway Knowsley which was also built in the 1850s.

Statement of Significance

*What is significant?*

The former Lake Hotel built c.1857 at 6360 Northern Highway, Heathcote, including all the fabric of the timber framed weatherboard building with a return verandah is significant. The gable roofed building at the rear and the outbuilding is also significant.

*How is it significant?*

The former Lake Hotel, 6360 Northern Highway, Heathcote is of local historic and architectural significance to the City of Greater Bendigo.
Why is it significant?

As a nineteenth century hotel built during the early gold rush era, the former Lake Hotel is historically significant for its early date of construction and long association with the Etheredge family. The hotel was established by Charles Edward Etheredge with his brother Frederick Augustus Etheredge c. 1857. The partnership ended in 1860. After Charles died at the Lake Hotel in 1910, members of Etheredge family continued to run the hotel until 1947 when it was sold to John O'Donnell. Criterion A

6360 Northern Highway is architecturally significant as a vernacular timber framed weatherboard building with a return verandah and a splayed corner, common to hotels in the study area. The building has been altered and there are more intact hotels in the study area. Criterion D

Recommendations 2008

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Other Recommendations

It is recommended that the former hotel at 6360 Northern Highway, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name                  House
Address               41 Playne Street HEATHCOTE
Grading              2008 Local
Building Type        House
Assessment by        Context Pty Ltd

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style
Victorian Period (1851-1901)
Vernacular

Maker / Builder       Anderson, Charles

Integrity
Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
and named the area around Port Phillip *Australia Felix*. [1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains* Stations. [2] By 1850, there was no available land remaining in all of northern Victoria. [3]

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men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of House, 41 Playne Street, Heathcote

Charles Anderson is listed in rate books as the resident of a 'hut and garden' at Playne Street in 1864. By 1865, the place was listed as a 'cottage and land', and it can be assumed that the building was constructed during the preceding year. Charles Anderson is recorded in the rate books as a miner, but his trade was later amended to read stone mason, suggesting he may have possessed the skills to build the place himself. By 1869, the place was occupied by Joseph Anderson, also a mason, who was presumably Charles Anderson's son or brother.[17]

Frederick Wybrant had acquired the house at Playne Street by 1873, and he lived there until circa 1876 after which time it was briefly unoccupied.[18] Wybrant's name suggests he may have been of German origin. John Phillips acquired the place in the late 1870s, and lived there for a number of years. While Phillips continued to own the house it remained unoccupied following his departure in the early 1880s until he let it to Samuel Furphy, a labourer circa 1892.[19]

John Phillips owned the house until his death circa 1910, and was listed in rate books across this period as variously a 'house owner', 'gentleman' and 'property owner'.[20] Following the death of John Phillips, Arthur Vaughan, a carpenter, came into possession of the house at Playne Street, and he lived there until circa 1920.[21] Frederick Mitchell owned the property from 1930 until 1938, though by 1946, Mrs Harriet Mitchell had become the owner of the place.[22]


Shire of McIvor Rate Books, 1864 - 1870.

Shire of McIvor Rate Books, 1873 - 1876

Shire of McIvor Rate Books, 1873 - 1892

Shire of McIvor Rate Books, 1895 - 1908.

Shire of McIvor Rate Books, 1909 - 1920.

Shire of McIvor Rate Books, 1925 - 1946.

**Primary sources**

Shire of McIvor Rate Books.

**Secondary sources**


**Relevant Historical Australian Themes**

6.0 Building towns, cities and the garden state

6.5 Living in country towns

**Description**

**Physical Description**

Playne Street contains a number of early buildings in the proximity to Herriot Street, however many of these have been substantially altered.

The house at 41 Playne Street is sited close to the street and is a single gable with three windows and a door spaced irregularly across the front elevation. It is built of stone and brick and has been rendered to conceal the different types of masonry. The stone part is likely to be of earlier construction and the brick part an extension. The roof and verandah have been rebuilt and the eaves now overhang the end walls. The roof cladding has been changed to colorbond. The windows are 12 pane double hung sashes that appear to be original although the front door has been replaced. The front fence is of treated pine pickets and has been recently constructed. There are two skillion roofed extensions at the rear of the house.
Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

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

- Repair render to house using a mix of the same composition as that which is already there.

Statement of Significance

What is significant?

The house at 41 Playne Street Heathcote, built of stone with a rendered finish in 1865 is significant. The extensions at the rear of the property are not significant, nor is the recently constructed fence.

How is it significant?

The house at 41 Playne Street is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The house at 41 Playne Street is primarily of historic significance for its early date of construction. Few buildings in Heathcote and the region around it can be established as being constructed much earlier than the mid 1860s and as such they represent a small group of buildings that demonstrate the earliest forms of habitation in the study area. Criterion A

Although altered by the addition of new roof cladding and some extensions at the rear, 41 Playne Street represents a building form in the town that is relatively rare. It is constructed with a very small setback from the road which is rare in this street. The unusual distribution of door and windows demonstrates how the house has evolved and this is reflected in the use of stone and brick masonry which has then been concealed with render to maintain a uniform appearance to the facade. Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. Criterion D
Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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</tr>
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**Other Recommendations**

It is recommended that the house at 41 Playne Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
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<tr>
<td>Grading</td>
<td>2008 Local</td>
</tr>
</tbody>
</table>

**Recommended Heritage Protection**

- VHR
- No HI
- No PS
- Yes

**Maker / Builder**

Unknown

**Integrity**

Good.

**History and Historical Context**

**History of Heathcote**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country, and named the area around Port Phillip *Australia Felix.*[1]
Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form Campaspe (Coliban Estate) and Spring Plains Stations.[2] By 1850, there was no available land remaining in all of northern Victoria.[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.[8] Heathcote became a borough in 1863, and its council enlarged to nine members.[9] The district survived until 1863, when Waranga and Heathcote became separate entities.[10] The Shire of McIvor was proclaimed in the Victorian Government Gazette in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.[11] The South Heathcote State School opened in April 1874.[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. [14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set
aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of Heathcote Cemetery, Heathcote**

Following the selection and approval of the site by Government Surveyor Phillip Chauncey in October 1853 [17], the first allotment at the present Cemetery at Heathcote was sold in 1854. It is likely to be the third cemetery in Heathcote. Others were located to the rear of the hospital until 1857, and on the flat below the powder magazine. Phillip Le Mothe Chauncey, aged 3 years 2 months, the son of the surveyor stationed at Heathcote, was the first to be buried in the new cemetery[18].

The site was fenced and the first meeting of the cemetery trust was held in 1857 according to information provided by the Heathcote Cemetery trustees. In 1861 there was debate in the Municipal Council following the suggestion that bodies buried in the site of the previous cemetery be exhumed and relocated to the new facility. Ultimately it was decided that this would not be done, and the buried were left that way.[19]

By September 1864, the cemetery had fallen into some degree of disrepair. This may have been due to the fact that of the Board, only two members remained living in Heathcote; being Dr. Robinson and James Hay. The Board was reformed and in 1868 the Trustees were Dr. Robinson, Messrs James Kennedy, John Purchell, H. G. Minter and James Crowle.

In 1885, the cemetery was cleared of its abundance of native trees and shrubs that had regrown over the years. In 1905, a number of acacia trees and two pines were removed and the paths of the cemetery were tarred.[20]


**Primary sources**

**Secondary sources**
Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo, Bendigo


**Relevant Historical Australian Themes**

8.0 Building community life

8.6 Marking the phases of life

**Description**

**Physical Description**

Pohlman Street in which the cemetery is located has plantings of mature exotic trees, including a columnar cypress, creating a sense of arrival at the cemetery gate. There is a fence and small timber shelter set between two of the internal roadways. The cypresses are the most dominant tree and the whole site is surrounded by eucalypts. There are brick lined surface drainage channels with small culverts. There are a large number of graves largely of grey granite. The cemetery is still in use.

**Physical Condition**
Good.

**Conservation Policy**

**Guidelines (Specific)**

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

Maintenance of graves, paths and timber shelter is recommended.

**Comparative Analysis**

Heathcote cemetery and the two Axedale cemeteries are the main ones in the study area. Heathcote has a more formal layout and exotic plantings.

**Statement of Significance**

*What is significant?*

The third Heathcote Cemetery dating from 1854 is significant. This includes the land as defined by the boundaries, the cypresses, layout of paths and roads, graves, shelter, fence and gates.

*How is it significant?*

The Heathcote cemetery is of local historical, aesthetic and social significance to the City of Greater Bendigo.

*Why is it significant?*

The Heathcote cemetery, established in 1854 is of historic significance as the third cemetery to be established in Heathcote after ones that were briefly used near the existing hospital, and also near the powder magazine. It is of historic significance as the burial place of many of the region's people from 1854. *Criterion A*

It is of aesthetic significance for its layout, stonemasonry in the design of graves, cypress trees, and shelter building. *Criterion D*

The Heathcote cemetery is of social significance as a place of reflection for many local people as well as those from further afield whose friends or relatives are buried there. *Criterion G*

**Assessment Against Criteria**

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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<td>Prohibited Uses May Be Permitted</td>
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<td>Aboriginal Heritage Place</td>
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**Other Recommendations**

It is recommended that Heathcote Cemetery, Pohlman Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries.
## HERITAGE CITATION REPORT

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<tbody>
<tr>
<td>Address</td>
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</tr>
<tr>
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<td>2008 Local</td>
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<tr>
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<td>Assessment by</td>
<td>Context Pty Ltd</td>
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### Recommended Heritage Protection

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<th>HI</th>
<th>PS</th>
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### Architectural Style
- Federation/Edwardian Period (1902-c.1918)

### Designer / Architect
- Kempson & Conolly

### Maker / Builder
- Unknown

### Integrity
- High

### History and Historical Context

#### History of Heathcote

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men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**Contextual history of Catholicism in Heathcote**

In the late 1840s the Bishop of Melbourne, James Alipius Goold, detached Kilmore as a separate mission from Melbourne [17]. This new parish was extensive and included the regions of Gisborne, Woodend, Kyneton, Castlemaine, Eaglehawk, Echuca, Wodonga, Mansfield, Wood's Point, Warburton, Donnybrook and Kilmore; an expanse that was later divided into thirty parishes[18]. The first priest to oversee this new Kilmore parish was Rev. Fr. Charles Clark[19].

The first Catholic priest at the Heathcote was Fr. Patrick Birch, who was stationed at the first Catholic establishment 'Sacred Heart' located at South Heathcote (Argyle) on a site south of Brightwell's Hill[20]. In 1856 the site comprised of a large weatherboard chapel and manse[21], with the chapel functioning as a male and female Roman Catholic School[22] and also for Sunday Mass[23].

The Sacred Heart chapel was destroyed in a violent storm on 8 December 1862, with a wooden chapel erected to serve as a temporary school and chapel[24]. John Fleury, a Kilmore architect was commissioned to design a new church, St Mary's, to be built on the corner of Pohlman and Ebden Streets[25]. In 1863 tenders were called for the work, with Benjamin Flee and his partner, Bell the successful bidders[26]. The foundation stone for St Mary's was laid on 13 March 1864 by Archbishop Goold, who was assisted by Geelong's Dean Hayes of Geelong and Heathcote's Fr. M Brannigan. The new church was consecrated on 22 October 1865[27], and in 1894 was joined by a new presbytery, as it had been 'noted that this [Heathcote] was still the only parish within the diocese without proper accommodation for its clergy.[28]' This structure was demolished in the late 1970s due to disrepair and replaced with a new Parish house[29].

**History of Presentation Convent, 18 Pohlman Street, Heathcote**

The first Sacred Heart Chapel was built in 1856, but destroyed in a violent storm in 1862, and a wooden chapel was erected to serve as a temporary school and chapel[1]. In 1910 a new Sacred Heart School was built. Soon after the completion of construction, Father O'Dee conceived the idea of building a convent to accommodate the nuns that would in turn 'further the religious education of this town[2].’ A letter dated September 1922 described the plan of the proposed convent in detail[3]. Fundraising for the construction of the convent commenced, and included balls, dances and other events to raise money for the building fund.

Architects C. G. Kempson and W. P. Connolly were responsible for the design of the Presentation Convent in Heathcote. The partnership between the two began in 1890. Both had been employed as chief assistants for the firm Tappin, Gilbert and Dennehy, and began their own practice when the firm dissolved. They often worked on projects for the Catholic Church, and were responsible for the design of the Roman Catholic Cathedral at Bendigo (1908), a convent at Heidelberg (1911), the Roman Catholic Church at Ballan (1911) and St. Brendan's Senior School in Flemington (1914).[4]

Correspondence from Father O'Dee in 1925 to the Mother General says that the Presentation Convent was nearing completion and soon would be ready to be occupied, and on Wednesday, May 26, 1926 *The McIvor Times* printed the following:

*The opening of the fine two storied brick convent recently completed will be held on Sunday next, 30th May. The Convent will be in charge of the Presentation Nuns of Elsternwick. Rev. Father Power, of Corpus Christi College, Werribee, will perform the opening ceremony, and the sermon will be preached by Rev. Dr. Barry.[5]*
Prior to the opening, it is reported that the four sisters and some community members undertook some finishing touches to the site, including polishing the floors and stairs[6]. Little is noted on any further maintenance or other works during this time. Over the years the site continued as a boarding school for girls and in 1941 the schools attendances were low, with only seven boarders. However, the war scare in Melbourne saw many concerned parents send their children to Heathcote, and the balcony soon had to be used due to lack of space[7]. After this time the school numbers continued to increase and the balcony was enclosed and used as a classroom[8].

In 1959 the Holy Rosary School was built next door after transferring from their South Heathcote Sacred Heart site and the two schools combined[9], with the boarding school closing and the nuns continuing with their day teaching until 1974[10]. The previous building of the Sacred Heart School in South Heathcote was converted into a church upon the schools[11].

The new Holy Rosary School was a primary school for both boys and girls, while also teaching girls at a secondary school level until around 1960[12]. The Presentation Sisters left Heathcote in 1974 and the first Principal appointed, who was said to have lived in the old convent from 1975-1977[13].

In 1977 the convent was said to have been in poor condition and was not being used by the school[14]. A committee was formed and it was decided that the building would get a new use as an accommodation centre, to be called the O'Dee Centre[15]. The setting up of this facility required an overhaul of the existing plumbing and sewerage system and the instating of a permanent caretaker, new stove, urns, and adequate heating and flooring[16]. Other works included furnishing and painting, and kitchen refurbishment[17].

It is reported that during its successful 8 years of operation over 13,000 people were accommodated, resulting in over $75,000 of profits which were said to have been used for maintenance and building improvements and also donations to charity[18].

The neighbouring Holy Rosary School was experiencing an increase in numbers in the mid 1980s, leading to the school needing to use some rooms in the O'Dee Centre[19]. In 1985 the building was handed back to the Holy Rosary School for use, and in 1987 further renovations were carried out in order for the school to make more use of the building, including the removal of 'two walls and opening up the ground floor to create a large activity room, updating of the kitchen and painting of the staffroom and administration areas'[20].

In the mid 1980s there were other numerous works to the building and yard, including new amenities, storage shed, asphalting, and beautification works[21]. In 1996 further works took place in the school grounds, and it is thought that new toilets have been added and the office area extended[22].

A building with a history, initially as Heathcote's first Presentation Convent, then becoming the site for the Sacred Heart Catholic School, and later the O'Dee Accommodation Centre; the building is currently owned by the Roman Catholic School and still being used as a building for the Holy Rosary Catholic Primary School No. 1252.

Primary sources

Miles Lewis Architectural Index, State Library of Victoria

Secondary sources


Ebsworth, Rev. Walter (1973), Pioneer Catholic Victoria, The Polding Press, Melbourne

Hall, T.R, (1985), History of the town and district: Heathcote, unpublished manuscript


Community consultation with J. Hicks, 27/6/07

Relevant Historical Australian Themes

8.0 Building community life

8.1 Maintaining spiritual life

Description

Physical Description

The former Presentation Convent is designed in a conservative style for its construction date of 1925. It combines elements of transitional Victorian architecture in the symmetry and use of cast iron balustrading and brackets. The use of red brick and render would place this building stylistically in the Edwardian era, however the rough cast render to the gable ends and the terra cotta tiled roof suggest Interwar styling. The ground floor front windows are designed in a very similar manner to those of Our Lady Help of Christians Church at 59 Ebden Street, suggesting that the same designer or architect designed both these buildings. The stylized Serlian motifs of these windows are formed in concrete, however unlike those of the church, these form a prominent feature by projecting forward of the front wall and are surmounted by small rendered crosses. Crosses are repeated on the apex of both gable ends. The arch window feature is repeated throughout the building in a simplified form where doorways or windows require more prominence. Horizontal emphasis is given to the building through the use of string courses in render that define the first floor level and the sill level of windows. The front windows and door beneath the verandah are of leaded glass in a squared design.

The convent is set in expansive grounds that contained a small outbuilding of 1920s construction in red brick with a tiled roof, and a number of mature trees including several palm trees planted in a group. The outbuilding was demolished in 2008.

The site also contains the Holy Rosary Primary School which is not of interest.
Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

Kempson and Connolly were also responsible for Our Lady Help of Christians Church, 59 Ebden Street, Heathcote, which is designed in a similar style.

Statement of Significance

What is significant?

The former Presentation Convent built in 1925 and the palm trees are of significance. The Holy Rosary School situated on the same site is not of significance.

How is it significant?

Presentation Convent is of local historic, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

The Presentation Convent is of historical significance for its associations with Father O'Dea whose desire to see nuns assist in the work of the parish in Heathcote led to the building of the convent and to the setting up of Catholic primary education in Heathcote. Criterion A

Architects Kempson and Connolly who also designed the Roman Catholic Cathedral in Bendigo, were associated with the design of a number of buildings for the Catholic church. Although relatively conservative in design, the Presentation Convent makes a strong statement on the corner of Pohlman and Ebden Street and is comparable with Our Lady Help of Christians church on the opposite corner which is designed in similar materials. Criterion E

Despite the original use of the building now being redundant, the current use as an adjunct to Holy Rosary School is one in which the continuing associations with the Catholic Church and the provision of education in Heathcote, are able to continue. Criterion G

Assessment Against Criteria

HERCON CRITERIA

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

Possession of uncommon rare or endangers aspects of our cultural or natural history. Criterion B
Potential to yield information that will contribute to an understanding of our cultural or natural history. **Criterion C**

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

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

### Recommendations 2008

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### Other Recommendations

It is recommended that the Presentation Convent at 18 Pohlman Street, Heathcote be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: House
Address: 88 Wright Street HEATHCOTE
Building Type: House
Assessment by: Context Pty Ltd
Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes
Architectural Style: Victorian Period (1851-1901) Vernacular
Maker / Builder: Unknown

Integrity: High

History and Historical Context

History of Heathcote

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Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,
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The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.\[11\] The South Heathcote State School opened in April 1874.\[12\]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.\[13\] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek.\[14\]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.\[15\] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.\[16\]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one
men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

**History of House, 88 Wright Street, Heathcote**

The house at 88 Wright Street was the residence of Richard Carveth Carkeet from circa 1864. Richard Carkeet was the son of Dr. William Carkeet, who had come to Melbourne in 1853 as the ship's surgeon aboard the *Countess of Elgin*. Dr. Carkeet established a successful medical practice in the town, and set up the *Rodney Dispatch*, a local paper, in 1863. He was instrumental in the establishment of the Heathcote Hospital, but tensions between him and Dr. Robinson meant his role there was ultimately limited.[17]

Richard Carkeet was an auctioneer, but like his father, was deeply involved in the local community. He had initially found employment in the district as the County Court Bailiff in 1859, but switched professions soon thereafter.[18] He was elected a member of the Heathcote water supply committee in 1865, as well as playing a substantial role in the Heathcote Amateur Dramatic Society from its inception. Carkeet sold his business to Mr. Palyford in 1871.[19]

By 1872, Carkeet had sold the property at Wright Street to Dr. Charles Robinson, who had previously been in competition with Carkeet's father. The property is listed as owned by the Executors of the will of J. R. Burch in 1873 and 1874, but in 1875, Charles Robinson is again listed as the owner of the place.[20]

Henry Fuller was residing in the house by 1876[21], and he lived there for a number of years. Henry Fuller was a surveyor by trade and it is assumed he found adequate employment in the growing Heathcote community. The owner of the house for the period of Fuller's tenancy is again listed as the Executors of the estate of J. R. Burch.[22]

By 1881, Harry Fuller was residing at the house at Wright Street. John Rovelle became the owner of the place soon thereafter, though he continued to let it out to tenants. John Drake Hall, an established dealer in the township of Heathcote, lived there for a number of years from 1888, and was followed in 1891 by A. McKinnon.[23] Changes to and occupiers of the building after this period are not known.


[21] Shire of McIvor Rate Books, 1876

[22] Shire of McIvor Rate Books, 1876

[23] Shire of McIvor Rate Books, 1876

**Primary sources**

Shire of McIvor Rate Books.

**Secondary sources**


**Relevant Historical Australian Themes**

6.0 Building towns, cities and the garden state

6.5 Living in country towns

**Description**

**Physical Description**
88 Wright Street is a 'picturesque' brick house with some unusual features including the gable ends facing the street, and the arrangement of an off centre window to the left hand gable end. Of particular interest is the use of the small recess and label mould motif to both of the gables, and the chimney set on a diagonal plan. These features are often associated with the cottage orne depicted in nineteenth century pattern books. Pattern books described suitable designs for particular types of buildings, the best known of these being J.C.Loudon's *Encyclopaedia of Cottage, Farm and Villa Architecture* of 1834 that described ways to make farm buildings and small homes picturesque by using scaled down versions of grander buildings and ornament.

The front door has an arch fanlight over which is formed in a brick soldier course. The glass is now missing and the fanlight has been blocked in. The verandah has features of early construction, including the corrugated iron roofing, however it is unlikely to be part of the original design given the awkwardness of its intersection with the barge boards. The wing wall that extends from the left hand gable is unlikely to be an original feature, however it is built from matching bricks. The rear of the house has been substantially altered and has a number of additions and alterations.

**Physical Condition**

Good

**Conservation Policy**

**Guidelines (Specific)**

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

-Photographic research may show the house without a verandah or with an earlier form of a verandah.

-Conservation of brickwork is desirable

**Comparative Analysis**

88 Wright Street is unique in the study area, and displays architectural features rarely used in buildings later than 1860.

**Statement of Significance**

**What is significant?**

The circa 1860s brick house at 88 Wright Street, Heathcote, is significant

**How is it significant?**

The house at 88 Wright Street, Heathcote is of local historic and architectural significance to the City of Greater Bendigo.

