

# HERITAGE PLACE

**NAME OF PLACE:** HOUSE

**ADDRESS/LOCATION OF PLACE:** 450 Andersons Hill Road WOODLEIGH

**STUDY NUMBER:** 254

**HERITAGE OVERLAY NUMBER:** HO176

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF JEETHO WEST

**SIGNIFICANCE RATING:** Local



House, 450 Andersons Hill Road, Woodleigh

**Image Date:** March 2004

**EXTENT OF LISTING:**

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

# HOUSE

Heritage Overlay No HO176  
Property No  
File Number  
Heritage Study No 254  
Heritage Grading

HPD Number 145

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 450 Andersons Hill Road WOODLEIGH

PARISH OF JEETHO WEST

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 450 Andersons Hill Road, Woodleigh, is of local historic and aesthetic significance. It is of historic significance as dairy farming emerged as the major industry of the Woodleigh area. This house is demonstrative of the long history of one farming family in the area. Construction of this house in the c.1930s links the past with the present through the continuous occupation of the property by one family of dairy farmers from the 1880s. Highly intact, this house typifies domestic design and construction of the period and is of local aesthetic significance.

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.

Assessed 13/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

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

Recommended Management

Investigate original external paint colours when due for a repaint.

If a front fence is erected it should be of an appropriate design (eg. timber picket or woven wire)

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

House

Title Details

Physical Description

The house at 450 Andersons Hill Road, Woodleigh, is a single-storey inter-War bungalow with a gabled corrugated galvanised steel roof and projecting front bay with timber shingle infill. The bay is flanked by a timber-framed, skillion roofed verandah which has possibly been rebuilt. The front elevation also contains tripartite timber-framed box windows with diapered leadlight and bracketed sills. The original front door has been replaced. Close to the house is a large prefabricated metal shed which is not significant.

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Physical Condition and/or Archaeological Potential

Good

Usage House.

Associated People

Hayes family

Historical Notes

The district of Woodleigh derives its name from the estate of local farmers Isaac and Albert de Lany, 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 during 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 Woodleigh station, and included a public hall and post office.

This house is located on land originally part of Allotment 57B at Jeetho West, which was first sold to John Hayes in May 1897. A native of Tipperary in Ireland, Hayes had leased this land for 18 years prior to its granting. He established a dairy farm there and also grew potatoes. Hayes's son, Rod Hayes, took over the property, which is believed to still remain in the Hayes family. Although it is not known whether another building preceded it, this house dates 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. The proximity of the allotment to the railway would have enabled the produce to be conveniently transported to local or the Melbourne markets.

Listings

References

Author	Title	Year	ShelfLocation
Department of Lands and Survey	Parish plan of Jeetho West, County of Mornington		
Jan Harper	Three Stops on the Line: A History of Kernot, Almurta and Woodleigh	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?	No	Name of incorporated plan	No

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**Extra Files**

**Outbuildings/fences not exempt?** No

**Aboriginal Heritage Place?** No