

DALYS COTTAGE



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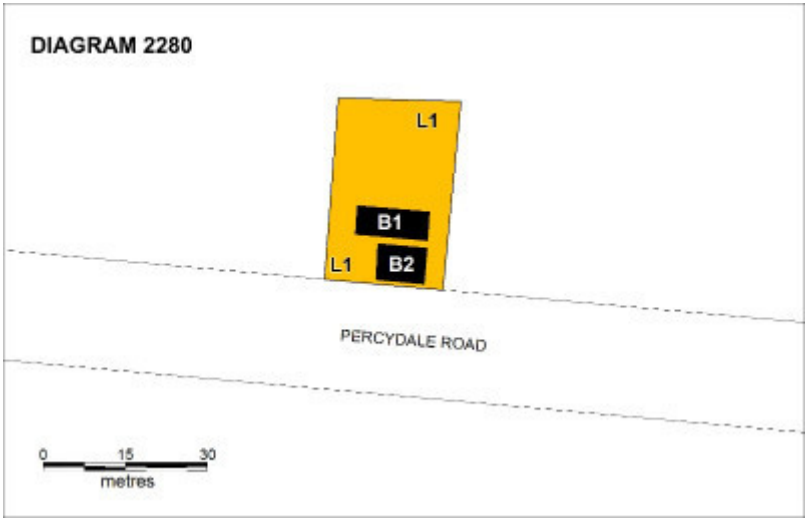
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dalys cottage plan.jpg

Location

460 PERCYDALE ROAD PERCYDALE, PYRENEES SHIRE

Municipality

PYRENEES SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2280

Heritage Overlay Numbers

HO28

VHR Registration

June 9, 2011

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - February 3, 1997

What is significant?

Daly's Cottage, Percydale, comprises a combined cottage and stable building and a separate dwelling, constructed of vertical timber slabs in the mid-1860s on land selected by James Daly.

From the 1860s, land in Victoria had been opened up for purchase by selectors through the numerous Land Selection Acts. Legislation was sought in order to create a class of yeoman farmers on small family-operated farms, and the need to encourage diggers to remain in the colony after the gold rush. Farmer James Daly had arrived in the Percydale area, known as Fiddler's Creek, by September 1865. Though a rush to the alluvial goldfields of Fiddler's Creek did not occur until 1869, gold had been discovered in the district as early as the mid-1850s. In 1866, the Board of Land and Works withdrew land in the Parish of Yehrip from selection because of the potential for further discoveries of gold. Though the Daly family were unable to purchase the land, they continued to reside there, paying an annual rent of £4, cleared the land for cultivation and constructed the two timber slab buildings.

It was the Land Act of 1869 in allowing selection before survey, that opened up much of Victoria for selection. The surveyor noted in 1870 that James Daly's block of land was not of 'special auriferous value', and Daly applied in September 1870 to the Board of Land and Works to select allotments 25B and 25C under the 1869 Act. He cited the family's continuous occupation, the amount of rent paid and the improvements made to the site, including 30 acres cleared for cultivation, necessary for the final purchase of the land, which was completed in 1875. Members of the Daly family continued to live at the property until the 1930s, when it was sold by James'

grandson, Roy.

Daly's Cottage comprises two simple, gabled timber slab structures. Separated by an open walkway, they are constructed using vernacular techniques. The earlier cottage and stable building at the rear is a long rectangular structure, built of vertical timber slabs between round timber posts, with six-pane windows, a large stable/workshop room at the western end, a central bedroom and a kitchen, with a large rubble slate fireplace. The later two-roomed building is constructed of smooth adzed vertical timber slabs, with a front verandah, six-paned double hung sash windows, brick fireplace, and horizontal timber slab dividing walls. Both structures have later corrugated iron roofing, which replaced original shingles, and retain remnants of early wallpapering. The garden retains early fruit and flower plantings and there is a large hawthorn bush behind the buildings.

This site is part of the traditional land of the Dja Dja Wurrung people.

How is it significant?

Daly's Cottage is of historical and architectural significance to the state of Victoria.

Why is it significant?

Daly's Cottage is of historical significance as an example of a residence and stable constructed as part of the selection era, when much of Victoria was opened up for purchase by small landholders and farmers, in order to promote settlement following the gold rush.

Daly's Cottage is of architectural significance as a rare example of a relatively intact selector's cottage and stable, constructed using vernacular techniques of the period.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during

further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Theme

2. Peopling Victoria's places and landscapes

Construction dates	1864,
Heritage Act Categories	Registered place,
Other Names	DALY'S COTTAGE,
Hermes Number	1572
Property Number	

Plaque Citation

This cottage, constructed using vernacular techniques in the late 1860s, is an example of a residence from the selection era, when legislation was passed to promote settlement to small landholders following the gold rush.

Extent of Registration

1. All the land marked L1 on Diagram 2280 held by the Executive Director, being all of the land described as Lot 2 on Plan of Subdivision 208117L.
2. All the buildings and structures B1 and B2 on Diagram 2280 held by the Executive Director.

B1 Cottage and Stable
B2 Cottage

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>