**Why is it significant?**

The house at 88 Wright Street is historically significant for its association with Richard Carveth Carkeet who resided there from 1864 until about 1872. Carkeet was an auctioneer, and well known member of the local community. In 1859,
Carkeet was a County Court Bailiff, in 1865 was a member of the Heathcote water supply committee. Carkeets father, Dr. William Carkeet, established a successful medical practice and set up the *Rodney Dispatch*, a local paper, in 1863. He was instrumental in the establishment of the Heathcote Hospital, but tensions between him and Dr. Robinson meant his role there was ultimately limited. By 1872, his son Richard had sold the property to his father's competitor Dr. Charles Robinson. *Criterion A*

88 Wright Street is architecturally significant as a 'picturesque' brick house with some unusual features including the gable ends facing the street, and the arrangement of an off centre window to the left hand gable end. The house is unique in the study area, and displays architectural features rarely used in buildings later than 1860. Of particular interest is the use of the small recess and label mould motif to both of the gables, and the chimney set on a diagonal plan. These features are often associated with the cottage orne depicted in nineteenth century pattern books that described ways to make farm buildings and small homes picturesque by using scaled down versions of grander buildings and ornament. There have been alterations, including the blocked in fanlight, the wing wall that extends from the left hand gable, and the rear of the house has a number of additions and alterations. The verandah has features of early construction, including the corrugated iron roofing, however it is unlikely to be part of the original design. *Criterion E*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*
Recommendations 2008

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Other Recommendations

It is recommended that the house at 88 Wright Street, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: House and outbuildings
Address: 1044 McIvor Highway JUNORTOUN
Building Type: House
Assessment by: Context Pty Ltd
Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes
Architectural Style: Victorian Period (1851-1901)
English Queen Anne Revival

Maker / Builder: Unknown
Integrity: Altered

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6] **History of House, 1044 McIvor Highway, Junortoun**

The house at 1044 McIvor Highway was part of a large tract of land that was held by James Stephen Hogan in August 1869.[7] Hogan's land included allotments 1, 2 and 3 of section 15 in the Parish of Strathfieldsaye, and covered an area of more than 560 acres. (Confusingly, Charles Boyle is shown as the Crown Grantee of allotments 1-3, Sec. 15 on the Strathfieldsaye Parish Plan, and James Stephen Hogan as the Crown Grantee of allotment 2A on 27 July 1882, which he had previously selected.) Hogan presumably ran a pastoral estate on the land, which remained intact in terms of its area until Hogan's death in 1885. Hogan took out a number of mortgages during the early period of his ownership of the land; one in 1869, and another in 1870.[8] He may have used the capital floated by the mortgages as a means of financing construction on the property.

Hogan may have been responsible for the construction of part of the extant building at 1044 McIvor Highway, though this has not been confirmed in records.

After this time some of the estate was sold off in smaller allotments. The majority of the land was transferred to Diven Dary, a clergyman from Sandhurst, and John ZorLuealy, a hotelkeeper.[9] By June 1890, however, they had sold the property to Samuel Lazarus, of Sandhurst, who was listed simply in Titles records as a gentleman. Lazarus had been made wealthy through his father, quartz miner Barnet Lazarus, who had established the Lazarus mine during the gold rushes in the district.[10]

The house on the property was probably extended during Lazarus' period of ownership. It is not known if he lived there, and the place may have been bought as an investment by the family. Lazarus sold the place to Thomas Nelson on the 14th January 1921, who mortgaged the property back to Lazarus in order to finance his acquisition.[11] Thomas Nelson transferred title over the property to Catherine Nelson, presumably his wife, soon after purchasing the property. The Nelsons mortgaged the place a number of times, before they sold it, in 1922, to George Bull [Bill?], a doctor from
Junortoun.[12]

George Bill died on the 16 August 1935, after which time the property was owned by his widow, Blanche Bill, Elizabeth Bill and George Archibald Bill. They sold the property in 1944 to Edward Leslie Hall who held the property until his death in 1948.[13]

Its current use is as an aged care facility, 'Wornebush Hall'.


Primary sources

Certificate of Title, Vol. 6728, Fol. 514
Certificate of Title, Vol. 324, Fol. 601
Certificate of Title, Vol. 2274, Fol. 681

Secondary sources

Hewat, Tim (1983), Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye, Shire of Strathfieldsaye, Victoria


Relevant Historical Australian Themes

4.0 Transforming the land

4.3 Grazing and raising livestock

Description

Physical Description

1044 McIvor Highway is a large house of painted masonry built in the Domestic Queen Anne style, however it appears as if a large wing was added to an earlier house. This remodelling would have added the elaborate masonry porch leading to the front door and the frieze to the verandah. There is a discrepancy in eaves height that indicates a lower floor to ceiling height in the older section. The projecting gable is designed with a square box window and the gable end has faux strapping in brickwork. A circular window is a feature to the Edwardian wing. A number of finely modelled chimneys are an integral part of the unusual composition of this house. The numerous date palm trees are also notable. There is a large extension to the side of this house.

There is also a large timber outbuilding, probably used as a shearing shed, and other farm buildings.

Physical Condition

Good

Conservation Policy

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

Disguising of the contemporary extension, possibly thorough additional landscaping would enhance this property.

Comparative Analysis

The shearing shed is one of the best examples in the study area. The house is a good example of a homestead developed over time, displaying a wide variety of architectural features.

Statement of Significance

What is significant?

The house at 1044 McIvor Highway, Junortoun, including all the fabric of the c.1870 and c.1890 house and the mature garden containing palms is significant. The detached timber outbuildings including the shearing shed are also significant. The large extension to the side of the house is not significant.
How is it significant?

The house at 1044 McIvor Highway, Junortoun is of local historic and architectural significance for the City of Greater Bendigo.

Why is it significant?

The original house at 1044 McIvor Highway, Junortoun, may have been built by James Stephen Hogan, who held the land from 1869, though this has not been confirmed. It is also historically significant for its association with Simon Lazarus, who owned the property from 1890-1921, and with members of the Bill family. Simon Lazarus' father, Barnet Lazarus, established the Lazarus mine during the gold rushes in the district. Members of the Bill family owned the property for more than twenty years - from 1922 to 1944. Criterion A

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
Recommendations 2008

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Other Recommendations

It is recommended the house and outbuildings at 1044 McIvor Highway, Junrtoun be added as an individual place to the Heritage Overlay of City of Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Outbuilding  
Address: 223 Mangans Lane KIMBOLTON  
Building Type: Private studio/outbuilding  
Assessment by: Context Pty Ltd  
Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Maker / Builder: Unknown

Integrity: High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]

**History of Outbuilding, 223 Mangans Lane, Kimbolton**

The outbuilding at 223 Mangans Lane was built upon land that had been leased from the Crown by Simon Manning under Section 31 of the 1869 Land Act prior to 1874. Section 31 allowed the holders of licenses under Section 42 of the previous Land Act of 1865 to apply for a Crown grant. Having met the conditions of the standard three year license period, followed by a seven year term of lease, Manning was granted the sixty acres of crown allotment 39B (no sec) on the 5th May 1874.\[7\] Application for a Crown Grant required demonstration of the improvement of the property, suggesting the outbuilding at Mangans Lane was built prior to the grant. The Manning family owned a number of nearby allotments, and Parish plans record M. Manning as the Crown grantee of allotments 39A, 39C and 39D, all of which abutted Simon Manning's land.\[8\]

Simon Manning sold his property soon after acquiring it formally, and on the 6th March 1875 Martin Manning acquired the property. The subsequent certificate of title records that Martin Mangan became the owner of the property on the 9th October 1911.\[9\] The similarity of names suggests that Manning and Mangan were the same person. However, plans of the parish of Kimbolton also show that M. Mangan was awarded the Crown grant over allotment 73B, adjacent to Manning's.

Martin Mangan died on the 15th October 1916, and the land was granted to James Mangan and Michael Mangan, presumably his sons, and Joseph Orr. All three were farmers and presumably continued to run the place as a farm.\[10\] James and Michael Mangan became the sole owners on the 6th August 1917.\[11\]

On the 7th April 1936, James Mangan became the sole proprietor of the property and ran the farm there until he died in 1944. The property then passed to Laurence Michael Mangan and James McGrath, both farmers, but by 1950 Laurence Mangan had become the sole owner of the property. He owned it until it was taken over by Tomago Nominees in 1982.\[12\]


**Primary sources**

Certificates of Title.

Plan of the Parish of Kimbolton, undated.

**Secondary sources**


**Relevant Historical Australian Themes**

4.0 Transforming the land

4.1 Living off the land

**Description**
Physical Description

The outbuilding at 223 Mangans Lane is situated behind a timber house of later date. The outbuilding appears to be formerly used as a house, and its construction method of palings and poles is rare in the municipality. The chimney, built from bluestone is massive and occupies almost one entire end wall of the building. It has been designed for cooking as well as heating. The cladding is of vertical hardwood palings and some of the structure is built of round poles. The roof has been replaced with corrugated iron but may have also been of palings, shingles or bark at a previous time. There is a timber floor and the building was once divided into rooms. The ceiling was lined in a coved profile. There is the remains of paper covering palings on some of the walls. The front elevation still retains a verandah and a door, however there is no evidence of windows. There is an adjacent orchard.

Physical Condition

Fair

Conservation Policy

Guidelines (Specific)

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

Retention of as much of the building fabric as possible is recommended should repairs or maintenance be needed.

Comparative Analysis

Slab huts such as 223 Mangans Lane, Kimbolton are found at several locations including 81 Daniels Lane, Mia Mia and 580 Tunnecliffes Rd, Knowsley.

Statement of Significance

What is significant?

The outbuilding at 223 Mangans Lane including all of the fabric of the timber paling and pole construction, as well as the bluestone chimney is significant.

How is it significant?

The outbuilding at 223 Mangans Lane is of local historic, technical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The outbuilding at 223 Mangans Lane is historically significant for its long-term association with the Manning and Mangan families. The outbuilding was built prior to 1874 when Simon Manning was granted the sixty acres of land. 

Criterion A
The outbuilding at 223 Mangans Lane is technically significant for its construction of vertical timber palings and poles. Whilst there are several outbuildings of vertical timber palings, this building has more evidence of being used as a hut on the property. There is a massive bluestone chimney used for cooking and heating. Although the roof has been replaced with corrugated iron, it is possible that there is evidence of an earlier roof of palings, shingles or bark at a previous time. There is a timber floor and the building was once divided into rooms. The interior is significant for its use of a coved ceiling and the remains of paper covering palings on some of the walls. **Criterion B**

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 223 Mangans Lane, Kimbolton be added as an individual place to the Heritage Overlay of the City.
of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is defined by a
tool. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and
Strathfieldsaye.'
HERITAGE CITATION REPORT

Name                  St James Catholic Church
Address               15 Bywater Street KNOWSLEY
Building Type         Church
Assessment by         Context Pty Ltd
Grading               2008 Local

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style   Interwar Period (c.1919-c.1940)
                       Gothic

Maker / Builder       No information held

Integrity             High

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emptive rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.[5]

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

Knowsley was already fairly well established as a township prior to its establishment as one of the original stations on the Bendigo to Heathcote railway extension.

**History of St. James Catholic Church, Bywater Street, Knowsley**

The Church at Bywater Street was constructed in 1931, after the previous Church on the site was destroyed during a storm on Christmas Day in 1929. The previous Catholic Church at Knowsley was constructed circa 1892 and built upon land that had been donated by J. D. Bywater.[6] Very little was salvaged from the original building[7], apart from the organ, altar and Our Lady's statue which were all restored. These items are all in the present weatherboard church.[8] It is understood that Mass was held in John O'Sullivan's woolshed at Erindale until the new church was competed.[9]

The Catholic Parish of Heathcote is part of the Sandhurst Diocese, which includes localities in the north-central part of Victoria.[10] It is reported that there were dwindling attendances in Heathcote's outlying churches during the 1970s, with only Redesdale and Knowsley holding fortnightly masses.[11] Currently owned by the Catholic Roman Trusts Corporation,[12] it is unknown whether St James is currently still in use as a church in the Knowsley area.
HERITAGE CITATION REPORT


[12] Information supplied by City of Greater Bendigo.

Secondary sources


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

Relevant Historical Australian Themes

8.0 Building community life

8.1 Maintaining spiritual life

Description

Physical Description

St James Catholic church is designed in the Gothic Revival style and was built in 1931, replacing an earlier church of 1892 that was destroyed in a storm. It is constructed with a timber frame and weatherboard cladding. It is believed to contain some fittings including the organ and altar that were salvaged. Elements of the Gothic Revival style include the use of gable roofs and the pointed arch windows in this case executed in timber. The window to the gable end is divided into four pointed arches of graduating height. The design includes some domestic timber detailing of bracketed eaves and...
gable end collar tie and finial and a bracketed hood over the front doors. There is a large sanctuary and vestry at the rear of the church. Unusually the front doors open straight into the main body of the church. The church is surrounded by mature cypresses.

The interior has not been investigated.

**Physical Condition**

Fair

**Conservation Policy**

It is recommended that regular painting be undertaken to conserve this building.

**Statement of Significance**

*What is significant?*

St James Catholic Church of 1931 including the organ and altar from 1892 is significant.

*How is it significant?*

St James Catholic Church is of local aesthetic and social significance to the City of Greater Bendigo.

*Why is it significant?*

St James Catholic Church is one of small number of timber buildings that contribute to the township of Knowsley. The form and detailing of the church are compatible with remaining nineteenth century buildings in Knowsley including the railway houses at 9 Railway Court and 12 Bywater Street, the former hotel at 11 Knowsley-Eppalock Road and store at 4 Knowsley-Eppalock Road, that make up the core of Knowsley. *Criterion A*

St James is of social significance for the Knowsley community as a place of worship for over 70 years, and on the site for over 100 years. *Criterion G*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. *Criterion D*
Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the Catholic church at 15 Bywater Street, Knowsley be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name: Moorabbee Hotel (former)
Address: 11 Knowsley-Eppalock Road KNOWSLEY
Building Type: Hotel
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown
Integrity: Altered

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880. [2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854. [4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops. [5]

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

**History of former Moorabbee Hotel, 11 Knowsley - Eppalock Road, Knowsley**

The former Moorabbee Hotel was built on Allotment 10, part of a large piece of land that was bought by David Wise Kelly on the 1st of June 1877. Kelly may have held the hotel site prior to this under lease. [6] The land was originally part of the Campaspe Plains run, which was broken up into smaller parcels of land from the early 1850s. Kelly's allotment covered an area of over 305 acres and incorporated Crown Allotments 10 and 11 in the Parish of Knowsley. [7] Kelly mortgaged the land soon after his purchase, probably to finance payments on the property. [8] He was a farmer by trade, and it was this activity that undoubtedly dominated his pursuits at Knowsley.

Kelly was granted the license for the Moorabbee Hotel in December 1876. The hotel was a small establishment, and his application stated the building had five rooms available to the public. Kelly's family also lived there, and used other rooms for their accommodations. [9] The building had presumably been built just prior to Kelly's application for a license, circa 1875.

Kelly died in 1878, and thereafter the hotel was offered by his wife, Mary Kelly, for lease together with 306 acres upon
which the hotel was located. The offer was not taken up, and Mary Kelly continued to run the place herself. In April of 1882, Mary Kelly employed Henry Thomas to sell off the farm stock she had retained after the death of her husband.[10]

While Mary Kelly's offer of a lease of the place remained unsuccessful, it appears that she allowed a man named Clune to take charge of the hotel. This was ultimately the reason cited for the refusal of her licence in December 1882.[11] The hotel had apparently gained a poor reputation during the period of Mary Kelly's ownership. Her application for the renewal of her licence was accompanied by a statement from Mounted Constable Patrick Feeley of Axedale, who reported that Kelly had claimed she was married to Clune, while at a later date denied it. Feeley also reported that a serious assault on a bank manager had taken place at the hotel.[12]

Mary Kelly had at some point mortgaged the property to the Widow's Fund Life Assurance Society, and presumably defaulted, as the licence was transferred by them to Michael Tierney on the 4th January 1883. Tierney ran the place until his death in December of 1885, and the licence was transferred to his widow, Bridget Tierney.[13] At that stage the owner of the freehold over the place was J. D. Bywater who, in 1886, had secured an eviction order against Bridget Tierney. Tierney was also in competition with Patrick Burke for the licence over the place. In December 1886, it was briefly granted to Tierney, before being almost immediately transferred to Burke.[14]

By 1889 the hotel had been extended. J. D. Bywater called for tenders for a three or five year lease of the hotel which, by that stage, had 11 rooms and a 20 stall stable. The lease was again taken up by Patrick Burke.[15] Burke built the 'New Assembly Room' across the road from the hotel around this time, which was later known as the Knowsley Hall. It was presumably constructed on land owned by Bywater, and was included as part of the property of the hotel in future sales and leases. [16]

Burke transferred the licence to Michael O'Brien in September 1892, and he renewed it in December of that year. R. P. O'Dwyer took over the licence in 1894, after running a nearby saloon for a time. He transferred the licence to Michael Long in 1898.[17]

The Long family was associated with the hotel for a number of years. The licence was taken over by James Long in 1904, and then Timothy Long in 1906. They ceased their association with the place when it was transferred to Alice Hunter in May of 1908.[18] Title over the property was transferred to the Cohn Bros. Victoria Brewery of Bendigo on the 25th May 1909.[19]

Alice Hunter had previously been associated with the Black Swan Hotel prior to her acquisition of the licence of the Moorabbee. She bought the hotel in 1928[20] and continued to run it for a number of years before the licence was transferred to her daughter, Irene Hamilton, in the early 1930s. Alice Hunter died at the hotel in 1944. Irene Hamilton surrendered the licence after the Licensing Court imposed orders for renovations and improvements on the building in 1958.[21]

Irene Hamilton continued to live at the Moorabbee Hotel until her death in 1963. Some time later the building was converted to a private residence.[22]


[6] The Parish Plan of Knowsley, 1878, indicates that Kelly held Allotment 11 under the Land Act of 1869; this same application may have also been for Allotment 10.


**Primary sources**

Targeted community consultation.


Plan of the Parish of Knowsley, undated.

**Secondary sources**

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

**Relevant Historical Australian Themes**

6.0 Building towns, cities and the garden state

6.5 Living in country towns

**Description**

**Physical Description**

11 Knowsley Eppalock Road occupies a prominent corner at the entrance to Knowsley, and was built in several stages. The original five roomed section was built in the early 1870s and the building almost doubled in size to 11 rooms by 1889. There are two gable roof forms set perpendicular to each other, and an outbuilding that appears to have been incorporated into the main part of the house. The original cladding material appears to be weatherboard, although later alterations have replaced this with fibre cement sheet cladding, especially to the gable ends. There are some original twelve pane sash windows, although some windows have been replaced with plain sashes. A straight profile verandah links the two parts of the building and ties them together. A number of doors open directly onto the verandah which is characteristic of hotels. One gable end is still clad in weatherboards and has a small bargeboard of looped profile. Some of the timber verandah posts have been replaced with iron pipes. Overall the building shares many of the characteristics of early hotels, but is less intact that others in the study area.

**Physical Condition**

Fair

**Conservation Policy**

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

Revealing the form of the building by the removal of twentieth century additions, and the replacement of windows with timber framed windows would enhance this building.

**Comparative Analysis**

The former Moorabee Hotel is less intact than other hotels in the study area.

**Statement of Significance**

*What is significant?*

The former Moorabee Hotel, including all the fabric of the 1870s timber building and the later additions added prior to 1889, is significant.
How is it significant?

The former Moorabee Hotel is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former Moorabee Hotel is aesthetically significant as a key building defining the township of Knowsley. Other buildings that reinforce the town are the store and residence at 4 Knowsley Eppalock Road. **Criterion E**

The former Moorabee Hotel contains elements characteristic of hotels in the region, such as a gabled roof, with a number of doors opening directly onto the verandah linking extensions to the original building. Although less intact than other hotels in the region, the former Moorabee Hotel is in fair condition. It is historically significant for its association with the subdivision of early pastoral properties following the 1860s Land Acts. Built by David Wise Kelly about 1875, on land that was originally part of the Campaspe Plains Run, the former Moorabee Hotel also has historical significance as an example of hotel ownership by a major brewery, Cohn Bros. in the early part of the twentieth century, and later as a reminder of the influence of hotel licensing requirements for alterations and improvements. **Criterion D**

The former Moorabee Hotel has historical significance for its association with the members of the Long family who were associated with the Hotel from 1898. Prior to this time, frequent changes of ownership and publicans may reflect changes in social circumstances or financial inability to improve their facilities. Although owned by Cohn Bros. Victoria Brewery of Bendigo from 1909, the Hotel has historic significance for its association with Alice Hunter from 1908. Her daughter Irene Hamilton ran it from the early 1930s until she surrendered the licence in 1958 after the Licensing Court imposed orders for renovations and improvements on the building. **Criterion A**

Assessment Against Criteria

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

Special association with the life or works of a person, or group of persons, of importance in our history. **Criterion H**
Recommendations 2008

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Other Recommendations

It is recommended that 11 Knowsley Eppalock Road, Knowsley be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Shop and Residence
Address: 4 Knowsley-Eppalock Road KNOWSLEY

Building Type: ShopOther - Residential Buildings (private)
Assessment by: Context Pty Ltd

Recommended Heritage Protection:
VHR No HI No PS Yes

Architectural Style:
Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity: Fair

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area Australia Felix.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

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Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.[5]

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

**History of shop and residence, 4 Knowsley Eppalock Road, Knowsley**

The house at 4 Knowsley Eppalock Road was built on part of Allotment 11, Parish of Knowsley, a large block of land that was bought by David Wise Kelly on the 1st of June 1877. The land was originally part of the Campaspe Plains run, which was broken up into smaller parcels of land from the early 1850s. Kelly's allotment covered an area of over 305 acres and incorporated Crown Allotments 10 and 11 in the Parish of Knowsley.[6] Kelly mortgaged the land soon after his purchase, probably to finance payments over the property. [7] He was a farmer by trade, and it was this activity that undoubtedly dominated his pursuits at Knowsley.

The large parcel of land was sold off over a number of years into smaller allotments, increasingly after the elimination of leasehold in the 1860s, which made space for farmers to work small scale allotments. Part of Kelly's land eventually formed much of the surveyed town site of Knowsley, though Kelly continued to hold portions of his property for some time. This portion of the land was part of 11 acres, two roods, 35 perches sold to John David Bywater on the 13th April 1891. Bywater was a farmer, and himself the holder of substantial lands in the district. Bywater subdivided portions of this already meagre allotment, and on the 1st June 1892, sold a small allotment to William Henry Evans.[8]
William Henry Evans was a butcher, and it is thought that he constructed the shop and residence at 4 Knowsley Eppalock Road. Evans took out a mortgage to MacPherson Steinberg & Co. Ltd on the 4th April 1893[9] and it is probable that he used the funds raised through that process to undertake construction of the shop and residence on his property. Evans probably used the front portion of the building as a retail premises, and occupying the back portion as accommodations for himself and his family. Evans took out a further mortgage on the 22nd August of the same year[10], perhaps to raise further funds for construction.

