

HERITAGE PLACE

NAME OF PLACE: FARMHOUSE

ADDRESS/LOCATION OF PLACE: 495 Loch-Kernot Road WOODLEIGH

STUDY NUMBER: 253

HERITAGE OVERLAY NUMBER: HO177

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



Farmhouse, 495 Loch-Kernot Road, Woodleigh

Image Date: March 2002

EXTENT OF LISTING:

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

FARMHOUSE

Heritage Overlay No HO177
PropertyNo
File Number
Heritage Study No 253
Heritage Grading

HPD Number 142 HI Number VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 495 Loch-Kernot 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.

Published Extent of Listing

Significance Local

Statement of Significance

The farmhouse at 495 Loch-Kernot Road, Woodleigh, is of local historical and aesthetic significance. The site is demonstrative of the importance of farming in the Woodleigh district in the late nineteenth and early decades of the twentieth century. It is of aesthetic significance as an intact example of an Edwardian style cottage in a rural setting.

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

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 farmhouse at 495 Loch-Kernot Road Woodleigh is a single-storey, double-fronted weatherboard Edwardian style villa with a gabled corrugated galvanised steel roof and skillion return verandah supported by bracketed timber posts. The front elevation has a projecting bay with a tripartite timber-framed casement window and bracketed awning. Other windows are timber-framed, double-hung sashes.

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A stand of mature cypress trees is located at the side and rear of the house and lends substance to the farmhouses setting.

Physical Condition and/or Archaeological Potential

Good

Usage Farmhouse.

Associated People

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 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.

This farmhouse is located on land originally part of Allotment 34 at Jumbunna, which was first sold to Frederick Dowell in October 1885. In the early years of the district's settlement, Dowell and his son Henry worked as guides leading new selectors to their runs. Frederick Dowell established a community store on this allotment in the 1880s. Although it is unknown if another residence preceded this one, the current house is believed to date from the first decades of the twentieth century.

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 properties to the railway line would have enabled the produce to be conveniently transported to local or the Melbourne markets.

Listings

References

Author	Title	Year	Shelf	Location
	Three Stops on the Line: A History of Kernot, Almurta and Woodleigh	2003		
Department of Lands and Survey	Parish plan of Jumbunna, County of Mornington			
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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Outbuildings/fences not exempt? Yes

Aboriginal Heritage Place? No