

HERITAGE CITATION REPORT

Name Farm Complex
Address 257 Meadow Valley Road MIA MIA **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

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

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the land, Mitchell named the area *Australia Felix*.^[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. 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]

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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]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

[2] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale, p.150

[3] Spreadborough & Anderson (1983), p. 31.

[4] Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye, Victoria, pp. 11 - 12.

[5] Hewat, Tim (1983), p. 18.

[6] Hewat, Tim (1983), p. 107.

[7] Plan of the Parish of Langwornor, undated.

[8] Plan of the Parish of Langwornor, undated.

[9] Plan of the Parish of Langwornor, undated.

[10] Certificate of Title, Vol. 635, Fol. 980.

[11] Certificate of Title, Vol. 635, Fol. 980.

[12] Certificate of Title, Vol. 635, Fol. 980.

Primary Sources

Certificates of Title

Plan of the Parish of Langwornor

Secondary Sources

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

Randell, J. O. (1985), *McIvor, A History of the Shire and the Township of Heathcote*, Shire of McIvor, Heathcote, Victoria.

Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale

Relevant Historical Australian Themes

4.0 Transforming the land

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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 shearers 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 Langwerner 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

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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 Langworn 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.

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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

External Paint Controls	No
Internal Alteration Controls	Yes
Tree Controls	Yes
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	Yes
Aboriginal Heritage Place	No

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.'