Evans sold the place to William O'Sullivan on the 23rd May 1918. His profession is not listed in Titles records, but it is probable that he continued to use the front portion of the building as a retail premises in some capacity. Community consultation revealed the Harrop Brothers at one stage ran a butcher shop from the premises, and it is possible that they could have leased the place. The time period for their occupation of the site is not known.

O'Sullivan sold the place to Delia Agnes O'Neill on the 5th June 1924, and she took out a mortgage to him as part of the sale. In 1947, the place was acquired by William Walter Cass.[11] He is noted in Titles records as an engine driver. Later uses of the shop and residence are not known.[12]


Primary sources
Targeted community consultation.
Plan of the Parish of Knowsley, undated.

Secondary sources

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

**Relevant Historical Australian Themes**

6.0 Building towns, cities and the garden state

6.5 Living in country towns

**Description**

**Physical Description**

The shop and residence at 4 Knowsley Eppalock Road is a vernacular structure built after 1877 and possibly as late as 1893. The proximity to the road indicates that it may have been built for a commercial use, which suggests that the later date of 1893 may be more accurate as this date coincides with the ownership by a butcher. The style cannot be an accurate indicator of date this type of building was widely constructed from the 1850s to 1900.

The building is designed with several wings, each of which has a gable roof. The roofs are set at right angles to each other and there is a series of three gables when viewed from the rear. Windows have been replaced so it is difficult to date the structure by using window types as an indicator.

A small shop has been built on the street line at the front of the building.

The mature peppercorn trees contribute to the setting of the building.

**Physical Condition**

Fair

**Conservation Policy**

None Specified

**Comparative Analysis**

No comparable buildings in the study area.

**Statement of Significance**

*What is significant?*
The shop and residence at 4 Knowsley-Eppalock Road, Knowsley, including all the fabric of weatherboard building is significant.

How is it significant?

The shop and residence at 4 Knowsley-Eppalock Road, Knowsley, is of local historic and aesthetic significance for the City of Greater Bendigo.

Why is it significant?

The shop and residence at 4 Knowsley-Eppalock Road, Knowsley is historically significant as part of the original Campaspe Plains run. The site is an important representative example of the gradual break-up of large parcels of land and subdivision into smaller allotments in the mid to late nineteenth century. The weatherboard building is a vernacular structure built after 1877 and possibly as late as 1893 by local butcher William Henry Evans in 1892 as a retail premises with accommodations for himself and his family at the rear. The building was also used at a later date as a butcher's shop by the Harrop Brothers, but other uses of the shop and residence are not known. Criterion A

The position of the small shop, built on the street line at the front of the building, and the series of gabled roofs, on the several wings of the shop and residence is of architectural significance. The mature peppercorn trees in close proximity contribute to the setting of the building but are not considered significant. 4 Knowsley Eppalock Road is located on a key corner at the entrance to the township of Knowsley, and this building and the former hotel at 11 Knowsley Eppalock Road define Knowsley from the highway. Criterion D

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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Other Recommendations

It is recommended that the shop and residence at 4 Knowsley Eppalock Road, Knowsley be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the ‘Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.’

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
### HERITAGE CITATION REPORT

**Name**  
Knowsley Hotel (former)

**Address**  
2948 McIvor Highway KNOWSLEY

**Grading**  
2008 Local

**Building Type**  
Hotel

**Assessment by**  
Context Pty Ltd

<table>
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<tr>
<th>Recommended Heritage Protection</th>
<th>VHR No HI No PS Yes</th>
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**Architectural Style**  
Victorian Period (1851-1901)

**Georgian**

**Maker / Builder**  
Unknown

**Integrity**  
Altered

### History and Historical Context

**History of the Shire of McIvor**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of...
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.\[2\]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.\[4\] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops.\[5\]

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

**History of former Knowsley Hotel, 2948 McIvor Highway, Knowsley**

In July 1851 Crown Lands Commissioner Frederick Powlett wrote to Superintendent La Trobe regarding Donald Munro Matheson's application to build a hotel 'on Crown Lands about six miles from Campaspe Plains homestead'.\[6\] Although all previous applications for crown land for this use had been refused, Powlett responded that 'unless it was proposed to reintroduce the former system of granting Crown Land licenses for public houses, surveying a small reserve at or near where Matheson wanted to build his hotel would be a way of overcoming the problem.'\[7\]

It is believed that the hotel was operating as early as 1852 or 1853, and that it had already been established by the time of the McIvor gold rush.\[8\] Matheson renewed his license for the hotel in 1854, and the deed for the 173 acres was issued on the 11th September 1855.\[9\] Known as the Knowsley Hotel, the building was the third hotel in the McIvor Shire boundary, along with the McIvor Inn and Mia Mia Inn.

The hotel is remembered by locals as a Cobb & Co stopover for changing horses, and a popular place of rest for miners travelling from the McIvor to Bendigo goldfields.\[10\] The building was formerly known as Cosmo House.
Matheson continued running the hotel until 1866 when John McInnis took over the lease for a short time until 1868.[11] The description of the property at that time was 'two sitting rooms and ten bedrooms available for the public.'[12] Matheson continued running the hotel until his death in 1877 after which his widow, Mary Ann, took over.[13] In 1879 she chose not to renew the license the property was subsequently sold and used as a private residence.[14]


[10] Targeted community consultation, interview with George Harris, 14/6/07


[13] McIvor Times, Thursday 26/7/1877, death notice of Mr Donald Munrow Matheson


**Primary sources**

Targeted community consultation, interview with George Harris, 14/6/07

McIvor Times, Thursday 26/7/1877, death notice of Mr Donald Munrow Matheson

**Secondary sources**


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

**Relevant Historical Australian Themes**

6.0 Building towns, cities and the garden state
6.5 Living in country towns

Description

Physical Description

The former Knowsley Hotel comprises two main forms, including a high hipped roof with integral verandah, and a hipped roof wing to one side. The roof form of the main part does indicate an early date of construction that may be consistent with the mid 1850s as mentioned in the history. The verandah posts and brackets would appear to be from a later date possibly around 1920. The front door, fanlight and sidelights are notable and are designed with simple horizontal or vertical glazing bars in a Colonial Regency style. The windows across the front elevation are twelve pane sashes and appear to be original. There are two brick chimneys. At the rear of the hotel is a large timber framed and weatherboard woolshed that is of interest. It is probably associated with a later ownership after 1879 when the hotel changed to residential use.

Physical Condition

Fair

Conservation Policy

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

Reinstatement of original verandah based on historic evidence. A 1905 photograph still exists.

Comparative Analysis

The former Knowsley Hotel may be compared with the hotel at 105 High Street, Axedale, which is also of timber and of a similar period.

Statement of Significance

What is significant?

The former Knowsley Hotel site, including all the fabric of the 1850s timber building and later additions, and the large timber framed and weatherboard woolshed at the rear of the main building, is significant.

How is it significant?

The former Knowsley Hotel is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former Knowsley Hotel is historically significant as a nineteenth century hotel built prior to the McIvor gold rush era. As one of the first hotels built in the township, the former Knowsley Hotel is historically important as for its ability to demonstrate this time of great change in Victoria’s history. The site is historically significant for its associations with...
Cobb & Co, and with miners on their way to the McIvor and Bendigo gold fields. The former Knowsley Hotel is also important for its early association with the Matheson family, from the time Donald Munro Matheson applied to Crown Land Commissioner Frederick Powlett to build the Hotel in 1851, until his widow Mary Ann chose not to renew the lease in 1879 after which it was sold. **Criterion A**

The former Knowsley Hotel is architecturally significant for its Georgian styling as demonstrated by the front door, fanlight and sidelights, and twelve pane sash windows across the front elevation. A later wing probably dating from the 1860s has been built in complementary style. Although the verandah posts and brackets have been altered probably c. 1920, the building is recognisably of Georgian origins.

The shearing shed is notable for its size and appearance although it is of a later date of construction than the hotel.

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

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

**Recommendations 2008**

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Other Recommendations

It is recommended that 2948 McIvor Highway, Knowsley be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name Moiradale
Address 3142 McIvor Highway KNOWSLEY
Building Type House
Assessment by Context Pty Ltd

Grading 2008 Local

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

Maker / Builder Unknown

Integrity High

History and Historical Context

History of the Shire of McIvor

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The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Félix.[1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

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

**History of 'Moiradale', 3142 McIvor Highway, Knowsley**

The house at 3142 McIvor Highway was built on part of a large allotment that was bought by David Wise Kelly on the 1st of June 1877. He had selected the land some years prior to this under the Land Act of 1869 (as indicated on the parish plan). The land was originally part of the Campaspe Plains run, which was broken up into smaller parcels of land from the early 1850s. Kelly's allotment covered an area of over 305 acres and incorporated Crown Allotments 10 and 11 in the Parish of Knowsley.[6] Kelly mortgaged the land soon after his purchase, probably to finance payments over the property. [7] He was a farmer by trade, and it was this activity that undoubtedly dominated his pursuits at Knowsley.

The large parcel of land was subdivided into smaller allotments and sold off over a number of years, increasingly after the elimination of leasehold in the 1860s, which made space for farmers to work small scale allotments. Part of Kelly's land eventually formed much of the surveyed town site of Knowsley, though Kelly continued to hold portions of his property for some time.

Lot 1 of Crown Allotment 11 (comprising most of Allot. 11) was sold to George Brooks, farmer, on the 13th April 1891. Brookes took out a mortgage from the Commercial Bank of Australia on the 21st September 1892.[8] A further mortgage
was taken out the following year, to Edith Lillian Moorhead and another in 1903.[9]

Brooks sold the property Duncan John Cochrane, a grazier of Tooborac, on the 29th March 1909. Cochrane owned the place until November 1921, when he sold it to William O'Sullivan.[10] William O'Sullivan built 'Moiradale', though the place did not take on that name until later in its history. O'Sullivan took out a mortgage to Duncan Cochrane in order to finance his purchase of the place and possibly the construction of the residence there. This was followed by two subsequent mortgages; to the Commercial Bank of Australia in July 1935, then to the Farmers Debts Adjustment Board in 1937.[11]

William O'Sullivan died circa 1948, and the probate of his will was granted to Timothy O'Sullivan and Elizabeth O'Sullivan.

Community consultation has revealed that George Harris lived at the place in the 1950s. The property was name 'Moiradale' at some stage, after the Harris' daughter Moira.[12]

[12] Community Consultation, 14/6/07

Primary sources
Certificates of Title
Heathcote targeted community consultation
Plan of the Parish of Knowsley, undated.

Secondary sources
Randell, J. O. (1985), McIvor, A History of the Shire and the Township of Heathcote, Shire of McIvor, Heathcote,
Victoria.

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

### Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

### Description

#### Physical Description

Moiradale is a particularly good example of the craftsman bungalow style adapted for a country setting. This large house is derived from a large square plan that provides for the huge hipped roof to meet almost at a single point. This house has a short ridge and a small gablet facing the front. The verandah is continuous with the main roof and returns on three sides of the house. The symmetry of the composition is interrupted by a gable roof wing built to one side, although this may be a later addition. The verandah posts are timber and have sinuous timber brackets as the sole decoration to the verandah. The window and door joinery is elaborate with large windows of five panes to the front elevation. Some use is made of leaded and coloured glass to the front rooms of the house. The walls are constructed of an unusual combination of dark stained or painted weatherboards below the window sills and rough cast render above. It is possible that the roughcast is 'conite' over a timber frame, although it has the appearance of solid masonry. The tall chimneys are elegantly tapered and have a band of face brick at the top as their sole decoration. The house is set in a garden of several mature trees and shrubs including a palm tree.

#### Physical Condition

Good

#### Conservation Policy

**Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise: None specified.

#### Comparative Analysis

Another craftsman bungalow can be found at 8 Sugarloaf Road, Axedale.

#### Statement of Significance

*What is significant?*

The house, Moiradale built c.1920 at 3142 McIvor Highway and the palm tree is significant. There are no significant
outbuildings.

How is it significant?

The house Moiradale at 3142 McIvor Highway Knowsley is of local aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Moiradale is of aesthetic significance as a representative example of a 1920s Craftsman Bungalow which is rare in the study area. The elements of the style are well represented in Moiradale including the simple roof forming wide verandahs, the transverse gables, original window and door joinery, decorative glass and verandah posts with typical brackets of the period. The contrast between cladding materials of weatherboard and rough cast render is typical of the style as are the simple tapered chimneys. Moiradale demonstrates many typical features of the style and is rare in the study area. Although quite small, the palm tree is representative of the type of planting that would have been popular at the time of construction. Criterion D, Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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HERITAGE CITATION REPORT

Name                  Mount View
Address       160 Murphys Lane KNOWSLEY
Building Type    Homestead Complex
Assessment by   Context Pty Ltd

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style  Federation/Edwardian Period (1902-c.1918)

Maker / Builder     Unknown

Integrity
High

History and Historical Context

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

**History of 'Mount view', 160 Murphy's Lane, Knowsley**

The house at 160 Murphy's Lane, Knowsley, was established on land granted to James O'Brien, a farmer of Costerfield South, on the 1st March, 1897. The grant covered Crown Allotment 32A, Parish of Knowsley East, and covered an area of 39 acres, three roods and three perches. He had selected the land some years prior to the Crown Grant under the Land Act of 1869 (as indicated on the parish plan). O'Brien had come to the district in search of gold and he and his partners had opened Coy's Reef in September of 1864. The foursome spilt a reward of £400 between them for their troubles, though O'Brien went on to experience more success in pastoral pursuits.[6] O'Brien mortgaged the land at Knowsley to Dinah and Daniel Barnet Lazarus, and he made payments as agreed until his death on the 10th August 1897. After O'Brien's death the land was transferred to his widow, Annie O'Brien, William Keho O'Brien, a miller of South Heathcote, James Patrick O'Brien, engine driver, and Gilbert Cochrane, a farmer of South Heathcote.[7]

Timothy Murphy, farmer of Heathcote, bought the original O'Brien allotment in 1906 according to the present occupier [8]. The parcel included Crown Allotments 10A, 10B and 30 of Knowsley, and covered an area of 401 acres, 3 roods and 34 perches, and was bounded on three sides by established but unnamed government roads. [9] Timothy Murphy was already established in the district, and had taken advantage of amendment of the Land Act in 1865 to take up a small allotment of Crown Land on reasonable terms. The majority of small landholders under this scheme went on to become dairyfarmers, and through the expansion of their holdings developed into agricultural industries. The land was transferred to Timothy Murphy's sons, Timothy Murphy, the younger, and Patrick Murphy, on the 19th June 1916.[10] It is believed that the house was built in 1920-21 by Timothy Murphy, however the architectural style signifies that it may have been earlier than this. [11]

The Murphys used the land for grazing sheep and cropping hay, and gradually expanded their holding, to include Crown Allotment 32A, which adjoined at the north east corner of their existing parcel. The acquisition extended their holding by a further 40 acres. Patrick Murphy died on the 11th June 1922, and his portion of the land was split between Michael Murphy, farmer of Heathcote, and Timothy Murphy, who already held the remaining portion of the land. Timothy Murphy died on the 3rd July 1939, and the holding passed to his wife, Winifred Murphy. A further portion of the estate was passed to Winifred Murphy and William Flurrence Murphy on the 7th September 1954. When Winifred Murphy died in 1976, her portion of the land was granted to William Flurrence Murphy, to further consolidate his holding [12]. William Murphy continued to use the land for the running of sheep until his own death in 1978 [13]. The land was granted to the National Trustees and Executors of Australasia Ltd, and is held under the ‘Estate of WF Murphy’. [14]

[8] Information from current occupier, 2008. Titles suggest that it was purchased in February of 1908.

**Primary sources**

Certificates of Title, Vol. 2650, Fol. 994; Vol. 3972, Fol. 309.

**Secondary sources**


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

Information from current occupier, 2008.

**Relevant Historical Australian Themes**

4.0 Transforming the land

4.4 Farming

**Description**

**Physical Description**
Mount View is a farm complex comprising a house (appears c1912 or earlier, however family believes is c1920-21), and several outbuildings in proximity to the house. All of the buildings are of timber and the outbuildings appear to pre-date the house. The garden is surrounded by a post and rail fence and to the front is a comprosma hedge, and to the side is a cypress hedge. There is a tennis court to one side of the house. Several palm trees are located at the corners of the house and there were once two other palms now removed from the front garden.

To the rear of the house is a weatherboard gabled roof outbuilding used as a dairy and wash-house, and to one side is a large outbuilding built of a variety of timber palings, corrugated iron and weatherboard cladding. This has been built in several stages and been extended lengthwise as well as an added transverse gable that was built on to use as a garage. A further outbuilding closer to the house was designed as a garage in complementary style. The house has a very high hipped roof and return verandah butting into side wings. There is timber strapping decoration to the front gable, corbels beneath the eaves and the bull nosed verandah has timber fretwork decoration. There are several tall brick chimneys with shaped cornices executed in face brick. Externally the house is in good condition and is highly intact.


Physical Condition

Generally good, however pine trees are in poor condition.

Clause 43.01 of the planning scheme clearly outlines that a permit is not required for the removal, destroying, or lopping of a tree if it presents an immediate risk of personal injury or damage to property. This wording is as follows:

43.01-1 Permit requirement

A permit is required to:

Remove, destroy, or lop a tree if the schedule to this overlay identifies the heritage place as one where tree controls apply. This does not apply:

- To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.

- If the tree presents an immediate risk of personal injury or damage to property.

Conservation Policy

Guidelines (Specific)

None specified.

Statement of Significance

What is significant?

The farm complex, Mount View, at 160 Murphy's Lane, Knowsley, comprising the house that appears c. 1912 or earlier, and the large outbuilding (barn), wash house and garage are significant. The comprosma and cypress hedges, palm trees, peppercorn trees and large pines are also significant.
How is it significant?

Mount View is of local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The Mount View homestead complex is rare and outstanding in the study area, representing successful farming in the late 19th to early 20th century. Mount View contains buildings from both the O’Brien and Murphy ownership, with the barn and washhouse relating to the nineteenth century ownership and the house and garage from the early part of the twentieth century. **Criterion B**

Mount View is historically significant for its long term association with the Murphy family for over 100 years. Beginning with Timothy Murphy, who was already established in the district when he purchased the property in 1906, the family has continued to own and run the place as a working farm up until the present day. **Criterion A**

Mount View is an excellent example of a highly intact homestead with an established garden layout. It is unusual in the study area and is highly intact externally and has a garden with established palm trees, hedge and garden beds. The barn is of aesthetic value for its form and materials, being built in several stages from the 19th century and containing examples of different types of timber cladding including vertical palings. **Criterion D**

Assessment Against Criteria

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

Special association with the life or works of a person, or group of persons, of importance in our history. **Criterion H**
**Recommendations 2008**

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**Other Recommendations**

It is recommended that Mount View at 160 Murphy's Road, Knowsley be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. 'The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
Name: Railway House
Address: 9 Railway Court KNOWSLEY
Building Type: Railway Residence/Quarters
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes
Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity
Altered

History and Historical Context

History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.\[2\]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.\[4\] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65 provided local farmers with an accessible water source for their crops. \[5\]

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

**History of Railway House, 9 Railway Court, Knowsley**

The Knowsley Railway Station was constructed along the railway line from Heathcote Junction to Bendigo. The line from Bendigo to Heathcote Junction formed part of a larger system of railway lines that developed following the passing of the Railway Construction Act No. 8212 of 1884. The Act became commonly known as the 'Octopus Act', and had been in part prompted by public protest around the need for further development of railways in Victoria.\[6\] This need was similarly felt in Heathcote following the development of the diggings at McIvor in the 1850s. The massive influx of population prompted a need for the establishment of facilities that could supply them with basic necessities. Furthermore, the railway was seen as a means through which local agriculturalists, as well as the timber industry, could expand their markets in towns and cities further afield.

Initial debate around the railway centred on the route it would take. There was much support for a route that would connect Wandong and Bendigo via Heathcote, but Mr. Thomas Bent, the Minister for Railways, endorsed a route from Wandong. Construction of the railway took place in three stages; from Wandong to Kilmore, Kilmore to Heathcote, and finally Heathcote to North Bendigo Junction. The contract for the segment of the line from Heathcote to North Bendigo
Junction, which incorporated the Knowsley siding, was let to A. O'Keefe in 1887, for his tendered sum of £168,818.[7]

Construction commenced at the Bendigo end of the line, and extended slightly beyond the junction at Bendigo, measuring a total of twenty eight miles. The contract for the work called for a completion date of the 30th April 1888, but O'Keefe only finished the work on the 1st October of that year. [8]

Andrew O'Keefe was of Irish descent and had arrived with his family in Bendigo in 1854. Following from his father, who was a contractor in the area, Andrew O'Keefe worked on the Bendigo to Echuca railway during its construction in the early 1860s, after which he established himself as an extensive contractor in the district. O'Keefe worked on tramways, railways lines and the construction of the Laanecoorie weir, as well as finding further employment as the manager for Kimbolton station.[9] He was a prominent member of the local community, and an entrepreneurial one. Upon his death in 1904, O'Keefe was the owner of a substantial pastoral estate.[10]

Knowsley station was one of the original sidings on the line. Knowsley was a mixed station, supporting both passengers and good services. The house at 9 Railway Court was built on land that was allocated to the Victorian Railways Commissions on the 12th July, 1887 and it is assumed that the place was constructed soon thereafter. The Commission was granted a portion of land that covered an area of just over 23 acres, and covered parts of Crown Allotments 10 and 11.[11] No information with regard to the house at 12 Bywater Street has been located, but it appears that this place was also associated with the railway. Community consultation has revealed that the house is perhaps part of the former Knowsley railway station which was relocated on the block at some stage and renovated.[12]

During the 1870s and 1880s, standard plans for railway station buildings and residences were used. By the 1880s, economising measures in railway construction meant the construction of timber stations became standard practice. Towards the end of the 1880s, the majority of stations were built in accordance with the 'St James' plan, a timber portable station with two small porches.[13] These were a portable construction, reflecting the transience of many of the smaller sidings along rural lines.

By the 1920s, Knowsley supported three services per week, which ran on Monday, Thursday and Saturday.[14] Knowsley remained a staffed station until 1927[15]. Passenger services on the line were withdrawn in 1942. The line closed on the 3rd of December 1958.[16]


**Primary sources**


Community consultation.

**Secondary sources**


Heritage Victoria for Victorian Rail Track (March 2002), *VicTrack Infrastructure on the Victorian Heritage Register*, Melbourne.


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

**Relevant Historical Australian Themes**

3.0 Connecting Victorians by transport and communication

3.3 Linking Victorians by rail
Description

Physical Description

The railway at Knowsley is recalled in the name Railway Court where there are two timber houses that have been built from standard railway plans. The railway house at 12 Bywater Street has been altered and extended, however the house at 9 Railway Court is more recognisable since it retains the 12 pane sash windows. The original house design consisted of the gable front and the wing with the verandah formed by the extension of the roof line at a different pitch. The other wing is probably a later addition. The brick chimney is detailed with some string coursing.

