

## HERITAGE CITATION REPORT

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**Name** Cottage  
**Address** 413 Brownes Lane AXEDALE **Grading** 2008 Local  
**Building Type** Cottage  
**Assessment by** Context Pty Ltd




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**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

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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 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.<sup>[2]</sup>

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.<sup>[3]</sup>

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.<sup>[4]</sup> 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.<sup>[5]</sup>

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

## 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.<sup>[7]</sup> 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.<sup>[8]</sup>

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.<sup>[9]</sup> 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.<sup>[10]</sup>

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.<sup>[11]</sup> 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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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 Heffernan 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 Heffernan was the owner of "Marydale", the homestead at the Axedale East Station which was part of the original Axedale Station. William Heffernan, presumably John Heffernan'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 Heffernan, 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]

[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 and 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.

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

[7] Whitworth, Robert P. (1879). *Bailliere's Victorian Gazeteer and Road Guide*, F. F. Bailliere, Melbourne, p. 17.

[8] Centenary and Back to Axedale Committee (1970), *Accent on Axedale*, Axedale, Victoria, p. 8.

[9] Centenary and Back to Axedale Committee (1970), p. 21.

[10] Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History*, City of Greater Bendigo, Bendigo, p. 10.

[11] Centenary and Back to Axedale Committee (1970), p. 16.

[12] Centenary and Back to Axedale Committee (1970), p. 21.

[13] Centenary and Back to Axedale Committee (1970), p. 28.

[14] Hewat, Tim (1983), p. 115.

[15] Certificate of Title, Vol. 1224, Fol. 423.

[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.

[17] Mitchell, Barbara (2005). *On the Creeks: Early Life at Strathfieldsaye in the Valley of the Three Creeks - Axe, Emu and Sheepwash*, Barbara Mitchell, Bendigo, Victoria, p. 3; Gladwin, Frances (1997), *Axedale Cemetery: historical report*, p. 3.

[18] McGill, William, *Axedale Station*, in Randell, J. O. *Pastoral Settlement in Northern Victoria*, Burwood, 1982, Vol. II, p. 401.

[19] Certificate of Title, Vol. 1223, Fol. 423.

[20] Certificate of Title, Vol. 1223, Fol. 423.

[21] Certificate of Title, Vol. 1223, Fol. 423.

## 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

Centenary and Back to Axedale Committee (1970), *Accent on Axedale*, Axedale, Victoria.

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

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

Randell, J. O. (1982), *Pastoral settlement in northern Victoria, Vol. 2: The Campaspe District*, Chandos, Burwood.

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

## 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.

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## 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 Heffernan 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.

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## Recommendations 2008

<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>	Yes
<b>Incorporated Plan</b>	Yes
<b>Aboriginal Heritage Place</b>	No

## 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.'