

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 780 Loch-Wonthaggi Road KROWERA

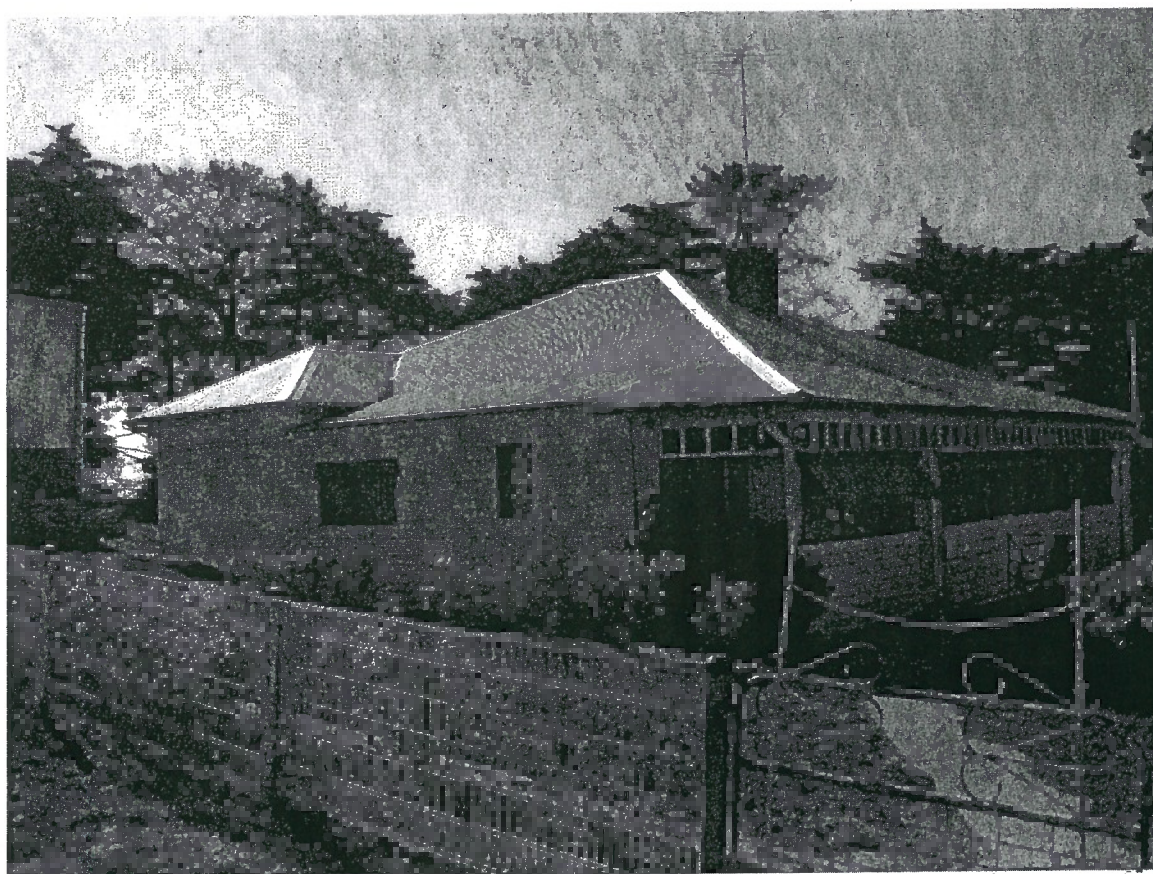
STUDY NUMBER: 345

HERITAGE OVERLAY NUMBER: HO112

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA EAST

SIGNIFICANCE RATING: Local



House, 780 Loch-Wonthaggi Road, Krowera.

Image Date: March 2002

EXTENT OF LISTING:

From the front boundary and nominally 20 metres all around house.

HOUSE

Heritage Overlay No **HO112**
PropertyNo
File Number
Heritage Study No **345**
Heritage Grading

HPD Number 193

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 780 Loch-Wonthaggi Road KROWERA

PARISH OF JUMBUNNA EAST

COUNTY OF MORNINGTON

Planning Authority

Ward Leadbeater

Access Description

Map Number

0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

From the front boundary and nominally 20 metres all around house.

Published Extent of Listing

Significance Local

Statement of Significance

The house at 780 Loch-Wonthaggi Road, Krowera is of local historic and aesthetic significance. It is of local historic significance in its association with one of the earliest selectors, George Binding Junior. It is demonstrative of the earliest phase of settlement of Krowera. The house is of aesthetic significance as a good example of an Edwardian style bungalow constructed in a rural setting. It is demonstrative of the means and aspirations of the later settlers in the area, and provides evidence of second phase of Krowera's settlement.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

AHC H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

Date Assessed 13/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good.

Include in VHR Include in RNE Include in Local Planning Scheme No Recommendations for Inclusions

Recommended Management

Preferably remove verandah infill and replace aluminium windows with timber. The dairy, sheds and other modern outbuildings may be altered or demolished as required.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

House

Title Details

Physical Description

The farmhouse at 780 Loch-Wonthaggi Road, Krowera, is a single-storey Edwardian/1920s style weatherboard cottage with a hipped and gabled roof clad with corrugated galvanised steel. The verandah is integral to the roof line and has turned timber posts and a timber frieze.

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It has been infilled with weatherboards to dado height along most of its length. Other alterations include aluminium-framed windows.

Physical Condition and/or Archaeological Potential

Good

Usage Residence.

Associated People

George Binding Junior.

Historical Notes

George Binding was one of the earliest selectors in Krowera, arriving in 1883 along with others such as Joseph White, Edwin Sheepway, Alexander Biggar, Charles Luke, Thomas Wilson and others. This house is situated on land originally part of Allotment 47 at Jumbunna. Binding applied for a licence for five years, and this was granted to him on 1 January 1884. He married in 1885 and applied for a Crown lease in 1890. In his application he stated that he had built a 24' x 24' house made from bush timber with a galvanised iron roof. Attached to the house was an outbuilding with dimension 18' x 12'. He had half an acre of garden and a stock yard. After complaining about the rates he had to pay, Binding leased his land to Mr O'Rourke who had bought the property, 'Willowbank' at 704 Loch-Wonthaggi Road, Krowera. This house is believed to date from the c.1930s.

Historic Themes

Thematic Environmental History

10.0 Primary Production: Agriculture in the hilly hinterland of the Bass Coast Shire has traditionally been characterised by dairy and beef cattle grazing, and it continues today. The early selectors chose these hills and valleys for the production of sheep for wool, dairy cattle for milk and cheese, and beef cattle for meat.

Listings

References

Author	Title	Year	Shelf	Location
Department of Lands and Survey	Parish plan of Jumbunna			
Joseph White	Krowera: The History of its Early Selectors and Their Selections	1969		

Conservation Plans

Owner Type

Section 32 Recommendation

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls?	No	Included in Vic Heritage Register?	No
Internal Alteration Controls?	No	Prohibited uses may be permitted?	Yes
Tree Controls?	No	Name of incorporated plan	No
Outbuildings/fences not exempt?	No	Aboriginal Heritage Place?	No