Physical Condition

Good

Conservation Policy

None Specified

Statement of Significance

What is significant?

Railway House at 9 Railway Court, Knowsley, including all of the fabric of the 1887 timber building is significant.

How is it significant?

Railway House at 9 Railway Court, Knowsley is of local historic, social and architectural significance to the City of Greater Bendigo.

Why is it significant?

As very little remains of the railway infrastructure of the line from Bendigo to Heathcote Junction, Railway House at 9 Railway Court, Knowsley is historically and socially significant for demonstrable links with the railway and the expansion of passenger services, local industry and markets. The Knowsley Railway Station was one of the original sidings constructed along the railway line from Heathcote Junction to Bendigo. The contract for this segment of the line was let to A. O'Keefe in 1887 and the house at 9 Railway Court was built around the same time on Victorian Railways Commission land. It is likely that the house is part of the former Knowsley Railway Station which was relocated on the block at some stage and renovated. Criterion A

The house at 9 Railway Court is architecturally significant as a rare example of a late nineteenth century railway station in the study area. The house appears to be built in accordance with the 'St James' plan of timber portable stations with two small porches. As the portable construction reflected the transience of many smaller sidings along rural lines, the persistence of the house at 9 Railway Court is important, especially in the light of line closure in 1958. 9 Railway Court is a more intact example than a second timber house at 12 Bywater Street, that was also built from standard railway plans but has been altered and extended. The house at 9 Railway Court retains the 12 pane sash windows, the gable front and the wing with the verandah formed by the extension of the roof line at a different pitch. The other wing is probably a later addition. Criterion D
Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

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

Recommendations 2008

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Other Recommendations

It is recommended that the houses at 9 Railway Court, Knowsley be added as an individual place to the Heritage Overlay of the City of Greater Bendigo with the schedule entry as shown above. The extent of registration is defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
### HERITAGE CITATION REPORT

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<th><strong>Recommended Heritage Protection</strong></th>
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| **Architectural Style** | Victorian Period (1851-1901) Vernacular |

| **Maker / Builder** | Unknown |

| **Integrity** | Fair |

### History and Historical Context

#### History of the Shire of McIvor

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of...
the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Much of the former Shire of McIvor was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. Campaspe Plains was subdivided in 1852, and John Hunter Paterson established Derrinal Station on a portion of the land. His license was transferred to William Speed in 1853, and then Alfred Leonard Wilton in 1865. The license was eventually forfeited in 1880.[2]

The discovery of gold at Bendigo and surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

Development of the McIvor district was led by Heathcote, where facilities emerged in conjunction with an increasing population brought on by the gold rushes. The town site of Heathcote was surveyed by Phillip Chauncey and first land sale at Heathcote held on the 24th January 1854.[4] The Heathcote and Waranga District Road Board was formed in 1861, and became the Shire of McIvor in 1864, encompassing a number of the small towns in the district.

Religious and educational facilities were established early in the development of the Shire, initially at Heathcote, then gradually spreading to other small towns in the district. Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. Pre-emption rights allowed squatters to purchase up to 640 acres of their pastoral leases and many took advantage of the opportunity to establish smaller holdings. Grazing, agriculture, dairying and viticulture were mainstays for the region. Alongside agriculture, the timber industry was of vital importance to the district and a number of sawmills were established. Gold and alluvial mining continued in the district for a number of years after the height of the gold rushes.

Construction of the railway from Wandong to Bendigo took place in three stages and was officially opened in October 1888. The railway encouraged further development of the region and provided an easy means of transportation of both goods and people to and from the district. The development of the Eppalock weir in the 1930s, and its incorporation into Eppalock Reservoir in 1960-65, provided local farmers with an accessible water source for their crops. [5]

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

**History of Slab Hut and outbuilding, 580 Tunnecliffs Lane, Knowsley**

The slab hut and outbuilding at 580 Tunnecliffs Lane, Knowsley, was built upon Allotment 9A, Parish of Knowsley East, which was granted by the Crown to James Stacey on the 9th April 1881. Stacey's allotment covered a fairly substantial area of 80 acres and 29 perches.[6] Stacey is recorded in titles records as a labourer, who had been living in Heathcote prior to his purchase of the land at Knowsley.[7] He had held the allotment prior to 1881 under the Selection Act, so the hut may date from the 1870s.[8]

Stacey mortgaged the property to William Duncan on the 18th July 1887, and sold the place to William Duncan on the 18th December 1889, and this may have been due to a default on the mortgage.

Targeted community consultation with George Harris reveals that former owners were the Duncans, who were located on 'Ellerslie' property. Duncan lived there for many years, and it has been there for well over 100 years. It was also thought likely for peppercorn trees to be as old.[9]
HERITAGE CITATION REPORT


[8] File No. 8337 under Sections 19 & 20 of the Land Act of 1869 is noted on the Knowsley East Parish Plan (dated 1877, with later amendments).


**Primary sources**

Targeted community consultation with George Harris.


Parish Plan of Knowsley East, undated

**Secondary sources**


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

**Relevant Historical Australian Themes**

4.0 Transforming the land

4.3 Grazing and raising livestock

**Description**

**Physical Description**

The timber slab building at 580 Tunnecliffs Lane appears to be of an early date of construction, and is possibly the original hut on the property. There is an adjacent timber slab outbuilding of similar construction. The peppercorn trees are of considerable size and age and contribute to the setting of these buildings. The hut is built of post and beam with hardwood timber slab walls. The interior has not been investigated. There is a brick chimney at one end of the hut. There have been alterations to the structure in the form of weatherboards to at least one gable end and windows that have been
replaced. Unlike the similar structure at Kimbolton, this one has window openings roughly formed in the paling walls. The roof cladding has been replaced with corrugated iron.

**Physical Condition**

Fair

**Conservation Policy**

Retention and preventative treatment of the timber slabs is recommended.

**Comparative Analysis**

Compare with property number 194578, 223 Mangans Lane, Kimbolton.

**Statement of Significance**

*What is significant?*

The two timber slab buildings at 580 Tunnecliffs Lane are significant.

*How is it significant?*

The slab buildings are of local historic and technical significance to the City of Greater Bendigo.

*Why is it significant?*

Historically, the complex of slab buildings and mature peppercorn trees serves as tangible evidence of the selection era, particularly its early phase when very modest buildings such as these were constructed. **Criterion A**

Although some examples of slab construction still exist in the City of Greater Bendigo, most have been altered or are in poor condition. Slab construction is relatively rare in the area. **Criterion B**

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. **Criterion D**
Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

### Recommendations 2008

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### Other Recommendations

It is recommended that the slab buildings at 580 Tunnecliffs Lane, Knowsley be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: LONGLEA STATE SCHOOL NO. 1921 (FORMER)
Address: 26 Longlea Lane LONGLEA
Building Type: School - State (public)
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes
Architectural Style: Victorian Period (1851-1901)
Maker / Builder: Unknown
Integrity: High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**Contextual history of education in the former Shire of Strathfieldsaye**

Prior to 1873, education in Victoria was optional, fee-paying, and primarily carried out through religious institutions. Education in some was regulated by the Port Phillip Denominational Schools Board, which had been established in 1848, and was responsible for the funding and establishment of Church schools.[7] In the districts around Bendigo, education was similarly associated with the establishment of religious facilities. Providing an alternative to religious education, the Heathcote National School was established in 1853, along with a number of other private institutions that were running in the area.[8]

Governor LaTrobe spearheaded the establishment of the National Board of Education in Victoria in 1851, which owned and built "vested" schools throughout the state. While designs were based on those used by the Education Committee of the Privy Council in London, they were not standardised. [9]

The Common Schools Act of 1862 manifested a desire to amalgamate schools and do away with denominational influence. Schools were publicly owned and numbered from 1863. Free, compulsory and secular education was introduced with the Education Act of 1872 and became operational the following year. The Education Act became the impetus for the standardisation of designs for schools. Responsibility for their construction rested initially with the Department of Education Architectural Division, but was transferred to the Public Works Department by 1883. [10] One room schools were built according to a series of standardised plans which were determined by the amount and type of seating provided, and there were models for thirty, forty and sixty students.[11]

Development of educational facilities was primarily tied with the development of towns themselves. The first state school constructed in the former shires of Strathfieldsaye and McIvor was built at Heathcote in 1869, and later Mia Mia in 1873.[12] Many of the schools constructed in the district were small portable timber constructions, built in accordance with standard designs by the Education Department and later the Public Works Department. As the population of the small townships around Bendigo increased, so did the need for the provision of schools. Often redundant portable schools
were brought in from other locations, and similar circumstances sometimes befell portable schools built for the local McIvor and Strathfieldsaye communities.

The construction of the railway line from Bendigo to Heathcote in the 1880s opened the district for both import of people and export of produce, and had solidified the nature of many of the smaller townships in the vicinity. This meant the establishment of more permanent educational facilities for some towns, and the establishment of rudimentary ones for others. By the turn of the century a number of regional communities boasted brick schools in place of their previous portable timber facilities. Small portable schools were often extended and renovated, with additional classrooms being added as the need arose.

**History of Longlea State School No. 1921, 26 Longlea Lane, Longlea**

The Longlea State School No. 1921 building was previously used at Axedale between 1866 and 1877. The building was relocated and re-erected at Longlea in 1877. The cost of removing and rebuilding the school at Longlea came to a total sum of £477/4/00.[13] The school opened on the 23rd July 1877, providing accommodation for sixty pupils. The building incorporated an attached four room teachers quarter.[14]

The school had affiliations with many other local schools in the area, and in 1878 the school operated half time with State School No. 1634 Junortoun as well as with State School No 1788 Upper Axe Creek North at some point.[15] Attendance at the school was sporadic and by 1886, the average attendance was ten pupils.[16]

Repairs were undertaken at the school in 1921, and the building was also painted at this time. By the 1920s, a residence had also been established, providing accommodations for the Head Teacher, but the date of construction of this building is not known.

Longlea State School No. 1921 underwent remodelling in September 1926.

The school closed in 1951 as the result of falling attendance. It was reopened in 1957, for a number of years, and remained in operation until closing in 1975. Longlea State School was reopened again in March 1977, with an enrolment of twelve students.[17]

It is not known when the shelter shed at the school was constructed, and it is possible that this building was also relocated from another school site to Longlea.

The school is currently owned by the City of Greater Bendigo and utilised by various community groups.


Building Division, Department of Planning and Development, Victoria, p.1.


**Secondary sources**


Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo


**Relevant Historical Australian Themes**

8.0 Building community life

8.2 Educating people

**Description**

**Physical Description**
The former Longlea school is one of a number of one room weatherboard schools that were built during the 1870s in country areas. It is from a set of standard designs produced by the Public Works Department and consisted of one long classroom with a teacher platform. It is similar the former Costerfield school although Longlea has the gable roofed porch. It is likely that the rear window is a later alteration as this design tended to have two smaller windows in the gable end, and the styling of this window is similar to those put into schools c.1900. Of particular interest is the existence of the large shelter shed with weatherboard walls and timber lattice to the upper parts of the walls.

**Physical Condition**

Good

**Conservation Policy**

Regular painting of the timber surfaces is recommended.

**Comparative Analysis**

Longlea is one of the most intact schools in the study area and is similar to the former Costerfield school.

**Statement of Significance**

*What is significant?*

The former Longlea State School no. 1921 including all the fabric of c.1875 timber building, teacher's quarters, and shelter shed is significant.

*How is it significant?*

The former Longlea State School is of local historic, architectural significance to the City of Greater Bendigo.

*Why is it significant?*

The former Longlea State School site is historically significant for its association with the provision of early educational facilities, which had an important role in the developing community. The school is of historical significance for the Longlea community as a site of education since the 1870s. The school is also socially important for its associations with other local schools at Axedale, Junortoun, Upper Axe Creek North. The history of the school's closing and reopening from the 1950s is also important in demonstrating the changing socio-economic circumstances of Longlea. *Criterion A*

The school is aesthetically significant for its early public works Department design of the 1870s, its degree of intactness and the shelter shed. It has comparisons with the school at Costerfield but is more intact. *Criterion D*

**Assessment Against Criteria**

**HERCON CRITERIA**
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the school at 26 Longlea Lane, Longlea be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown below. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

**Name**       House

**Address**    74 Maggs Lane LONGLEA

**Building Type** House

**Grading**    2008 Local

**Assessment by** Context Pty Ltd

---

**Recommended Heritage Protection**

VHR No HI No PS Yes

---

**Architectural Style**

Victorian Period (1851-1901)

Vernacular

---

**Maker / Builder**

Unknown

---

**Integrity**

Altered

---

**History and Historical Context**

**History of the Shire of Strathfieldsaye**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David...

---

*HERITAGE CITATION REPORT*  

*Page 1 of 5*
Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of House, 74 Maggs Lane, Longlea**

The house at 74 Maggs Lane is built on part of allotment 26 section 1 in the Parish of Axedale that was granted by the Crown to Michael Fitzgerald on the 26th February 1856. Fitzgerald also acquired the adjacent lot 25 on the same date, and together, the parcel of land covered an area of more than eighty acres.[7] Michael Fitzgerald paid the sum of £41.19.9 for allotment 26.[8]

Michael Fitzgerald sold allotments 25 and 26 to John Hughes on the 20th September 1856 for the sum of £100. He did not hold the property for long, and on the 6th March 1858, the parcel of land comprising allotments 25 and 26 was conveyed to Alexander Craig and John Martin for the sum of £398.17.7.[9] The sale amount indicates there may have been some improvements on the land by this time.

Craig and Martin took out a mortgage to George Edmeades Tolhurst in April 1858, and raised the sum of £150 in the process. They probably used this sum to undertake the construction of the house at Maggs Lane. Craig and Martin managed to pay out the mortgage by March 1861. [10]

Craig sold his portion of allotments 25 and 26 to John Martin on the 9th February 1876 for the sum of £200. At the time of his death in 1880, John Martin was the owner of allotments 25, 26, 27, 28 and 29 of section 1 in the Parish of Axedale. Jane Martin, John Martin's wife, later became the owner of his property. She died in 1895 and probate of her will was granted to Alexander McArthur.[11] Following the death of Alexander McArthur, Mary McArthur was appointed trustee of the estate. John Ramsay Gillespie replaced her as trustee in November 1909. He sold allotment 25 - 29 inclusive to James McKindley Hodge for the sum of £1202.16.0 on the 22nd March 1910.[12]

Hodge took out a series of mortgages over the property between 1910 and 1920. He died in 1920 and the property was transferred to Martha Hodge, his widow, and Eric Gibson Hodge. They sold to Bridget Teresa McKenzie in 1929. The property was bought out by the Soldier Settlement Commission in 1950.[13]


**Primary sources**

Plan of the Parish of Axedale, undated.

Research notes for Old law search application AP66765, Lands Office of Victoria.

**Secondary sources**


**Relevant Historical Australian Themes**

4.0 Transforming the land

4.4 Farming
Description

Physical Description

74 Maggs Lane is built of timber and consists of a house built possibly in the late 1850s. An extension to the house is evident at the rear where a bungalow style porch has been added to a rear wing of the house. Of particular note is the roof form of the front part which is of a high pitch, often an indication of a former timber shingle roof underneath. The simple design of the substantial brick chimneys indicate an early date of construction for this house. The verandah has been rebuilt and a number of other alterations have taken place to this house. There are a number of outbuildings on the property, however these are not of interest. The setting of the house from the road is picturesque with the driveway having to cross a creek and there are a large number of gums in the foreground.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

74 Maggs Lane is similar in form to 200 Bradleys Lane Costerfield and 215 Mills Road, Axedale.

Statement of Significance

What is significant?

The timber house built c. 1858 at 74 Maggs lane is significant. The outbuildings are not significant.

How is it significant?

The timber house is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

74 Maggs lane is of historic significance as possibly one of the earliest remaining houses in the area, being possibly built in the late 1850s for John Hughes or Alexander Craig. Criterion A

Although it has been altered, the high hipped roof form is characteristic of an early date of construction and is rare in the City of Greater Bendigo. It may be compared with 200 Bradleys Lane Costerfield, and 215 Mills Road, Axedale, both of which also display distinctive roof lines. Criterion B, D

Assessment Against Criteria

HERCON CRITERIA

House
Hermes No 32958
Place Citation Report

29-Dec-2009 03:23 PM
Importance to the course or pattern of our cultural or natural history. *Criterion A*

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 74 Maggs Lane, Longlea be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'


**HERITAGE CITATION REPORT**

**Name**  Château Doré  
**Address**  303 Mandurang Road MANDURANG  
**Grading**  2008 Local  
**Building Type**  Vineyard/Winery  
**Assessment by**  Context Pty Ltd

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**Recommended Heritage Protection**  VHR No HI No PS Yes  
**Designer / Architect**  Buick, J  
**Architectural Style**  Victorian Period (1851-1901) Vernacular  
**Maker / Builder**  Pallet, G

---

**Integrity**  
**Altered**

---

**History and Historical Context**

**History of the Shire of Strathfieldsaye**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix.*[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mandurang**

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outerlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town.[7]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

**History of Château Doré Winery, 303 Mandurang Road, Mandurang**

Jean Theodore De Ravin planted his initial vines at Sheepwash in the 1860s, and established the Château Doré winery in 1866. The house at the property was built circa 1861 and the grounds gradually developed with the addition of a cellar and pressing room, stables and buggy room in 1866. De Ravin was one of a number of migrants who had come to the Bendigo district to try their luck on the diggings, but after a number of failed attempts, De Ravin rightly saw that there was great potential for establishing a successful a business in produce.[8]

De Ravin hailed from France, and had travelled extensively as a salesman abroad before coming to Australia. He landed at Melbourne in 1853 and spent short stints at McIvor, Castlemaine and Eaglehawk before settling in the Bendigo district. De Ravin's initial venture was to establish a market garden on just over two acres of land he acquired at Sheepwash. The business expanded in the form of a partnership with John Billman and John Hargreaves, and the addition of a herd of dairy cows. Billman planted 500 vines which he had imported from Adelaide and De Ravin followed suit by planting an
initial tenth of a hectare of vines on his land. Besides his expanding vineyards to eight hectares of vines De Ravin also planted an orchard on his property. [9]

De Ravin was a prominent member of the local community, and stood as a member of the board of directors on no less than forty mining companies. His large family was well known in the district, which undoubtedly contributed to the success of his establishment.[10]

Château Doré was devastated by the *Phylloxera vastatrix* epidemic in 1893 and despite the fact that no evidence of the pest was not found on De Ravin's vines, the law demanded they be uprooted. The winery suffered a further setback in 1901, when an excise officer acting under the prudence of the *Wines Adulteration Bill* contaminated an estimated £5,000 worth of De Ravin's wine with salt.[11]

The Château Doré vineyard was re-established in 1975 by Ivan Grose, the grandson of Jean Theodore de Ravin. Works have included replanting the vines and the conversion of a large storeroom to a reception room.[12]

The current owners hold extensive documentary records of the property and the De Ravin family.


**Secondary sources**


Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony*, Melbourne, F. F. Bailliere.

**Relevant Historical Australian Themes**

4.0 Transforming the land

4.4 Farming

**Description**

**Physical Description**

Château Doré is an extensive group of sandstone winery buildings built in several stages from the 1860s to the 1890s. The original buildings were designed by a Mr Buick of Bendigo and the contractor was George Pallet.[1] Extensive cellars are below both stages of the buildings. The building now consists of three gables built as the original structure and a transverse gable built in the 1893 [2]. A small structure covers the external stairs to the cellars and there is a blacksmiths shop (now converted to toilets) and a buggy shed.

The sandstone walling is offset with brick dressings to the windows, including the circular windows in the gable ends. The interior has flagging to the floors and contains the original roof structure of trusses. In the front gable evidence remains of the earlier timber shingle roof although this is now covered with corrugated iron.

Also on the site is a house dating from 1860s. This has undergone renovations and is of secondary interest. The verandah was built in 1992 to the design of Architect Michael Hughestogether with the red and cream brick porch that serves as a foyer to the reception room [3]. The whole complex is set in landscaped grounds with a number of old trees, and those planted approximately 40 years ago. These include peppercorns, a pecan nut and olive trees which are thought to have been planted in the 1800s. [4]

[1] De Ravin diary held by the owners Ivan and Jan Grose

[2] Information from present owners, Ivan and Jan Grose

[3] Information from present owners, Ivan and Jan Grose

[4] Information from present owners, Ivan and Jan Grose

**Physical Condition**

Good

**Conservation Policy**
Guidelines (Specific)

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

Consultation of the many historical records held by owners would be valuable should any works be prepared to these buildings.

Comparative Analysis

Château Doré is one of several stone complexes in the study area built for processing grapes and making wine. It may be compared with Grieffenhagens in Patons Road, Axe Creek.

Statement of Significance

What is significant?

The Château Doré Winery, including all the fabric of the large sandstone buildings of c.1860, and c. 1890, house c.1860, former blacksmith's shop and buggy shed, adjacent grounds including the peppercorn, olive, pecan nut trees and vineyard is significant.

How is it significant?

The Château Doré Winery is of local historical, social, technical and architectural significance to the City of Greater Bendigo.

Why is it significant?

Château Doré Winery is historically significant as an example of a range of agricultural industries that were introduced into Victoria by European immigrants, and fostered as a result of gold mining. The winery is also of historic significance for its long association with the settlement of European vigneron in the region. The De Ravin family, originally from France, are associated with the site from its inception in the 1860s to re-establishment by descendant Ivan Grose in 1975. In particular the winery is notable for its association with founder Jean Theodore De Ravin. De Ravin, together with John Billman and John Hargreaves, saw an opportunity to provide the gold diggings with local produce. De Ravin was also a prominent member of the local community, and was associated with more than forty mining companies.

