

## HERITAGE CITATION REPORT

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**Name** Outbuildings and cottage  
**Address** 81 Daniels Lane MIA MIA **Grading** 2008 Local  
**Building Type** Other - Residential Buildings (private)  
**Assessment by** Context Pty Ltd




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

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

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

# HERITAGE CITATION REPORT

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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 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 Fitzgeralds 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

# HERITAGE CITATION REPORT

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the place were used is not known.

[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] Certificate of Title, Vol. 1260, Fol. 857.

[8] Certificate of Title, Vol. 1260, Fol. 857.

[9] Certificate of Title, Vol. 1937, Fol. 308.

[10] Certificate of Title, Vol. 1937, Fol. 308.

[11] Certificate of Title, Vol. 1937, Fol. 308.

[12] Targeted community consultation.

## Primary sources

Certificate of Title, Vol. 1260, Fol. 857

Certificate of Title, Vol. 1937, Fol. 308.

Targeted community consultation.

## 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

4.0 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

# HERITAGE CITATION REPORT

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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*

# HERITAGE CITATION REPORT

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## Recommendations 2008

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| <b>External Paint Controls</b>          | No  |
| <b>Internal Alteration Controls</b>     | No  |
| <b>Tree Controls</b>                    | No  |
| <b>Fences &amp; Outbuildings</b>        | Yes |
| <b>Prohibited Uses May Be Permitted</b> | No  |
| <b>Incorporated Plan</b>                | Yes |
| <b>Aboriginal Heritage Place</b>        | No  |

## 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.