

HERITAGE PLACE

NAME OF PLACE: HOUSE

ADDRESS/LOCATION OF PLACE: 415 Andersons Hill Road WOODLEIGH

STUDY NUMBER: 257

HERITAGE OVERLAY NUMBER: HO175

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



House, 415 Andersons Hill Road, Woodleigh

Image Date: March 2004

EXTENT OF LISTING:

From the front boundary and nominally 20 metres all around house and to include the mature rows of Cypress trees flanking the driveway.

HOUSE

Heritage Overlay No **HO175**
PropertyNo
File Number
Heritage Study No **257**
Heritage Grading

HPD Number 146

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 415 Andersons Hill Road WOODLEIGH

PARISH OF JUMBUNNA

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 and to include the mature rows of Cypress trees flanking the driveway.

Published Extent of Listing

Significance Local

Statement of Significance

The house at 415 Anderson's Hill Road is of local historic significance and of aesthetic interest. The house is of historic interest as it was constructed in 1956, a later phase of development of Woodleigh. As such it is demonstrative of the ongoing importance of the dairy industry in the Woodleigh area. The house is of aesthetic interest for its picturesque landmark qualities, particularly as seen from its Andersons Hill Road approach.

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 E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

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

Maintain and renew the original external finishes as required. Regular maintenance should be undertaken on the cypress trees by a qualified arborist.

Heritage Act Categories

Heritage place

Heritage Item Groups

Farming and Grazing

Heritage Item Categories

Homestead Complex

Title Details

Physical Description

415 Andersons Hill Road is a two storey gabled farmhouse, which is L-shaped in plan, with a projecting forward bay. It is constructed of rendered masonry, with timber cladding to the upper level gables, the front having a steel-framed window and timber louvered ventilator. The corrugated cement-sheet clad pitched roof features a dormer window. The windows are original steel-framed elements. The main entry

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has been altered by the addition of a new porch above the main entry.

The driveway approach to the house from Anderson's Hill Road is flanked by a row of mature cypress trees on each side.

Physical Condition and/or Archaeological Potential

Good

Usage Farmhouse.

Associated People

Crawford family

Historical Notes

The district of Woodleigh derives its name from the estate of local farmers Isaac and Albert de Lány, which was in turn named after a cattle station in North Queensland. The first school was established in the area in 1882, reflecting an influx of selectors. Land sales had commenced by the 1880s, and accelerated the following decade. The completion of the Nyora-Wonthaggi Railway running through the Bass Valley in 1910 stimulated the development of the communities with stations along the line, including Kernot, Almurta and Woodleigh. A small settlement soon developed around the station, and included a public hall and post office.

Allotments 36 and 36A in the parish of Jumbunna were originally part of a Soldier Settlement farm occupied by the Boreham Brothers. After they abandoned the property in the early 1930s, it was taken over by dairy farmer Murray Crawford. Crawford's son, Max, later share-farmed the property with his father, building this house on the site of an earlier farmhouse in 1956. The property is believed to have remained in the ownership of the Crawford family until recently.

Historic Themes

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	ShelfLocation
Department of Lands and Survey	Parish of Jumbunna, County of Mornington		
Jan Harper	Three Stops on the Line	2003	
Joseph White	One Hundred Years of History	1974	
Les Blake	Place Names of Victoria	1977	

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?	Yes	Name of incorporated plan No

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Outbuildings/fences not exempt? No

Aboriginal Heritage Place? No