The replanting of vines at Château Doré Winery is also important for its contribution to an understanding of an ongoing tradition of grape growing in the Bendigo region and the setbacks associated with the *Phylloxera vastatrix* outbreak in nineteenth century Victoria. *Criterion A*

Château Doré is of aesthetic significance as a rare and substantial group of winery buildings. Although the verandah and red and cream brick porch at the front are recent additions in complementary style, the original buildings, which date from the 1860s, are in good condition. Originally built of local sandstone with a timber shingle and later corrugated iron roof, the large group of stone buildings is architecturally and aesthetically significant as a substantial and distinctive winery complex. *Criterion D.*
The Château Doré Winery is also of scientific (technical) significance for its demonstration of nineteenth century agricultural and wine making infrastructure. *Criterion F*

**Assessment Against Criteria**

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 303 Mandurang Road, Mandurang be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
## HERITAGE CITATION REPORT

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

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### Integrity
High

### History and Historical Context

#### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix.*[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mandurang**

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outerlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town.[7]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several Churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

**History of house and outbuilding, 306 Nankervis Road, Mandurang**

The house and outbuilding at 306 Nankervis Road is built on allotment 3 (no section) in the Parish of Mandurang. Title records show that the land was transferred to Thomas Lowe on the 15th March 1898, along with crown allotments 8 and 9, section 2 and adjoining crown allotments 1,2, 4,5 and 6 (no section).[8] The land abutted the Sheepwash Creek and consisted of 48 acres, 3 roods and 4 perches.[9]

Thomlas Lowe is listed in the Titles records as a Dairyman, of Sheepwash Creek, so it is likely that this land and buildings were part of his farm complex.[10] Local historians recall Lowe to have been a Derbyshire man who came to the region as a gold seeker, before turning to driving a cab in Bendigo when his mining efforts were unsuccessful.[11] He is thought to have established a dairy herd at Sheepwash from 1860 and is reported as not having missed a day's delivery of milk in the Bendigo area for nearly half a century.[12]
Shire of Strathfieldsaye rate books show that both Thomas and George Lowe owned nearby farms in Sheepwash Creek in 1897, signifying that the land was probably transferred in 1897-1898 from George to Thomas [13]. The 1898 entry describes Thomas Lowe's property as a 'farm, Sheepwash Creek', with a net annual value of £85, jumping from the previous years entry value of £45[14]. This is further evidence that surrounding allotments owned by George and Thomas were consolidated into one property in that year. It is unlikely that this increase was due to the construction of dwellings on the site, as the property is listed as having a dwelling in the years prior to this date at the consistent value of £45[15]. The titles records for the property confirm this, indicating that on the 30th May 1898 Thomas Lowe also acquired land on the other side of Sheepwash Creek, being allotments 2,8,9,10,11,12 and 13 (no section), and sold allotments 8 and 9 of section 2, bringing his holdings to a total of 46 acres, 3 roods, and 25 perches[16].

Rate books indicate that Thomas had ownership of this land as far back as 1875, with the description of the property intermittently described as 'farm, Sheepwash Creek' and 'land and dwelling, Sheepwash'[17]. Although rate books do not specify the allotment of the land prior to 1875, Thomas is recorded as owning a farm in Sheepwash as far back as 1869, making it highly probable that Thomas owned the farm from circa 1860, as indicated by local historians[18]. This, along with the architectural style of the structures suggests that it is likely that the house and outbuilding were built around this time.

Thomas Lowe died on 27th March 1900, with the Sandhurst and Northern District Trustees Executors and Agency Company Limited of View Street, Bendigo becoming Administrator of the Estate on 26th May 1900, prior to transferring to George Lowe, on 17th September 1900 [19]. George Lowe was presumably Thomas' brother that previously owned the land, and is listed as a farmer, of Sheepwash [20]. It is likely that George continued using the property as a working farm.

George Lowe took out a mortgage on the property from George Henry Tatchell and the Sandhurst and Northern District Trustees Executors and Agency Company Limited on 13th April 1907, which was discharged on 2nd August 1920[21]. This same day saw a transfer of the land to William James Hargreaves, a farmer of Mandurang [22]. Hargreaves only owned the property for a short while, with the property being transferred to William James Pearce of Epsom on the 27th October in that same year [23].

Pearce is listed in titles records as a farmer, making it probable that he continued to utilise the land and buildings as a working property [24]. Pearce took out a mortgage over the property on the 15th May 1928 from the Commissioners of the State Savings Bank of Victoria, prior to transferring the site to Albert Edward Pearce on 9th August 1932 [25]. This transfer also included several surrounding allotments, bringing Pearce's holdings to 224 acres 1 rood and 16 perches [26].

Albert Edward Pearce died on 19th December 1939, with probate of his will granted on 16th May 1940 to the Farmers and Citizens Trustees Company Limited of Charing Cross, Bendigo, and also his widow, Louisa Agnes Martha Pearce [27]. The Farmers and Citizens Trustees Company Bendigo Ltd became the sole proprietor of the property on 2nd October 1947, prior to transferring to Horace James Pearce of Mandurang [28]. Horace James Pearce was also a farmer, and it is possible that he was Louisa and Albert's son. Horace James Pearce took out a mortgage on this same day, which was discharged following a transfer of the land to James Joseph Furley of Knowsley, a farmer, on 5th August 1949 [29].

The property was transferred several times over the following years to graziers and farmers, with a portion of the land separated and sold off to George Roy Story on 3 October 1952 [30]. The remaining land, including allotment 3, continued to remain in the hands of farmers until its transfer on the 25th July 1972 to David Louis Martin of Doak Street, Bendigo, and Ruth Kennedy of 26 Barkly Place, Bendigo [31]. Martin is listed in Titles records as a Manager, and Kennedy as a Spinner, making it unlikely that the property continued as a working farm after this date [32].

Over the years the land continued to be divided off and transferred to separate owners, with crown allotment 3 being transferred as a single allotment on 1st April 1976[33]. It is believed that the property is currently in use as a private...
residence.


[7] Whitworth, Robert P. (1879). The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony, Melbourne, F. F. Bailliere.

[8] Certificate of Title, Vol. 2676 Fol. 120

[9] Certificate of Title, Vol. 2676 Fol. 120

[10] Certificate of Title, Vol. 2676 Fol. 120


[13] Shire of Strathfieldsaye rate books, 1897-1898

[14] Shire of Strathfieldsaye rate books, 1897-1898

[15] Shire of Strathfieldsaye rate books, 1869-1898

[16] Certificate of Title, Vol. 2689 Fol. 537

[17] Shire of Strathfieldsaye rate books, 1869-1898

[18] Shire of Strathfieldsaye rate books, 1869-1898; Hewat, Tim (1983), p. 54

[19] Certificate of Title, Vol. 2689 Fol. 537


[21] Certificate of Title, Vol. 2689 Fol. 537

[22] Certificate of Title, Vol. 2689 Fol. 537
[23] Certificate of Title, Vol. 2689 Fol. 537


[26] Certificate of Title, Vol. 5805 Fol. 891

[27] Certificate of Title, Vol. 5805 Fol. 891

[28] Certificate of Title, Vol. 5805 Fol. 891

[29] Certificate of Title, Vol. 5805 Fol. 891


[31] Certificate of Title, Vol. 8972 Fol. 154


[33] Certificate of Title, Vol. 9148 Fol. 698

Primary sources

Certificate of Title, Vol. 9148, Fol. 698

Certificate of Title, Vol.8972, Fol. 154

Certificate of Title, Vol. 5805, Fol. 891

Certificate of Title, Vol.2689, Fol. 537

Certificate of Title, Vol.2676, Fol. 120

Shire of Strathfieldsaye rate books 1869-1898

Secondary sources


Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony*, Melbourne, F. F. Bailliere

Description
Physical Description

Kedleston at 306 Nankervis Road comprises a brick house and several outbuildings of which a two storey barn is the
most interesting. The allotment size appears to have always been relatively small, and the house was established without
a farm attached. The house and outbuilding appear to date from the early 1870s and are built in face red brick. The house
has a gable roof with parapet end walls; this design is found in a number of buildings in the Mandurang, Axe Creek and
Emu Creek area where European immigrants built homes and farm complexes. Of particular note is the distinctive
placement of the chimneys that are set in from the end walls. The chimneys are detailed with brick dentils and corbelling.
This is found in a house at 159 Red Tank Road (now extensively altered), and at 23 Wilkinson's Road, Sedgwick. These
properties are known to have been built by German immigrants. Another distinctive feature of the house is the side wall
that extends forming a wing at the rear with a skillion roof behind it. The verandah is most likely a later addition to the
house, and the original house would have been designed without this feature. There is a contemporary addition to the side
and rear.

The barn is of particular interest for its picturesque qualities and is a full two storey in height with openings at both levels
and a winching beam still attached. It is likely to have been used as a stable. The window and door openings, including
timber louvres appear to be part of the original design. A carport has been added to the front of this building in
complementary style.

Most farm complexes buildings in this area were established to support larger acreages, however Kedleston appears to
have been a gentleman's house with only a small allotment. Both the house and barn are set in landscaped surrounds that
are of modern design, however there are some significant mature trees that provide a setting for the buildings. These
include cypresses, willows and oaks, as well as many younger plantings.

Physical Condition

Good

Conservation Policy

None Specified

Statement of Significance

What is significant?

The house and barn built in face red brick c.1870 are significant. Later additions to the house including the side wing in
paler brick, and the verandah to the house are not significant. The mature oaks, cypresses and willows are also
significant.

How is it significant?

The house and barn at 306 Nankervis Road are of local historic and aesthetic significance to the City of Greater
Bendigo.

Why is it significant?
306 Nankervis Road is of historical significance for its example of an allotment built for farming at a very small scale. This is unusual in the study area where most properties of this type had larger acreages and considerable agricultural uses. 

*Criterion B*

The house and barn at 306 Nankervis Road are of aesthetic and architectural significance as a consistent group of buildings displaying similarities with other buildings where there is a known German origin. The buildings demonstrate in their design, elements of distinctive architectural styling such as the chimney placement and design, end parapet walls and two storey barns, common to buildings known to have been constructed by German immigrants to the area. *Criterion D*

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the house and barn at 306 Nankervis Road, Mandurang be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: FORMER SCHOOLS AND RESIDENCE
Address: 69 Nankervis Road MANDURANG
Building Type: School - State (public)Staff housing
Assessment by: Context Pty Ltd

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style
Victorian Period (1851-1901)
Vernacular

Maker / Builder
Unknown

Integrity
Altered

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6]

**History of Mandurang**

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town. [7]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several Churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

**History of Mandurang School No. 1952, 69 Nankervis Road, Mandurang**

The Mandurang School No. 1952 originally commenced as a non-vested National School No. 403 on September 1 1861, under the guidance of Head Teacher Isaac Whitworth. [8]

A replacement school No. 1952 opened at the Nankervis Road site in 1877. The land was described as 'five acres of thickly timbered land on the slope of a hill'. [9] The new school cost £470/0/64 to build. It was a standard design single room school for 60 pupils, measuring wooden 30 feet by 18 feet. A four room adjoining teachers' quarters, also according to a standard design, was constructed at the same time. [10]

The school and quarters were painted in 1881, and minor repairs undertaken. The Head Teacher, Mr. Prankherd, donated a new bell to the school around this time.[11] In 1886 an underground tank was built on the site, and fencing undertaken in 1892. [12]
Two additional rooms were added to the residence in 1905. The worked was undertaken by contractor Magee Bros., at the cost of £58/10/08. In 1911, it was recommended that the gallery be removed from the school building and that the school be repainted. These works were not completed until four years later.[13]

Frank Shielow commenced as Head Teacher at the Mandurang School in 1912 and was said to have had significant influence in the approval and support for alterations and improvements to the school and grounds.[14] Shielow recommended that the site receive new fencing, garden beautification works, and a new library.[15] Additional works took place in 1914 with the construction of a shelter shed, for the cost of £25.[16]

Renovations were carried out at the residence in 1915-16. Works involved the conversion of two rooms into a single, larger room. Unspecified repairs and renovations to the schoolroom. The cost of these works was £312/7/614. It is also noted that during 1914-1918 a tennis court was constructed on the site.[17]

The Depression of the 1930s saw only minor repairs being dealt with, until 1946 when site works including 'filling, grading, surfacing and drainage' took place.[18] In 1942, the Head Teacher H.T Croxford was given permission for the residence to serve as the Mandurang Post Office.[19] It is assumed that the Head Teacher was no longer living there at the time.

Electricity was supplied to the site in 1944. The former teachers' residence was at that stage being used as a a meeting premises for the Young Farmers Club. Additional land was gazetted to the school site in 1945, after the Head Teacher requested that 'the area of the blind lane of 3 roods, 16 perches be added.'[20] A new bicycle shed was erected in 1949. The old shelter shed was converted to a classroom at this time. The shed was set on blocks and base, boarded in and floored for use as a learning area.[21]

Various maintenance works continued over the years including repainting in 1951 and white ant eradication in 1952. A verandah was added to the craft room in 1956.[22] Beautification works were carried out in 1956 and repainting and a new verandah new floor took place in 1975.

The 1970s saw much attention paid to the school grounds for the school's centenary celebrations. A new room was to be added to the school in late 1977.[23]

The site is currently privately owned and the buildings used as residences.


Secondary sources


Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony*, Melbourne, F. F. Bailliere

Relevant Historical Australian Themes

8.0 Building community life

8.2 Educating people
Description

Physical Description

69 Nankervis Road comprises several buildings associated with the former Mandurang School. These include a residence facing Nankervis Road, (now planted with vines in front). This is likely to have been the teachers residence of 1877. Behind this building is a gable roofed one room school building that appears to be the original school building of 1861. On an adjacent parcel of land the school building of 1877 stands, now used as a residence. This is a standard design of gable roof form with porch. Additions and alterations have taken place to each of the buildings, most noticeably verandahs that link the residence and 1861 building. The buildings show how the Mandurang School evolved. The grounds include an underground tank, a shelter shed of c.1940, a bike shed of c. 1949, and a tennis court and these are of secondary interest. All of the buildings are of timber frame with weatherboard cladding and there are brick chimneys with corbelled tops to the residence.

A small parcel of land fronting Nankervis road has been used for the Country Fire Authority and a large shed has been built.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise: None specified.

Comparative Analysis

The Mandurang School represents one of the best complexes of school and residence still extant in the study area.

Statement of Significance

What is significant?

The former Mandurang School, including the school of 1861, teachers's residence and school of 1877, is significant.

How is it significant?

The former Mandurang School, residence and grounds at 69 Nankervis Road is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former Mandurang School and residence is historically and socially significant for its association with the provision of early educational facilities prior to the Education Act of 1873, and after the Act when standard school designs were
built in many rural communities. It contains buildings from each of these periods, and later buildings such as a shelter shed, bike shed associated with the school. *Criterion A*

The buildings are of aesthetic interest for their demonstration of school design before the provision of public education, the provision made for teachers, and a representative example of a one room rural school. Although examples of these buildings can be found elsewhere in the City of Greater Bendigo it is rare to find a group still extant. *Criterion D*

**Assessment Against Criteria**

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that 69 Nankervis Road be added as an individual place to the Heritage Overlay of the Greater City of Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the ‘Permit Exemption Incorporated Plan -
Former Shires of McIvor and Strathfieldsaye.'
## HERITAGE CITATION REPORT

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<td>Context Pty Ltd</td>
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<td><strong>Recommended Heritage Protection</strong></td>
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</tbody>
</table>

**Integrity**

High

## History and Historical Context

### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.[1]

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The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mandurang**

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outerlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town.[7]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several Churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

While many German migrants continued to work the goldfields, to others it became apparent that find wealth was more difficult to come by than it had appeared and many migrants sought alternative means of supporting themselves and their families. A number of German migrants were influential in the development of the viticulture industry, and had brought with them substantial knowledge which they put to work in their new ecological context. Many Germans who had been working the goldfields began to switch to more agricultural pursuits in the 1860s and a number became successful vignerons.[8]

A number of Italian migrants that settled in the former Shires of Strathfieldsaye and McIvor during the period. Italy at the time was beset by numerous problems, that prompted waves of Italian migration to various locations around the world. Many found themselves in Australian, perhaps enticed by the prospect of wealth offered by the Victorian gold rushes. Craftsmen, including builders, stonemasons, and painters, as well as labourers, farmers and vignerons, made up a high proportion of the Italian migrant population.[9]

The Mandurang area with its creeks and fertile land away from the disruption of the gold diggings was an ideal place for settlement and the establishment of intensive agriculture. A number of families of European background settled in the
area and built farm complexes using local stone and brick.


[9] Sagazio, Celestina (1990), Italian Craftsmanship and Building in Victoria, National Trust of Australia (Victoria), Melbourne, pp. 6 & 23.

Primary Sources
Nil

Secondary sources


Rowe, Bill (1989), Redesdale: Yesterday and Today My Last Hurrah, the Author, Redesdale, Victoria.


Whitworth, Robert P. (1879). The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony, Melbourne, F. F. Bailliere.

Relevant Historical Australian Themes

4 Transforming the land

4.1 Living off the land
**Description**

**Physical Description**

Tannery Lane is a rural road linking Mandurang Road and Strathfieldsaye. It connects two important outlying rural residential areas of Bendigo. There is an aspect of cultural landscape to this road that is unique in the study area. It combines a large allotment size, hedges, trees and road construction. The landscape is characterised by a boulevard of introduced European trees/hedges, stone culverts and there are several buildings that contribute to the understanding of the area as a farming community. There is a white wooden bridge towards the eastern end of the road.

The roadside reserve comprises an English Hawthorn (Crataegus monogyna) hedge with Osage Orange (Maclura pomifera) seedlings on the southern side of the road, and on the northern side a Hawthorn hedge with seedling Cherry Plums (Prunus cerasifera) and Silver Poplar (Populus alba) juveniles and scattered stands of native trees on land adjacent to the creek. There is also a row of mature Osage Orange towards the south - eastern side of the road and Elm and Oak trees near the Mandurang Road entrance to the Lane.

The stone culverts that extend for several hundred metres on either side of the road are substantial constructions requiring crossovers to give access to driveways.

**Comparative Analysis**

There are no comparable road side vegetation and sandstone drainage culverts in the study area.

**Statement of Significance**

*What is significant?*

The Tannery Lane landscape comprising the English Hawthorn (Crataegus monogyna) hedge with Osage Orange (Maclura pomifera) seedlings on the southern side of the road, and on the northern side a Hawthorn hedge with seedling Cherry Plum (Prunus cerasifera) and Silver Poplar (Populus alba) juveniles, row of Osage Orange towards the eastern side of the road and Elm and Oak trees near the Mandurang Road entrance to the Lane. The sandstone drainage culverts on both sides of the road are also significant. The road itself and wooden bridge are not of significance.

*How is it significant?*

Tannery Lane landscape including English Hawthorn hedge, Osage Orange, Cherry Plums, Silver Poplar, Elm and Oak trees, and sandstone drainage culverts are of local historic, technical and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

Tannery Lane is significant as a cultural landscape, beginning as an agricultural area in the mid-late 1850s and settled by a number of European immigrants. The area provided the good farming land that allowed some families and in particular some European immigrants to become established in the local area. The beginning of the viticulture industry which is now an important part of agriculture and economy in the region was established in this area of Mandurang. In particular Tannery Lane was a place where industry and intensive agriculture was located. *Criterion A*

The English Hawthorn hedge, Osage Orange, Cherry Plums, Silver Poplar, Elm and Oak trees, and sandstone drainage
culverts are unusual in the local area and these provide a framework and setting to the road that is highly distinctive. *Criterion D*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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<td>Incorporated Plan</td>
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<td>Aboriginal Heritage Place</td>
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**Other Recommendations**

It is recommended that the trees and stone culverts on the road reserve between Mandurang Road and Nankervis Road be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is defined by a map.
This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name: JUNCTION HOTEL (FORMER)
Address: 6 Tannery Lane MANDURANG
Grading: 2008 Local
Building Type: Hotel
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Maker / Builder: Unknown

Integrity: Altered

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hope of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year. [5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6] The Shire was amalgamated with the City of Greater Bendigo in 1994.

**History of Mandurang**

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outerlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town. [7]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several Churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

**History of former hotel, 6 Tannery Lane, Mandurang**

The former hotel at 6 Tannery Lane is built on part of Crown allotment 2B of section 20, located in the Parish of Mandurang, which Titles records show was transferred to Andrew Olgiati on the 21st September 1869. [8] Rate books indicate that the land was held by John Peach in 1864, and it is possible that he sold allotment 2B of section 20 to Oligati in 1869. [9]

Olgiati's allotment covered a mere acre and thirty two perches. Olgiati had established the Junction Hotel by the 1870s, and while the exact date of its construction is not known, it is thought to have been in the area since the 1850s. [10] A plaque at the site reads 'A. Olgiati 1877', but titles information records that Olgiati leased the property to Patrick O'Meara in October of 1871. [11], suggesting the hotel was already been extant by that time. Rates books from 1875 confirm Patrick O'Meara was leasing Andrew Olgiati's 'land and dwelling' from circa 1875, though the Junction Hotel
does not appear until 1877.[12]

The Junction was one of three hotels operating in Mandurang's Tannery Lane in the 1800s, which also included the Early Bird and Tannery Hotels.[13]

Olgia was a charcoal burner by trade[14], but obviously also engaged in some degree of land speculation. Olgia was one of a number of Italian migrants that settled in the former Shires of Strathfieldsaye and McIvor during the period. Italy at the time was beset by numerous problems, that prompted waves of Italian migration to various locations around the world. Many found themselves in Australia, perhaps enticed by the prospect of wealth offered by the Victorian gold rushes. Craftsmen, including builders, stonemasons, and painters, as well as labourers, farmers and vignerons, made up a high proportion of the Italian migrant population.[15]

Olgia took out a mortgage over the property in 1873[16], which may have been a means of financing further development of the place. After the expiration of O'Meara's lease, Olgia ran the Junction Hotel himself for a time, before leasing it briefly to William Henry Smith in 1878, then Frederick Lodding in 1880.[17] During this time the license was lost due to the building's flagstone roof being deemed unsafe.[18] Titles records indicate that the lease was transferred by Richard Colles in his capacity as Sheriff, which suggests that perhaps there had been some mismanagement by O'Meara.

The Commercial Permanent Land and Building Society acquired the property in 1885. During 1886, after William Thompson's Early Bird Hotel was destroyed by fire, the Junction Hotel became the temporary premises for the licensee, Joseph Thompson, until his hotel was rebuilt.[19]

The Hotel was sold to John Frawley, a farmer of Emu Creek, on the 10th April 1889.[20] Frawley took out a mortgage to Mary Guacham, Charles Hoffmeyer and John Illingworth float the finance for his purchase.[21] Frawley sold the place to Cousin Marchese in 1892.[22] The hotel became known as 'Marchese's Wine Shop'. It has been speculated that the hotel was destroyed and rebuilt during Marchese's period of ownership.[23]

After owning the hotel and adjacent outbuildings for almost nine years, Marchese sold to Bernardo Togno on the 20th June 1901.[24] He is recorded as a woodcarter by trade, and perhaps saw the hotel as an opportunity to diversify his interests. The hotel is believed to have continued as a wine hall until around 1902, and Togno used this premises as a residence after this date.[25] By 1908, Togno is recorded in rate books as the owner and occupier of a farm at Mandurang, and there is no mention of the Junction Hotel from there on in.[26] The establishment is later classified as a dairy farm.[27]

Bernardo Togno sold to Martin Togno in 1908, who later shared ownership with Seveno Togno, a marble polisher in 1934. By later in the 1930s, several other members of the Togno family shared ownership of the place.[28] Bernardo Togno is listed in rate books as the occupier of the place until 1940, and Louisa Togno, presumably his widow is listed as living there after 1945.[29]


HERITAGE CITATION REPORT


[8] Certificate of Title, Vol. 393, Fol. 575


[17] Shire of Strathfieldsaye Rate Books, 1878 - 1880

[18] Shire of Strathfieldsaye Rate Books, 1878 - 1880

Mandurang School Centenary Committee (1977), *Mandurang School Centenary Booklet*, the Authors, Mandurang, p. 9.


