

## HERITAGE CITATION REPORT

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<b>Name</b>	Ruins and Outbuildings		
<b>Address</b>	CAZ3 Heathcote-Redesdale Road MIA MIA	<b>Grading</b>	2008 Local
<b>Building Type</b>	Building		
<b>Assessment by</b>	Context Pty Ltd		




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

### 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*.<sup>[1]</sup>

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of

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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]

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

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- [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] Certificate of Title, Vol. 618, Fol. 518.
- [8] Certificate of Title, Vol. 937, Fol. 338.
- [9] Certificate of Title, Vol. 937, Fol. 338.
- [10] Certificate of Title, Vol. 937, Fol. 338.
- [11] Certificate of Title, Vol. 937, Fol. 338.

## Primary sources

Certificate of Title, Vol. 618, Fol. 518

Certificate of Title, Vol. 937, Fol. 338

## 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

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

## 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

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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 form 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.

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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.

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**

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 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.'