[27] Shire of Strathfieldsaye Rate Books, 1918.


**Primary sources**

Certificates of Title, Vol. 393, Fol. 575; Vol. 1654, Fol. 684.

Shire of Strathfieldsaye Rate Books, 1864 - 1945

**Secondary sources**


Mandurang School Centenary Committee (1977), *Mandurang School Centenary Booklet*, the Authors, Mandurang.


Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony*, Melbourne, F. F. Bailliere.


**Relevant Historical Australian Themes**

5 Building Victoria's industries and workforce

5.6 Entertaining and socialising

**Description**

**Physical Description**

The building at 6 Tannery Lane on the corner of Mandurang Road comprises a house formerly used as a hotel, and an outbuilding. A number of alterations have been made to this building that make it difficult to be confident about its origins. The roof shows a splay cornered building suggesting that it was originally designed as a hotel. The siting on the corner and the proximity to the road also tends to suggest this. The brick walls that now wrap around the two sides appear to be a later alteration as the bricks are second-hand and laid in stretcher bond, indicating that they are a skin rather than load bearing walls. The chimneys have also been rebuilt.

The history refers to the building as once having a flagstone roof. Although there is no evidence of it remaining, there are
examples of buildings in Castlemaine having roofs of the local stone. [1] At one side there is an opening in the stone
plinth which leads to a cellar with a timber door.

At the rear of the building is a modern extension that links to an outbuilding. The outbuilding is of interest and consists of
a timber house in ruinous condition attached to a brick building resting on stone base walls. The form of this building is
similar to designs by Italian immigrants where store houses or barns form integral parts of houses. It utilizes a slight slope
in the land to provide floor levels at differing heights. The timber part is built with a stud frame and has the remains of
vertical lining boards to dado level with hessian lining above.

There are two different types of brickwork used including the lower part of the walls with Flemish bond in alternating
clinker (over burnt) headers and red stretchers. This characteristic brick pattern is used in several buildings in Birregurra.
The upper part of the walls are in stretcher bond with second-hand bricks and it is likely that they have been rebuilt.

The two stones lying in the ground containing inscriptions of "A Olgiati, 1877" and "Olgiati" are of particular interest as
they provide tangible evidence of the occupation by the Olgiati family. It is possible that these stones were carved at a
later date to commemorate Andrew Olgiati.

The site on which the former hotel stands is picturesque and contains the remains of timber fencing including carved gate
posts and a second outbuilding of poles and corrugated iron sheets that probably served as an animal shelter.

The large trees including oaks and other exotics contribute to the setting of this group of buildings.

A two storey extension has been added to this building in 2008.

building/#three, p. 13. accessed 02/03/2009

Physical Condition

Fair

Conservation Policy

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

Further investigation of this building is recommended prior to any further works being constructed on this site.

Comparative Analysis

6 Tannery Lane was one of the most representative examples of hotels built c1850-1860. Although altered it still
displayed a distinctive form. Following the extensions carried out in 2008 it is now one of the least intact former hotels.

Statement of Significance

What is significant?

The former Junction Hotel site, including all the fabric of the brick building and a brick and timber outbuilding, is
significant. Timber fencing, including carved gate posts and a second outbuilding of poles and corrugated iron sheets are also notable. The large trees including oaks and other exotics contribute to the setting of this group of buildings.

How is it significant?

The former Junction Hotel is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former Junction Hotel probably dates from c.1860, however it is difficult to be confident about the original date of construction and later alterations. Classified as a dairy farm after 1908 and currently used as a house, the former Junction Hotel is historically significant for its association with Italian migrants, in particular Andrew Olgiati, a charcoal burner and land speculator and later with the Togno family from 1901 to later than 1945. The hotel was also known as 'Marchese's Wine Shop' period of Cousin Marchese's ownership for nine years from 1892. The form of the timber outbuilding at the rear is of interest as it is similar to designs by Italian immigrants of store houses or barns which form integral parts of houses. A second outbuilding of poles and corrugated iron sheets is also notable. Criterion A

6 Tannery Lane occupies a key position on the corner of Tannery Lane and Mandurang Road. Although lacking many of the defining characteristics of other hotels in the district, such as a wide verandah and high gabled roof, the former Junction Hotel is architecturally significant as a splay cornered building without a verandah. The outbuildings are tangible evidence of the range of commercial and faring activities that took place, and are of architectural interest for their relationship to the main building and their use of compatible building materials. Timber fencing, including carved gate posts, and large exotic trees contribute to the setting. Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
**Recommendations 2008**

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**Other Recommendations**

It is recommended that 6 Tannery Lane, Mandurang be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name
House and outbuilding

Address
88 Tannery Lane MANDURANG

Grading
2008 Local

Building Type
House

Assessment by
Context Pty Ltd

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style
Victorian Period (1851-1901)
Vernacular

Maker / Builder
Unknown

Integrity
Altered

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]

**History of Mandurang**

The area around Mandurang was initially known as the Sheepwash, so named for its situation on Sheepwash Creek. The township emerged for the provision of services to outerlying farms, and postal services to Melbourne commenced in prior to 1900. By the late 1870s, several vineyards, as well as a steam tannery and ginger beer manufacturing plant were in operation in the vicinity of the town.\[7\]

By the late 1800s, the citizens of Mandurang had established state schooling facilities, as well as several Churches. Surrounding farmers were largely focussed on the production of hay for the Sandhurst market, though development of new technologies undoubtedly changed the way in which farming was carried out. Mandurang largely avoided the glow of the gold rushes, and was predominantly a farming community well into the 1900s.

**Contextual history of German immigrants in the district**

German migrants played a significant role in the establishment and development of the districts in and around Bendigo. The German connection with the district began with the import of five hundred German stonemasons in 1859. The Germans were employed on the Melbourne to Sandhurst railway line, after the previous workforce had rallied around the eight hour day and imposed a strike. The migrant workforce undoubtedly experienced difficult beginnings, but following the expiration of their covenants the following year, many sought to remain in the area and went about the process of finding employment.\[8\]

Political turbulence in Germany and the discovery of gold at Bendigo and later McIvor brought a large number of migrants to the fledgling colony, eager to try their hand at a share of the perceived riches. A number of liberal and radical German citizens were forced or chose to leave their homeland\[9\], and the prospect of riches on the goldfields undoubtedly contributed to the proportion of their number who chose to seek out a life at the McIvor diggings.
Eventually, German-speaking diggers comprised the third-largest ethnic group on the Victorian goldfields.[10] By the 1850s, a number of German clubs and societies had formed in Bendigo and surrounding towns[11] and German enclaves were well established at German Gully, Diamond Hill, Victoria Hill, New Chum Gully and Ironbark.[12]

While many German migrants continued to work the goldfields, to others it became apparent that find wealth was more difficult to come by than it had appeared and many sought alternative means of supporting themselves and their families. A number of German migrants were influential in the development of the viticulture industry, and had brought with them substantial knowledge which they put to work in their new ecological context. Many Germans who had been working the goldfields began to switch to more agricultural pursuits in the 1860s and a number became successful vignerons.[13]

**History of house and outbuilding, 88 Tannery Lane, Mandurang**

The house and outbuildings at 88 Tannery Lane were built on part of allotment 1 in section 1 of the Parish of Mandurang, that was granted to Edward Patrick Keating on the 6th March 1855. Keating also acquired the adjacent allotment 2, giving him a total area of over fifty acres. While the date of transfer is not known, Keating sold the land to Jean Baptiste Loridan soon after he acquired the property. Loridan was associated with the City Family Hotel in Bendigo.[14] Loridan had arrived from France in 1852 as a gold seeker. He planted a vineyard, and became a wealthy flour-miller and mining speculator. He commissioned the noted Sandhurst architect William Charles Vahland to build the City Family Hotel.[15] In May of 1856 the *Bendigo Advertiser* commented on Loridan's 10,000 vines that he had planted at the Sheepwash Creek, which was probably at this property. Loridan acquired his vines from vignerons working at Geelong, as well as from the squatter Robert Ross. [16]

As well as his interest in wine, Loridan was better known as a businessman, developer and mining speculator. His sale of the property at Tannery Lane to August Heine in the mid 1860s perhaps indicates a shift in his focus towards these pursuits and away from the wine industry.[17]

Rate books record August Heine as the owner of section 1, allotment 1 in the Parish of Mandurang in 1865. The land was rated at a net annual value of £70 and Heine had established a vineyard.[18] The property is alternatively listed as 'vineyard' and 'cultivated land and garden' in Shire of Strathfieldsaye rate books, suggesting that Heine established an orchard or garden as well as planting vines.[19] The property is recorded as having net annual value of £70 between 1866 and 1869. The net annual value jumps to £80 after 1870, suggesting there may have been improvements made to the property at this time. [20]

August Frederick Heine was the twin brother of Carl Heine, who, with their cousin William Grieffenhagen, established the vineyard known as Hercynia Vineyard, and later simply Greiffenhagen's. It was destroyed following the discovery of the vine louse *Phylloxera vastatrix* in the district in 1884, an outbreak that would have similarly effected August Heine's vineyard.[21]

Heine is listed as the owner of the land until 1872 and the property was not located in rate books thereafter until 1895.[22] In 1895, Annie and Frederick Barth were the owners of the property, which was recorded as 'vineyard and dwelling'.[23] Frederick Barth was a dairy farmer and the nature of the buildings at 88 Tannery Lane indicates that he may have used the property as a 'hobby farm'. In 1920 Leslie Nankervis, also a dairy farmer, was rated as the occupier of the property.[24] The farm stayed in the Nankervis family for a number of years. The rate books list William Nankervis as the owner circa 1930.[25]

Titles records show that the the house and outbuildings at 88 Tannery Lane are built on part of crown allotment 1, 2 and 11A in section 3 of the Parish of Mandurang, that were a Crown grant to William Leslie Nankervis on the 29th October 1948.[26] Nankervis served as a Councillor for the Shire of Mandurang from 1921 until 1927, and then again from 1933 until 1955.[27]
HERITAGE CITATION REPORT


[18] Shire of Strathfieldsaye Rate Books, 1866.


[22] Shire of Strathfieldsaye Rate Books, 1866 - 1872.
Primary sources
Rate books
Certificate of Title, Vol. 7137, Fol. 242
Information from former owner Mr. Janssen, cited in Heathcote-Strathfieldsaye Heritage Study Stage One, City of Greater Bendigo, 2002

Secondary sources
Bendigo Evening News, 5 Dec. 1879
Cusack, Frank (1998) Bendigo: The German Chapter, German Heritage Society, Victoria
Hewat, Tim (1983), Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye, Shire of Strathfieldsaye, Victoria
Lawler, Geoffrey (1978) The Vahland School, Fifth Year Thesis for the Department of Architecture, Melbourne University
Whitworth, Robert P. (1879). The Victorian Gazetteer and road guide: containing the most recent and accurate information as to every place in the colony, Melbourne, F. F. Bailliere.

Relevant Historical Australian Themes
4 Transforming the land
4.4 Farming

Description
Physical Description

Tannery Lane contains a number of farm buildings and no. 88 is one of the more visible complexes, along with 6 Tannery Lane, that is notable because of its design influences derived from European immigrants. 88 Tannery Lane comprises a brick house and stone outbuilding set close to the road. There is also a large two storey extension to one side of the house. The house is a very unadorned, face brick, symmetrical Victorian style with hipped roof and return verandah. The verandah has been rebuilt. The two storey addition has been rendered and windows have been altered, however it appears to have been built at a similar time to the stone outbuilding.

The outbuilding is built of the local sandstone laid in random rubble. The window and door openings are dressed in red brick in a similar fashion to the chapel at 20 Pentlands Road, Mandurang. The gable roof is of a fairly low pitch. The roof has been replaced and new window and doors have replaced the originals. There is a tall first floor window at each end, indicating that the building contained a first floor level. This is an interesting complex of buildings, but some alterations have reduced the integrity. The outbuilding is of more interest than the house.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

Other buildings by European immigrants in the area including Château Doré at 303 Mandurang Road, Mandurang, and 196 Red Tank Road, Emu Creek are more intact examples of farm complexes.

Statement of Significance

What is significant?

All the fabric of the sandstone stone outbuildings and brick house at 88 Tannery Lane, Mandurang, is significant.

How is it significant?

The sandstone outbuilding and brick house at 88 Tannery Lane, Mandurang are of local historical, social and architectural significance for the City of Greater Bendigo.

Why is it significant?

The sandstone outbuilding and brick house at 88 Tannery Lane, Mandurang are historically significant for their association with a range of industries that were introduced into Victoria by European immigrants, and fostered as a result of gold mining. In the 1850s, vines were originally planted on the site owned by Frenchman Jean Baptiste Loridan. Loridan was also a wealthy flour-miller and mining speculator, who commissioned noted Sandhurst architect William Charles Vahland to build the City Family Hotel.
The complex of buildings at 88 Tannery Lane are also historically significant for their association with German vigneroners. From about 1865 to 1872 August Heine had an established vineyard on the site. Heine may have been a relative of the owners of the 'Hercynia Vineyard', known later as 'Greiffenhagen's'. The site is of further importance for its association with twice elected Shire Councillor (1921-1927; 1933-1955) William Leslie Nankervis who took over the site in 1948. **Criterion A**

The sandstone outbuilding and brick house at 88 Tannery Lane is also of scientific (technical) significance for its contribution to an understanding of an ongoing tradition of grape growing in the Bendigo region and the setbacks associated with the *Phylloxera vastatrix* outbreak in nineteenth century Victoria. Although alterations have compromised the integrity of this complex of buildings, the sandstone outbuilding is of architectural significance. The window and door openings, dressed in red brick, are comparable to the chapel at 20 Pentlands Road, Mandurang. **Criterion D**

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

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

**Recommendations 2008**

| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | Yes |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | Yes |
| Aboriginal Heritage Place | No |
Other Recommendations

It is recommended that 88 Tannery Lane be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name Edinburgh Tannery
Address 145 Tannery Lane MANDURANG
Building Type Tannery
Assessment by Context Pty Ltd

Recommended Heritage Protection
VHR No HI No PS Yes

Maker / Builder Unknown

Integrity
Hide shed - High
Tannery - Archeological

History and Historical Context

History of the former Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]


**History of Edinburgh Tannery, 145 Tannery Lane, Mandurang**

The Edinburgh Tannery was built by the Deeham Brothers for Messrs Goudge and Sibley in circa 1855, and went on to become one of the largest tanneries in the district. The location took advantage of the proximity of the Sheepwash Creek and the necessity of an accessible body of water. Under their ownership, the tannery was substantially expanded, though the details of work undertaken have not been revealed by this research, but such was the scope of their enterprise that they produced 5,000 hides per annum.\[1\]

Messrs Goudge and Sibley sold to Mr. J. H. Abbott and Co. circa 1890. J. H. Abbott, MLC, was of English origin, and had come to Australia with his family amidst the gold rushes of the 1850s. Abbott established *The Digger's Advocate*, the first newspaper on the goldfields. In January 1858, Abbott was elected a member of the Sandhurst Borough Council, and became Chairman of the same body in 1860.\[2\] Abbott was elected to the Legislative Council in 1876 and stood as a
member for a number of years. He became major of Bendigo in 1891.[3] Abbott established a shoe shop in Pall Mall in Bendigo, from which he sold some of the wares produced at the Edinburgh Tannery.

During the period of Abbott and Co.’s ownership, buildings associated with the tannery included a hide shed, beam shed, rolling loft, currying department and associated storage facilities. Each section of the tannery was managed separately. Mr Wittman was in charge of the tannery itself, Mr. Boundy supervised the beam shed, and Mr. Prince managed the currying department.[4]

The process of tanning was a complex and multi-staged one. Around 500 hides were stored in the hide shed, which were soaked in 'soak pots', first clean water, then lime water and then cleaned. The hides were then taken to the beam shed, where further cleaning took place and the hides soaked. The Edinburgh Tannery had seventy soaking pits in the yard, all of which were filled with tanning liquor made from ground wattle bark soaked in water. Following soaking, the hides were rolled in the rolling loft, a process centred on compressing and solidifying the fibres of the leather. The hides were then cured in the currying department.[5]

Government regulations limited tanneries from stripping wattle bark outside the months of September to January, and space had to be made for the storage of wattle bark on the grounds of the tannery. Bark sheds were built for this purpose, but are assumed to be no longer extant. Bark was disintegrated to ready it for use in the process, and the vast quantities of water required for this process were drawn from the nearby Sheepwash Creek.

Circa 1890, the Edinburgh Tannery produced more than 240 hides per week. Extensions were made to the tannery in order to keep up with demand.

J. H. Abbott and Co.’s Tannery was destroyed by fire on the 18th December 1894. The factory and plant in its entirety was destroyed and damages were at the time estimated to total £10,000. [6] The tannery was rebuilt, but production ceased in 1904.

In 1980, Neville Stilman bought the former Edinburgh Tannery.[7] Restorations of buildings associated with the Tannery were planned, but it is not known if they were carried out.


**Sources**


Relevant Historical Australian Themes

5. Building Victoria's industries and workforce
5.1 Processing raw materials.

Description

Physical Description

The site of the Edinburgh Tannery contains some archaeological evidence of the former tannery buildings. This consists largely of masonry rubble, although much building material has been removed. One building from the tannery remains and is reputed to have been used as the hide shed. This is a large open sided shelter with a hipped roof supported on round bush poles. A wide verandah surrounds the central part of the building which is of weatherboard cladding. The roof forms a high hip with a central apex.

There is also a new house on the site but this is not of interest.

Physical Condition

Hide Shed - good

Tannery - ruins

Conservation Policy

The hide shed is in good condition, however timber structures may be subject to rot and termite attack. Ongoing maintenance in the repair of timber and/or replacement of severely damaged timber will be required. The roof is currently in good repair and this should be maintained in order to conserve timber beneath. The structure has no guttering so care should be taken to ensure water is carried away from the base of poles, possibly in surface spoon drains.

Comparative Analysis

There are no comparable buildings of this type relating to the tannery industry in Mandurang. The hide shed is also a large and impressive timber structure which compares to some other farm complexes such as 81 Daniels Lane Mia Mia, although it is built much later.

Statement of Significance

What is significant?
The timber and corrugated iron hide shed and archaeological ruins at 145 Tannery Road is significant. The house is not significant.

**How is it significant?**

145 Tannery Lane is of local historic and technical significance to the City of Greater Bendigo.

**Why is it significant?**

The Edinburgh Tannery was a large and important industry for the Mandurang area and provided the name of Tannery Lane. The location on the Sheepwash Creek was chosen in order to supply the tannery with the large amount of water required for the process. Although all the early buildings from the 1850s were destroyed in a fire, the tannery reopened after rebuilding in 1894 and continued to operate for another 10 years until closing in 1904. The place has associations with J.H. Abbot who established *The Diggers Advocate* that was the first newspaper on the goldfields. Abbott later served as MLC in 1876 and later as mayor of Bendigo. The tannery industry was integrated with the shoe shop in Pall Mall also established by Abbott. **Criterion A**

The remaining building which is thought to be the hide shed is a fine example of a vernacular building type with high roof form and open sided verandah allowing space for hanging hides. It represents the only building left from the 1894 rebuilding of the Edinburgh tannery. The hide shed is of technical significance for its demonstration of part of the complex and multi tasked process of hide tanning. **Criterion F**

The archaeological remains of the tannery dating from two different periods (1855 and 1894) have potential to lead to a greater understanding of the layout and function of the tannery. **Criterion C**

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. **Criterion E**

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. **Criterion G**

Special association with the life or works of a person, or group of persons, of importance in our history. **Criterion H**
Recommendations 2008

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<th>Category</th>
<th>Recommendation</th>
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<tr>
<td>External Paint Controls</td>
<td>No</td>
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Other Recommendations

It is recommended that 145 Tannery Lane, Mandurang be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Former Hotel
Address: CA B33A Heathcote-Spring Plains Road MIA MIA
Heathcote-Redesdale Road MIA MIA

Building Type: Hotel
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity: Fair

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a
large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Spring Plains, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Mia Mia

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

History of former hotel, CA B33A Heathcote Spring Plains Road, Mia Mia

This building stands on part of allotment B33A in the Parish of Langworner, which formed part of a Crown grant to John Hanrahan on the 6th July 1880.[7] The allotment covered a mere three roods, 39 perches and faced Heathcote Redesdale Road, across from number 890 (though the large property of which it is now a part has a Heathcote Spring Plains Road address). John Hanrahan married Margaret Hussey circa 1873. She was the holder of a publican's license that had been granted in 1871[8], and it is thought that the couple ran a hotel from the building on the Heathcote Spring Plains Road. The licensed was transferred to John Hanrahan's name until the end of 1882, after which time the hotel closed and the building was used as a private residence. [9]

The property was then sold to Timothy Murphy on the 9th of March 1883, and it is assumed that he lived there. He is listed in titles records as the owner of the place until it was bought by Alexander Graham and Barbara McNaughton on the 21st February 1977.[10]

HERITAGE CITATION REPORT


Primary sources
Certificate of Title, Vol. 1199, Fol. 788.

Secondary sources


Relevant Historical Australian Themes
6.0 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

This building is one of the small hotels that operated for a short while, and may be compared with the former Hare and Hound also in Mia Mia. It has two doorways to the front elevation and two windows. The window frames and sashes are missing. The front verandah is continuous with the slope of the roof and contains the remnants of a small and delicately cut timber frieze. There are two large brick chimneys that are badly deteriorated by dampness and salt attack. The original building is sandstone and the render is a later addition. The building is derelict and because it is not weatherproof it will deteriorate rapidly. There is a large timber framed outbuilding behind that would probably have been used as stables. This would lend weight to the evidence for this building functioning as a hotel. The outbuilding is also derelict.
The site is surrounded by mature cypresses and peppercorns.

**Physical Condition**

Poor

**Conservation Policy**

**Guidelines (Specific)**

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

- Stabilisation works to prevent further deterioration would secure these buildings. This will include timber and stone replacement and replacement of iron to the roof.

**Comparative Analysis**

There are a number of small hotels of this type in the study area including the Hare and Hound on Heathcote-Redesdale Road in Mia Mia.

**Statement of Significance**

*What is significant?*

The former Hotel site on the Heathcote - Spring Plains Road, including all the fabric of brick 1870s building is significant and the remains of the timber outbuilding is significant.

*How is it significant?*

The former Hotel on the Heathcote - Spring Plains Road is of local historical and aesthetic significance to the City of Greater Bendigo.

*Why is it significant?*

The former Hotel on the Heathcote-Spring Plains Road it is historically significant as representative of many of the small hotels in the study area that operated for a short while. Whilst there are a few examples of short-lived small hotels still extant, they are unusual in the study area. Almost all are in poor condition such as this example. *Criterion A*

The building is comparable with the former Hare and Hound hotel also in Mia Mia. Evidence of its use as a hotel are the two doorways to the front elevation, and the large timber framed outbuilding that possibly once served as stables. *Criterion D*

**Assessment Against Criteria**

Criteria:
Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that CAB33A Heathcote-Spring Plains Road, Mia Mia be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Outbuildings and ruins
Address: 209 Daniels Lane MIA MIA
Grading: 2008 Local

Building Type: Other - Residential Buildings (private)
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity: Fair

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
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Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

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In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6]

**History of Mia Mia**

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**History of outbuilding and ruin at 209 Daniel's Lane, Mia Mia**

These ruins and outbuildings are constructed on part of Allotment 38A2 in the Parish of Spring Plains that was granted by the Crown to John Daniels on the 7th August 1871. [7] Daniels had held the allotment of 20 acres for some years before this, first under Sec. 42 of the 1865 Land Act (renewable one-year license to reside on or cultivate a maximum of 20 acres on any goldfield), and then under Sec. 31 of the 1869 Land Act (for previous holders of land under Sec. 42). He also leased the much larger neighbouring allotment 38A of 127 acres, under the 1869 Land Act. It is probable Daniels built the primitive building on his land while selecting. Daniels did not own the property freehold for long, and sold it to James Scambler, a farmer who was residing in the district, on the 2nd March 1876. Scambler owned the property for more than thirty years until his death on the 3rd January 1909. Scambler is listed as a farmer in titles records. After his death, Janet Scambler and Henry Fitch became the owners of the land. Janet Scambler is listed in the titles as a spinster, indicating she was probably James Scambler's unmarried sister. Henry Fitch was a builder and resident of Stanley Street in Brighton. [8]

Soon after their acquisition of the property, however, it was transferred to the ownership of Janet Scambler, Sarah Scambler and Margaret Scambler. It is probable that these were James Scambler's daughters. All three were spinsters, and resided in Mia Mia. [9] The Scambler sisters owned equal portions of the land during their lifetimes.
In 1913, the remaining Scrambler sisters sold the property to William Harry Clarke. Clarke was an orchardist, and probably planted an orchard on at least part of his land. He mortgaged the land soon after he acquired it, and then sold the place to Alexander MacIntosh Moodie and Stanley Macintosh Moodie, both of Mia Mia, on the 30th June 1919.[10]


**Primary sources**

Certificate of Title, Vol. 3331, Fol. 143

Certificate of Title, Vol. 502, Fol. 276

Certificate of Title, Vol. 835, Fol. 815


**Secondary sources**


**Relevant Historical Australian Themes**

4.0 Transforming the land

4.4 Farming

**Description**

**Physical Description**

209 Daniels Lane consists of a stone outbuilding and the ruins of what appears to have been a substantial half timbered structure or structures. There are the remains of two chimneys constructed of stone and brick, however it is not clear whether these are from the same building or different ones. This half timbered construction system is rare and is discussed in Miles Lewis' *Victorian Primitive* where examples of other buildings built from saplings and mud are cited from Victoria and New South Wales.

It is likely that the building from which these ruins derive was constructed prior to the Crown Grant of 1871. The method used is squared vertical corner posts with unsawn saplings attached. Between these are infilled with mud which is the characteristic orange-red colour. Early bricks from the locality tend to be this colour also. Squared horizontal members are place on top of the walls, tieing the structure together and providing timber members for the roof to be fixed. Information from the current owner (Dec.2008) suggests that the structure was used as a bread oven.

This primitive construction method is derived from several sources including English half timbering, methods of shoring up mining trenches and shafts, and sometimes from German building traditions. This particular ruin is in a fragile state and the unprotected walls of mud are particularly vulnerable. The stone and brick fireplace and chimney ruins are also vulnerable to weathering. The stonework is fieldstone with a rough mud mortar and a minimum amount of stone cutting employed to square the stones.

The stone outbuilding is of local sandstone laid in coursed random rubble. A single door with a timber lintel provides entry to the building at one end and there are small square windows to the side. The roof has been replaced and roof capping has been used for barges instead of the more traditional timber.

**Physical Condition**

Ruins - Poor

Stonebuildings - Fair

**Conservation Policy**

**Guidelines (Specific)**

The following specific conservation actions are recommended, should the opportunity arise:
-Stabilisation or protection of the ruins to protect them from further weathering.

**Statement of Significance**

*What is significant?*

The ruins, outbuilding and the remains of two chimneys at 209 Daniel's Lane, Mia Mia, including all the fabric of the stone outbuilding and the half timbered structure or structures, and the stone and brick chimneys are significant. The house is not significant.

*How is it significant?*

The ruins, outbuilding and stone and brick chimneys at 209 Daniel's Lane, Mia Mia are of local historic, technical and architectural significance for the City of Greater Bendigo.

*Why is it significant?*

The stone outbuildings, the half timbered ruins and the stone and brick chimneys at 209 Daniel's Lane, Mia Mia, are historically significant for their association with the Daniels family. The primitive buildings were probably constructed by John Daniels prior to land selection. They are also notable for their long associations with members of the Scrambler family who owned the property for almost forty years, from 1876 until 1913, and with the Moodie family who held it from 1919 until 1952. *Criterion A*

The stone outbuilding is of architectural significance. Built of local sandstone laid in coursed random rubble, the entrance has a timber lintel doorway but the original roof has been replaced. *Criterion D*

The half timbered ruins are also of technical significance as rare examples of primitive construction techniques derived from European half timbering methods of shoring up mining trenches and shafts. Built from vertical sapling corner-posts with unsawn horizontal saplings that are infilled with mud, the ruins are important remnants. The ruins are fragile, unprotected and vulnerable to weathering, as are the ruins of the brick, fieldstone and mud mortar chimney fireplaces. *Criterion B*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

 Importance in exhibiting particular aesthetic characteristics. *Criterion E*

 Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the 209 Daniels Lane, Mia Mia be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Outbuildings and cottage
Address: 81 Daniels Lane MIA MIA
Building Type: Other - Residential Buildings (private)
Assessment by: Context Pty Ltd

Recommended Heritage Protection: VHR No HI No PS Yes

Integrity: High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of
Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mia Mia**

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

**History of outbuildings and cottage, 81 Daniels Lane, Mia Mia**

The outbuildings and cottage at 81 Daniels Lane are built upon land that formed part of a Crown Grant to Alice Daniel on the 20th January 1880. The allotment was described as 'suburban allotment B of Mia Mia Spring Plains Parish' and covered a total area of just under twenty acres.[7] Joseph Daniel is recorded as the owner of the property from the 13th August 1887, and the Daniel family owned the property continuously until the mid 1960s.[8]

The Daniels were a farming family, and the outbuildings on their property were probably built for farming purposes. By the 1960s, the allotment had been extended somewhat, and covered a total area of 23 acres. It is probable that the Daniels undertook the construction of the outbuildings at the property, and used them in conjunction with their farming pursuits. The cottage on the site predates the current house, but does not exhibit the primitive building techniques utilised in the other outbuildings.

James Daniel was the owner of the place by the 1960s, and he sold it to Hugh James Fitzgerald, Harriet Elizabeth Fitzgerald and Kathleen Theresa Fitzgerald, all of Tooborac, on the 31st January 1967. [9] The threesome owned the property as joint proprietors and it is assumed that they continued to run the place as a farm. The Fitzberials mortgaged the property back to James Daniel in order to finance their purchase. [10]

Hugh James Fitzgerald owned the place from the 8th March 1974. [11] Community consultation revealed that members of the Fitzgerald family had lived at the property until quite recent times[12], though the way in which the buildings at
the place were used is not known.


**Primary sources**

Certificate of Title, Vol. 1260, Fol. 857


Targeted community consultation.

**Secondary sources**

Hewat, Tim (1983), Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye, Shire of Strathfieldsaye, Victoria


**Relevant Historical Australian Themes**

4.0 Transforming the land

4.3 Grazing and raising livestock
Description

Physical Description

The property at 81 Daniels Lane comprises a house and several outbuildings. Four of these outbuildings appear to date from prior to the 1880 Crown Grant. The two timber shelters are built from unsquared poles as corner posts, squared top and bottom rails and vertical saplings. It is likely that these buildings have been repaired and substantial amounts of timber has been replaced. Of more interest is the larger shelter possibly designed for animals that is built of horizontal slabs. The posts are unsquared poles with a groove cut in the sides to take the slabs. The slabs have the ends shaped to fit the grooves and are slipped into place. This construction method is discussed in Miles Lewis' *Victorian Primitive* and is part of a tradition of log building with many local variants. This type of construction was particularly suited to shelters or farm buildings as it is impossible to draught proof without fixing timber battens over or plastering. The roof is constructed from sapling rafters and battens and clad in corrugated iron. The central post at each end continues through to the ridge to form a rough type of king post truss when tied in with the top plate. The floor is constructed of stones set into the earth.

The place also contains a house and garage of lesser significance. A small cottage behind the house is older than the house and of some interest although it is of timber frame and weatherboard construction, not timber slabs.

Physical Condition

Poor

Conservation Policy

Guidelines (Specific)

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

- Conservation of the timber and repair of these buildings is recommended.

Comparative Analysis

81 Daniels Lane is one of the most impressive groups of primitive buildings in the study area. The long shelter is a very large example of the construction method.

Statement of Significance

What is significant?

All of the fabric of the timber outbuildings built of horizontal slab timbers at 81 Daniels Lane, Mia Mia are significant. The house is not significant, however, the weatherboard cottage behind the house is of significance.

How is it significant?

The timber outbuildings built of horizontal slab timbers and weatherboard cottage at 81 Daniels Lane are of local historic
and technical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The timber outbuildings and cottage at 81 Daniels Lane are historically significant for their long association with the Daniels family who owned the property from 1880 until the mid 1960s. It is assumed that the lane on which the land is situated is named for the Daniels family. It is probable that the Daniels family undertook the construction of the outbuildings at the property, and used them in conjunction with their farming pursuits. The cottage behind the house is also of significance as it predates the current residence but does not exhibit the primitive building techniques of the outbuildings. Criterion A

The three timber outbuildings are technically and aesthetically significant. The three small timber shelters are built from unsquared poles as corner posts, squared top and bottom rails and vertical saplings. It is likely that these buildings have been repaired and substantial amounts of timber has been replaced. Of most interest is the larger shelter built of horizontal slabs as it forms part of a tradition of log buildings particularly suited to shelters or farm buildings. The buildings are significant for the extent to which they have survived. Criteria B, D

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. Criterion E

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. Criterion G

Special association with the life or works of a person, or group of persons, of importance in our history. Criterion H
## Recommendations 2008

<table>
<thead>
<tr>
<th>Category</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>External Paint Controls</td>
<td>No</td>
</tr>
<tr>
<td>Internal Alteration Controls</td>
<td>No</td>
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<tr>
<td>Tree Controls</td>
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<tr>
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## Other Recommendations

It is recommended that 81 Daniels Lane, Mia Mia be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown below. The extent of registration is to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name: Hare and Hound Hotel (former)
Address: CA Z6 (prop no. 203895) Heathcote-Redesdale Road
         MIA MIA
Building Type: Hotel
Assessment by: Context Pty Ltd

Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)
Vernacular

Maker / Builder: Unknown

Integrity
Fair

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a
large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hope of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mia Mia**

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

**History of former Hare and Hound Hotel, Heathcote-Redesdale Road, Mia Mia**

McIvor's 1853 gold rush brought many people to the newly established area of Mia Mia[7] and the new township grew quickly, with Heathcote's Phillip Chauncey surveying the township in 1859, resulting in Mia Mia being declared a township in 1861.[8] Hare and Hounds hotel was thought to have had its beginnings on the Kyneton Road (now known as Heathcote - Redesdale road ) in 1875, when James Lacey built the hotel.[9] The hotel was licensed on 31 December of that year, and Randell reports that a ball occurred at the hotel on the opening night.[10] Prior to becoming an hotelier Lacey was a brick maker, gold puddler and miner. He was an early Heathcote landowner, and was thought to have purchased land in the township in 1859.[11] Lacey also supplied 55,000 bricks for the construction of Redcastle State School.[12]

Lacey continued to run the hotel until 1890 when he surrendered the license, and the hotel was reverted into a private dwelling.[13] It is thought that the hotel was occupied for a time by Lacey's grandson, Len,[14] however the building is currently owned by the Rischitelli family and is still in use as a residence. [15]


[15] Information supplied by the City of Greater Bendigo and also interview with Ian Ross, 2007

**Primary sources**

Interview with Ian Ross, 2007

**Secondary sources**


**Relevant Historical Australian Themes**

6.0 Building towns, cities and the garden state

6.5 Living in country towns
**Description**

**Physical Description**

The former Hare and Hound Hotel is one of the smaller hotels in the region and was built relatively late, during the 1870s. It is one of a number of small hotels outside of townships that tended to function for a short time before reverting to other uses, usually residential. The off centre doorway, or more commonly, two doorways, tends to indicate that the building was designed as a hotel. It is built of red face brick and has sash windows. It is likely that the verandah is a contemporary addition.

**Physical Condition**

Good

**Conservation Policy**

Guidelines (Specific)

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

None specified.

**Comparative Analysis**

The former Hare and Hound Hotel is comparable in form, but better condition, to the former hotel on the Heathcote-Spring Plains Road (also in Mia Mia).

**Statement of Significance**

*What is significant?*

The former Hare and Hound Hotel, including all the fabric of the 1875 brick building is significant.

*How is it significant?*

The former Hare and Hound Hotel is of local historic significance to the City of Greater Bendigo.

*Why is it significant?*

The former Hare and Hound Hotel is historically significant for its association with James Lacey, local brick maker and miner. Lacey built and ran the former Hare and Hound Hotel from 1875 until 1890 when he surrendered the license. After that time the hotel reverted into a private dwelling. The former Hare and Hound Hotel is an important example of one of the smaller hotels in the region. *Criterion A*

**Assessment Against Criteria**
Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Recommendations 2008

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Other Recommendations

It is recommended that the former Hare and Hound Hotel at Heathcote Redesdale Road be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. This maps shows it on the correct section and allotments of Z8A Sec 6 Langworner and Allot Z9 (no sec), rather than street address 'CAZ6' reflected in mapping systems for entire property number of 203895 as (which is only one of the allotments contained in this property number). The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
HERITAGE CITATION REPORT

Name: Ruins and Outbuildings
Address: CAZ3 Heathcote-Redesdale Road MIA MIA

Grading: 2008 Local

Building Type: Building
Assessment by: Context Pty Ltd

Recommended Heritage Protection:
VHR No HI No PS Yes

Integrity
Fair

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of...
Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Mia Mia

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

History of ruins, Heathcote-Redesdale Road, Mia Mia

The ruins at Heathcote-Redesdale Road are located on part of allotment Z3, that was granted to Michael Moore, of Heathcote, on the 27th March 1873.[7] Moore also leased the neighbouring allotment Z7 under the Land Act of 1869, before purchasing it from the Crown (date illegible). Moore sold allotment Z3 to William O'Sullivan, who owned substantial land in the district, in 1877 and the property was held in the O'Sullivan family until at least the late 1980s.[8]

William O'Sullivan took out a mortgage to Hugh Moore, James Christie and Frederick John Spinks on the 7th August 1877. Mortgages were often used as a means of financing development of property, and this may have been the purpose of O'Sullivan's transaction. The ruin on the property is probably of a residence thought to have been constructed during the early period of the O'Sullivan family's ownership.

William O'Sullivan died on the 20th January 1931, and the owner of the property was thereafter Bridget O'Sullivan, his widow. After her death in 1940, John Martin O'Sullivan and Martin O'Sullivan became the owners. Both men were farmers.[9] John Martin O'Sullivan bought out the entire property soon thereafter, and owned it until his death in 1961.[10] William Patrick O'Sullivan then became the owner and continued to be owned by the family after his death.[11]

HERITAGE CITATION REPORT


**Primary sources**

Certificate of Title, Vol. 618, Fol. 518

Certificate of Title, Vol. 937, Fol. 338

**Secondary sources**


**Relevant Historical Australian Themes**

4. Transforming the land

4.4 Farming

**Description**

**Physical Description**

The ruins comprise two brick chimneys of pressed red bricks probably belonging to a house built in the early twentieth century. Two earlier structures remain on the site, both of which are of primitive log construction. One of these is small
and low and quite possibly was used as an animal shelter or storehouse. It contains no windows and there is no door remaining. It is built using logs as loadbearing walls, shaped at the ends and interlocking to form a ridge beam for the roof.

The second hut is built using similar log construction but has been plastered with mud between the logs to draught proof the structure. There are also small square openings forming windows in each wall, so it appears likely that this building was used as a hut. The roof structure is made from poles as rafters, squared purlins, sheets of bark over which another set of rafters and purlins has been laid, and corrugated iron is laid over. The interior has the remains of some primitive built in furniture. The mud plaster is very evident in the interior. Both gable ends have been infilled with sawn weatherboards. There is also the remains of a stone chimney close by that may have been attached to an adjacent hut. There is a great deal of loose timber lying on the ground, presumably from the demolished buildings.

Miles Lewis quotes that log buildings did enjoy some popularity on the goldfields in Bendigo and Ballarat and several examples have been located at South Muckleford and Maldon. There was also a log lockup at Heathcote (now demolished), however it remains an extremely rare from of primitive building, and two buildings on the one site is almost unknown.

**Physical Condition**

Poor

**Statement of Significance**

*What is significant?*

The ruins in Heathcote-Redesdale Road, Mia Mia, including all the fabric of the two primitive log outbuildings, stone chimney and two pressed red brick chimneys are significant.

*How is it significant?*

The ruins in Heathcote-Redesdale Road, Mia Mia, are of local historic and architectural significance for the City of Greater Bendigo.

*Why is it significant?*

The ruins in Heathcote-Redesdale Road, Mia Mia are of historical significance for their association with the O'Sullivan family, who owned the property for over one hundred years, from 1877 until at least the late 1980s. The ruins on the property were probably constructed during the early period of the O'Sullivan family's ownership.

The primitive log structure ruins are architecturally significant. They are of additional importance, as two structures on the one site is known to be very rare. The smaller structure has logs as loadbearing walls, contains no windows or door and was probably used as an animal shelter or storehouse. The logs are shaped at the ends and interlocking to form the ridge beam for the roof.

The larger structure is built of similar log construction but has been draught proofed with mud between the logs, suggesting it may have been used as a hut. Evidence of this use is also provided by small square windows in each wall. The roof structure, covered in part by corrugated iron, is made from poles as rafters, squared purlins, sheets of bark over which another set of rafters and purlins has been laid. The gable ends have been infilled with sawn weatherboards.
The remains of stone chimney close by may have been attached to an adjacent hut. The ruins on the site also comprise two pressed red brick chimneys probably belonging to a house built in the early twentieth century. The red brick chimneys are of less importance.

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.
Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.
Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.
Criterion E Importance in exhibiting particular aesthetic characteristics.
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Recommendations 2008

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Other Recommendations

It is recommended that the ruins and outbuildings at CAZ3 Heathcote-Redesdale Road, Mia Mia, be included in the Greater Bendigo City Planning Scheme. The extent of registration is as defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
**HERITAGE CITATION REPORT**

**Name**  Mia Mia Uniting Church  
**Address**  31 Matheson Road MIA MIA 
**Grading**  2008 Local 
**Building Type**  Church 
**Assessment by**  Context Pty Ltd 

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

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

**Maker / Builder**  Flea, Benjamin 

**Integrity**  High 

**History and Historical Context**

**History of Shires of Strathfieldsaye and McIvor**

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.[1]
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In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mia Mia Township**

Mia Mia township is located in the parish of Spring Plains, which developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines.

**History of Mia Mia Uniting Church, 31 Matheson Street, Mia Mia**

Redesdale and Mia Mia formed two communities largely divided along sectarian grounds. Redesdale was predominantly Roman Catholic, and Mia Mia largely Presbyterian.

The contract for the construction of a bluestone Church at Mia Mia was let to Benjamin Flea, a builder of Heathcote, in October of 1871. That month it was reported that:

*The congregation have set in earnest to erect a comfortable and commodious stone church, to seat 110 worshippers and to cost £300. Cash, and promises of cash, have already been received for over £100. Labour will be given in some instances to stand in the light of donations to the Church.*[7]

The foundation stone of the new church was laid in a ceremony held on the 27th September 1871 and led by the Reverend Robert Henderson. A bottle containing copies of several local newspapers, a Presbyterian calendar and a brief history of the progress and origin of the cause, amongst other items, was also laid.[8]

The land was granted to John Kennedy, Duncan McLennan and Donald McKindlay who presumably held it in trust for the Church.[9] The three men were all residents of Mia Mia and the holders of significant allotments of land in their own
right. It has been suggested that this was the second allotment considered for the construction of the Church, and a previous allotment, located down the hill, was eliminated from consideration for its small size.[10]

The new Church opened on the 19th March 1872 by Reverend Henderson, and the first services conducted there on the 31st of that month. Construction had been completed for a total cost of £380, of which £150 had been received in the form of a loan from the Presbyterian Church of Victoria.[11]

Jack Ross' history of the Church notes that the congregation followed forms of worship traditional to Scotland from the opening of the Church.[12] This may imply that there were a high number of Scottish immigrants in the congregation, although it could also be due to the homeland of the minister.

Mrs Turner of Shepherds Creek donated an organ to the Church in 1898.[13]

Extensions were undertaken at the Church in 1903, with the addition of a porch and vestry. The floor of the Church porch was tiled in 1956, and stands as a memorial to Mrs Martha Duncan. The wooden dado of the Church was removed in 1961 and replaced with cement plaster. The toilet facilities at the church were constructed using stone from the ruins of old houses in the district.[14]

A memorial was erected at the Church in the early 1920s, in remembrance of those of the congregants who fought and lost their lives during the First World War. Following the cessation of the Second World War, the window in the north wall of the porch was replaced with a stained glass memorial to Emil and Doug Govey, the sole members of the congregation who were killed in the conflict.[15]

Title over the property passed to the Uniting Church of Australia in September 1980.[16]


Primary sources

Certificate of Title, Vol. 1517, Fol. 337

Secondary sources

Hewat, Tim (1983), Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye, Shire of Strathfieldsaye, Victoria


Ross, Jack (1972). Mia Mia Presbyterian Church, 1872 - 1972: the first hundred years, Centenary Booklet Committee


Relevant Historical Australian Themes

8.0 Building community life

8.1 Maintaining spiritual life

Description

Physical Description

The setting for the Mia Mia Uniting Church is on a steep hill at the edge of the township.

Mia Mia Uniting Church is designed in the Primitive Gothic style and constructed in 1871. Elements of the style include the use of gabled roof and pointed arch windows. Often there is a small round window or oculus that becomes a feature of the gable end, as is the case for the Mia Mia church. Variations to the style include whether a porch has been added and whether the entry is to the side or end of the porch. At Mia Mia the porch was added in 1903 in matching style. The Mia Mia church has a large vestry with fireplace and chimney constructed at the same time as the porch in 1903.

Variations in building materials are evident across the Bendigo region and the Mia Mia church is constructed of bluestone which is used throughout the Mia Mia and Redesdale locality. The bluestone was quarried locally from the Ross's property near Mia Mia.[1]

Other alterations include the addition of a commemorative window to the porch. All of the window and door openings have cement rendered dressings and the parapets are constructed with rendered cappings. The render appears to be an alteration as the openings have been formed in orange brick that is visible where the render has been damaged.
Of note is the second door to the side, which is unusual in a church of this small size. The interior consists of a white painted timber ceiling with scissor truss roof structure, a memorial stained glass window and an early light fitting of some interest. The church contains pine pews and the interior of the doors are unpainted pine. The organ was donated in 1898.

The site contains a number of mature pine trees but a number of these are under stress from extended dry conditions.


Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

There are a number of small churches in the study area including St Andrews Uniting Church and St Pauls Anglican Church, Axedale - which are also built of bluestone.

Statement of Significance

What is significant?

The former Presbyterian, now Uniting Church at Mia Mia built in 1871 and including the porch and vestry built in 1903 are significant. The memorial window of post 1945 and mature pine trees are also significant. The toilets are not significant.

How is it significant?

The Mia Mia Uniting Church is of local historical, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

Mia Mia Uniting Church is of historical significance for its association with the Scots Presbyterians in the district, and in particular with the Rev. Robert Henderson who was its first minister. Criterion A

Mia Mia Uniting Church is of aesthetic significance for its demonstration of the principal elements of the Primitive Gothic style including the gabled roof, porch and pointed arch windows. The church demonstrates the use of local building materials in the form of bluestone. The pine trees add to the sense of enclosure of the Church in its setting. Criterion D

Mia Mia Uniting Church is of social significance for the Mia Mia community as a continuous place of worship for over
130 years. This is demonstrated by the undertaking of local families in adding to the building, donating an organ, and in
the installation of the memorial window to the Govey family. *Criterion G*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This
includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.
*Criterion G*

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

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the Mia Mia Uniting Church at 31 Matheson Street, Mia Mia be added as an individual place to
the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The
extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan
is the ‘Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.’
## HERITAGE CITATION REPORT

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

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

**Maker / Builder**  
- Unknown

**Integrity**  
- Good

### History and Historical Context

#### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.\[4\] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.\[5\]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.\[6\]

**History of Mia Mia**

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

**History of farm complex, 257 Meadow Valley Road, Mia Mia**

The farm at Meadow Valley Road was built on allotment 3 of section 6 in the Parish of Langwornor, near the Township of Mia Mia, which was granted by the Crown to Humphrey Campbell on the 3rd June 1873. Campbell had previously leased the land under Section 42 of the Land Act of 1865, and some of the buildings located on the property may date from this period.\[7\] Along with allotment 3, Campbell also owned the adjacent lots 33, 7A, 11, 11A and 12, which had been subject to lease by him under Sections 19 and 20 of the 1869 Land Act prior to being granted the land.\[8\] Humphrey Campbell established a farm on his two allotments, which in total covered an area of almost 400 acres. Several other members of the Campbell family also owned property in the vicinity of Humphrey Campbell.\[9\]

Humphrey Campbell remained the owner of the property until his death on the 1st January 1911. Probate of his will was granted to William Campbell of Bendigo and Samuel Campbell. William Campbell was a grazier and he continued to run the farm that had been established by Humphrey Campbell. By the time of his death in November 1959, William Campbell was the sole proprietor of the property, which was then granted to William Ian Campbell and Humphrey Campbell, both graziers, who were presumably his sons. Prior to his acquisition of the property, William Ian Campbell had been residing in Redesdale.\[10\]
The Campbells mortgaged the property to the Sandhurst and Northern District Trustees Executors and Agency Company Ltd in 1961, the first of a series of mortgages they acquired over the property.[11]

The Campbells continued to own and run the place until they sold in 1995 to William Brett Campbell.[12]


**Primary Sources**

Certificates of Title

Plan of the Parish of Langwornor

**Secondary Sources**


**Relevant Historical Australian Themes**

4.0 Transforming the land
4.4 Farming

**Description**

**Physical Description**

The farm complex at 257 Meadow Valley Road, Mia Mia comprises a house built in two parts, a shearing shed, shearer's quarters, workshop, tack shed and horse shelter, two machinery sheds and sheep yards with post and rail fences. A short distance from the house is the remains of an orchard. Further away from the farm complex is a machinery shed with one wall of vertical timber slabs, and the remains of a horse operated millstone circle once used for grinding wheat.

The house was constructed in several stages with the earliest part possibly dating from pre 1850. This part is evidenced by a small gabled structure with a timber shingle roof and coved ceilings. A later extension probably dating from the 1870s is attached on one side and another extension c. 1920 to the other. A separate wing was also constructed c. 1920 containing a new kitchen and living area and this is currently joined to the older part of the house by verandah roofs. The house has no internal corridor and the rooms open directly from the verandahs.

The shearer's quarters are of timber construction and are unlined. The blacksmith's workshop is constructed of a timber frame with corrugated iron and timber slab cladding and has some horse stalls attached to one side. Of particular interest is the interior that contains the forge, sheet iron canopy, bellows and a large collection of tools.

The shearing shed is built around a central gable part which is reputed to be the Langworner school. Some original school windows still remain. There are extensive wings added to either side and the whole building is clad in weatherboard. The shearing shed also contains fittings and tools.

The horse shelter and tack room is of interest for its timber structure with vertical slab wall and a number of harness items. Two machinery sheds are of more recent construction and of lesser interest.

257 Meadow Valley Road is a fine example of a farm complex of vernacular buildings of timber construction.

**Physical Condition**

Fair

**Conservation Policy**

Guidelines (Specific)

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

The roof to the house should be repaired in order to preserve the timber shingles beneath. The shearing shed is in poor condition in part and requires weatherboard repair in order to preserve the timber structure. Some of the timber slab walls to the horse shelter, blacksmith's workshop and machinery shed some distance from the house require repair.

**Comparative Analysis**

257 Meadow Valley Road is one of the earliest and most complete farm complexes in the study area. The long
association with the Campbell family has contributed to the large collection of objects contained in the buildings.

Statement of Significance

What is significant?

The farm complex at 257 Meadow Valley Road, Mia Mia, comprising a house built in two stages c. 1850 and 1870, and later extensions, shearing shed comprising the Langworner School, blacksmiths workshop (including the interior), horse shelter and tack room, post and rail fences, sheepyards, and orchard is significant. The archeological remains of the millstone circle is also significant.

How is it significant?

The farm complex at 257 Meadow Valley Road, Mia Mia is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The farm complex at 257 Meadow Valley Road, Mia Mia is historically significant for its long term association with the Campbell family. Beginning with Humphrey Campbell, who established a farm on the property in the mid 1860s and ran it until his death in 1911. The Campbell family continued to own and run the place until they sold in 1995 to William Brett Campbell. Criterion A

Part of the house, dating from c.1850 is one of the oldest in the study area and still retains a timber shingle roof under corrugated iron. The part of the house dating from c.1850 and 1870 demonstrates the evolution of a the farm from small two roomed house to a larger and more commodious residence. The shearing shed, although is poor condition in some parts, demonstrates ingenuity in the use of the school building and subsequent additions and still contains a collection of tools from different eras. The blacksmith's workshop is significant primarily for its interior containing the forge, canopy and bellows as well as the tool collection. The farm complex at Meadow Valley Road is fine example of a farm complex and has a particularly early date of settlement It is highly representative of a farm that supported a range of agricultural activities on a small scale. Criterion D

The archeological remains of the millstone and horse circle is rare and contributes to a further understanding of the self sufficient nature of mixed farms. Criterion C

Assessment Against Criteria

Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**Recommendations 2008**

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**Other Recommendations**

It is recommended that the farm complex at 257 Meadow Valley Road, Mia Mia be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
# HERITAGE CITATION REPORT

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## Integrity

Altered

## History and Historical Context

### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of...
the land, Mitchell named the area *Australia Felix*.\[1\]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.\[2\]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.\[3\]

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**History of Mia Mia**

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Mia Mia and Redesdale were two adjacent townships formed along the sectarian divide, with Redesdale predominantly populated by those of Irish descent who were Roman Catholic, and Mia Mia with those of Scots descent who were predominantly Presbyterian.

**History of Manse, 17 Valley Road, Mia Mia**

The Manse at 17 Valley Road was constructed between 1884 and 1886. Ewen Matheson's store was bought in 1886\[7\], and the Pastor at the time, Rev. H.J Robertson began fundraising efforts for the project. The Kyneton Guardian published a poem, apparently written by school master Jas. Davies, on the methods and difficulties involved in the effort:

*The good folk there are casting round*

*For means to draw in each stray pound*

*To build a manse; alas, they've found*

*The hens refuse to lay!*
A cake fair would be just the thing

To bring the needed bawbees in

Suggested some; but there's the sting

The hens refuse to lay!" [8]

These fundraising events were eventually successful, and James Scambler built a brick structure on the site for the cost of £510.[9] After its successful construction, the first minister to reside in the manse was Rev. Robertson. [10]

The manse grounds were beautified on a tree planting day in 1888, as reported in the Kyneton Guardian on July 21 of that year: "A stranger passing the Manse about 4pm would have been surprised to see a large assemblage of young ladies and gentlemen. Upon closer scrutiny it would have been observed that each young lady in turn advanced to a different point in the Manse grounds carrying a tree, followed by a young gentleman, who carefully put the earth around the plant while she held it upright."

Additional rooms were added in 1898 by builder Robert Russell at a cost of £86. In 1923 the stables were demolished and replaced with a store room and garage.[11] A bore and windmill was donated in 1926 by the Federal Secretary Mr Norman Heart to provide a 'plentiful supply of good water [which] gladdens the heart of every gardening minister'.[12] Telephone services were added in 1927, along with a septic system and electricity generating plant in 1950.[13]


Secondary sources


Ross, J, (1972) *Mia Mia Presbyterian Church, 1872-1972: the first 100 years*, Centenary Booklet Committee


Relevant Historical Australian Themes

6.0 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

Although some distance from the church with which it is associated, there is a visual connection across a valley from the Mia Mia Uniting Church to the former manse. Several other manses in the Heathcote area have either been demolished or relocated away from their churches. There are few examples of this type of building in the study area.

17 Valley Road is a typical Victorian vernacular house were it not for the different plan that had the entry from the side, set within a brick porch that takes up part of the return verandah. The corridor is planned transversely across the house. The house is square in plan and has a typical 'M' shaped roof with a central chimney. The four main rooms are added to by a timber framed and weatherboard skillion roof extension to the rear. The verandah has a slight convex profile to it and the verandah posts are turned in the manner of many late nineteenth and early twentieth century ones. The bricks are plain face in the distinctive orange red of the locality. The sash windows are plain with no glazing bars and there is no verandah frieze, although this may have been removed. The sole decoration is confined to a leaded glass window in the porch which is rather elaborate compared to the rest of the house. An interior view from a recent real estate photo (2007) shows that the passage is lined with a timber dado, there is an interior archway and the porch window has a art nouveau character.

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise: None specified.
Statement of Significance

What is significant?

The brick manse constructed c1884 -1886 at 17 Valley Road, Mia Mia is significant. The timber additions at the rear of the manse are not significant. The mature trees adjacent to the house are also significant.

How is it significant?

The manse at 17 Valley Road, Mia Mia is of local historical and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The manse at 17 Valley Road, Mia Mia is associated with the Mia Mia Church and its minister Rev.H.J Robertson. As a predominantly Scots Presbyterian township, the church was an important institution and considerable effort was expended by the parishioners to house the minister in a suitable manner. The trees surrounding the house are of historical significance as their planting was carried out by the parishioners to beautify the grounds. Criterion A

There are few nineteenth century manses in the study area, and some have been relocated. 17 Valley Road maintains a connection to the church it is associated with despite being some distance away. It is visible from the church grounds. Criterion E

Assessment Against Criteria

HERCON CRITERIA

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

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

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

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Importance in exhibiting particular aesthetic characteristics. Criterion E

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Recommendations 2008

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Other Recommendations

It is recommended that the former manse at 17 Valley Road, Mia Mia be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'
History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area Australia Felix. [1]
The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

**History of Mia Mia**

Mia Mia was originally known as Miami and developed in conjunction with the settlement at Heathcote. The small postal township developed in conjunction with the land around it, that was gradually taken up for agricultural and pastoral pursuits. Mia Mia shared in some of the benefits of the gold rushes, and a number of mines were established in the vicinity of the town. The industry provided for the establishment of a number of hotels, which found the majority of their clientele in association with the mines. The town was laid out just prior to the first land sales, which occurred in 1860.

**History of Mia Mia Hall, 20 Valley Road, Mia Mia**

The Mia Mia Hall is built on land Crown Allotment 6 of Section 9 in the Township of Mia Mia (formerly the Parish of Spring Plains) that was originally granted to Frederick Westblade in the 1880s. His allotment was a small one, covering a mere three roods, 24 perches, and was presumably bought as a site for the construction of his home.[7] Westblade is listed on titles records as a resident of Mia Mia, but his profession is not recorded.[8]

It is not known if Westblade undertook any construction on his lot. He did, however, take out a mortgage over the property on the 5th July 1879, to the Bank of Victoria. Mortgages were often used as a means of raising finance to undertake construction, and this may have been true in Westblade's case.[9] Westblade also owned a further block of land, located to the eastern side of the town. The Westblade family is recorded on Parish Plans as owning a series of lots on this side of the town, which together amount to a sizeable parcel.[10] Westblade owned series of additional larger allotments of a much larger size, on the outskirts of the township of Mia Mia. One lot abutted the Campaspe River, and the assumption can be made that Westblade was a grazier or involved in agricultural pursuits.[11]

The Westblade family was prominent in the Shire of McIvor, and had been involved in a number of important developments in the district. Frederick Westblade had been one of the first individuals to take advantage of the 42nd Section of Grant's Amended Land Act after 1865, which allowed the selection of small blocks of land.[12] Westblade was also a director of the McIvor Flour Milling and Quartz Crushing Company, that was floated in February 1861 but did
not see much success. [13] When not farming or speculating, Frederick Westblade was a wrestler of some renown, and is said to have at one time won the Wrestling Championship of Bendigo.[14]

Westblade sold the land to Michael Francis Dwyer on the 28th March 1893. Dwyer was a grazier already residing in Mia Mia. Besides Westblade's land, Dwyer bought a number of small town lots at the same time, which brought the total parcel of land to over 26 acres.[15] Dwyer took out a mortgage, and then leased the land to the Kyneton Brewing and Malting Company on the 30th May 1903. It is not known for what purpose they leased the land.[16]

On the 26th November 1907, a group of five graziers and a rate collector from the surrounding districts acquired the land. They were John Campbell, Charles Westblade, William Ferguson, Nicholas Taafe and Thomas Dwyer.[17] The group had written to the Department of Health on the 18th April 1907, proposing the erection of a Library Building at Mia Mia and it was to this end that they acquired the land.[18]

The Mia Mia Hall was built on the land soon afterwards, and opened in 1907. It is thought that the Hall was originally constructed as a Mechanics' Institute.[19] The committee had written to the Department of Health soon after the commencement of construction, seeking approval for the erection of the building without lining the walls or the ceiling. Costs for the construction had apparently blown out beyond the estimates of the committee, and cutting corners in construction was a means of reducing the expense of the building.[20] The Hall was built to accommodate one hundred people.[21]

Mechanics' Institutes were often a prominent feature in rural towns, and played a vital social and educational role amongst communities. Given the lack of venues for social functions in small towns, Mechanics' Institutes often provided an alternative venue for entertainment that differed from that of hotels and concert halls.[22] The Mechanics' Institute at Mia Mia incorporated a lending library and reading room, which have since been dismantled.[23]

The Mia Mia Public Hall was extended circa 1955, with the addition of a brick extension to one side of the building.

The hall at Mia Mia was transferred to the ownership of the Mia Mia Public Hall Inc. in February 1991.[24]


**Primary sources**

Certificate of Title, Vol. 300, Fol. 916

Parish Plan of the Parish of Spring Plains, undated

Public Building File, Mechanics Hall Mia Mia, PB 2103, VPRS 7882/P/0001, Unit 000370, PROV

**Secondary sources**


Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo, Bendigo


Relevant Historical Australian Themes

8.0 Building community life
8.4 Forming community organisations

Description

Physical Description

The Mia Mia Hall is a key building in the small locality of Mia Mia, where many of the other buildings are widely dispersed. It is an important landmark for Mia Mia.

The Mia Mia Hall is a typical gable roofed hall with timber frame. The small four pane windows are set at a high sill level and the double front door opens directly into the main space with no porch. The roofing has been replaced with colorbond cladding and the walls have been reclad with aluminium. The barge decoration and finial that serves as a flagpole is the sole decoration. There is a brick extension to one side containing a toilet block.

Physical Condition

Good

Conservation Policy

Removal of the aluminium cladding and repairing weatherboards would enhance this building.

Comparative Analysis

The Mia Mia Hall is one of the earliest and best examples of halls in the study area. Other weatherboard halls are at Costerfield.

Statement of Significance

What is significant?

The Mia Mia Hall site, including all the fabric of the 1907 gable roofed hall with timber frame, is significant.

How is it significant?

The Mia Mia Hall is of historic, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?
The site of the Mia Mia Hall is historically significant for its early association with the Westblade family who were involved in a number of important developments in the district, including early subdivision under the 1860s Land Acts, farming, land speculation, flour milling and quartz crushing. The Hall is of historical significance as a Mechanics' Institute and lending library. Although it has been altered by the brick extension, it is a key building in Mia Mia. 

*Criterion A*

The Mia Mia Hall is socially significant for providing a venue for social, cultural and educational activities for the local community. Established as a Public Library and/or Mechanics' Institute, the Hall is an expressive symbol of the aspirations of local community to provide a public lending library and reading room for the surrounding district. 

*Criterion G*

**Assessment Against Criteria**

**HERCON CRITERIA**

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

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

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

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

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

**Recommendations 2008**

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Other Recommendations

It is recommended that the hall at 20 Valley Road, Mia Mia be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: Oubuilding  
Address: 45 Westblade Street MIA MIA  
Building Type: Private studio/outbuilding  
Assessment by: Context Pty Ltd  
Grading: 2008 Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901) Vernacular

Maker / Builder: Unknown

Integrity: High

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of
the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

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In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale. [6]

**History of Mia Mia**

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**History of outbuilding, 45 Westblade Street, Mia Mia**

The outbuilding at 45 Westblade Street is built on part of allotment 7 of Section 2 in the Township of Mia Mia (formerly Parish of Spring Plains) that was granted by the Crown to Hugh McDonell on 17 January 1865 (a noted on the Town of Mia Mia, Parish of Spring Plain map). [7] McDonell was the holder of significant lands in the region, but this allotment covered a mere one rood, 32 perches and was not a substantial contribution to his holdings. He purchased two other town allotments of the same size (8 and 10) that same day. After McDonell's death in 1868, Catherine McDonell, his widow, became the owner of the land. She mortgaged it to George Christian in 1878, and he is listed as the owner of the property by August of 1880. Christian was a civil engineer, and the holder of a number of adjacent properties to the McDonell land. The acquisition of this property brought his total holding to just over 13 acres. [8]

Christian sold the entirety of his parcel of land to Henry James and Marion Speed in 1885. The Speeds were graziers and pioneers of the district. The Speeds continued to expand their allotment, and by 1889 it covered a total area of 35 acres. After taking out a mortgage on the property, the Speeds sold it to William Fleming, a grazier, on the 9th June 1903. [9] The building was most likely constructed using farm labour and local stone, and given the Speeds' significant land holdings in the district, it is likely that they had the funds at their disposal to finance such a project. Community
consultation has revealed that the outbuilding was at one stage connected to power. The building is also thought to have been renovated, and a chimney removed.[10]

William O'Sullivan bought the property on the 6th March 1905.[11] This marked the beginning of a long association as the O'Sullivan family held the land for more than the next fifty years. O'Sullivan was also a grazier. After his death, the property was owned by Jeremiah O'Sullivan. He died in 1949, and his widow, together with Gerald O'Sullivan, held the property. Mary O'Sullivan became the sole owner in 1950, and after her death in 1958, William Gerald O'Sullivan and Jeremiah O'Sullivan are listed as the owners.[12]


**Primary sources**

Certificates of Title, Vol. 241, Fol. 024; Vol. 2186, Fol. 173.

Targeted community consultation

**Secondary sources**


**Relevant Historical Australian Themes**
4.0 Transforming the land

4.4 Farming

**Description**

**Physical Description**

45 Westblade Street comprises a small bluestone outbuilding and more modern house. The bluestone outbuilding appears to be the earlier. The stone outbuilding was probably used for a farm store or workshop indicated by the door placed at the end of the building. The door appears to be original. The remains of the timber framed casement sash windows are still in evidence. Corrugated iron has been placed over a timber shingle roof. The shingle roof places this building more firmly into the McDonnell ownership of the 1860s or earlier. The stonemasonry is random coursed rubble and the sills and lintels are of large rough cut stone blocks. The interior has a fireplace, although there is no evidence of a chimney on the exterior. The interior has been fitted out with racks and shelves.

The main house is not of interest.

**Physical Condition**

Fair

**Conservation Policy**

**Guidelines (Specific)**

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

- Repairing door and window joinery to ensure the bluestone building is secure.

**Comparative Analysis**

Small bluestone outbuildings are relatively common in the study area and many still survive.

**Statement of Significance**

*What is significant?*

The outbuilding at 45 Westblade Street, Mia Mia, including all of the fabric of the bluestone outbuilding is significant. The main house is not of interest.

*How is it significant?*

The outbuilding is of local historic and aesthetic significance to the City of Greater Bendigo.
**HERITAGE CITATION REPORT**

*Why is it significant?*

45 Westblade Street comprises an outbuilding on land granted to Hugh McDonell in 1865. Historically, the outbuilding is also notable for its association with the O'Sullivan family who held the property from 1905 until at least 1958. **Criterion A**

The bluestone outbuilding appears to be the earliest built on the site. Originally constructed of local bluestone, it may have been used as a shearing shed, farm store or workshop. The building retains an original door and the remains of the timber framed casement sash windows are still in evidence. Of particular interest is the timber shingle roof which has been covered with corrugated iron. The building has been altered, and a chimney removed. The interior fireplace is extant and racks and shelves have been fitted. **Criterion D**

*Assessment Against Criteria*

**HERCON CRITERIA**

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

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

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

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

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Other Recommendations

It is recommended that 45 Westblade Street, Mia Mia be added as an individual place to the Heritage Overlay of the Greater City of Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is to be defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.' It is also recommended that the neighbouring property woolshed and outbuilding be assessed as a future piece of work.