

HERITAGE PLACE

NAME OF PLACE: FARMHOUSE

ADDRESS/LOCATION OF PLACE: 520 Loch-Kernot Road WOODLEIGH

STUDY NUMBER: 252

HERITAGE OVERLAY NUMBER: HO178

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF JUMBUNNA

SIGNIFICANCE RATING: Local



Farmhouse, 520 Loch-Kernot Road, Woodleigh

Image Date: July 2004

EXTENT OF LISTING:

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

FARMHOUSE

Heritage Overlay No HO178
PropertyNo
File Number
Heritage Study No 252
Heritage Grading

HPD Number 143

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 520 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

Content 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 520 Loch-Kernot Road is of local historic and aesthetic significance. Constructed in 1934, it is a largely intact Victorian/Edwardian "style" cottage, it is demonstrative of the aspirations and more modest means of some of the later settlers in the area, and provides evidence of a second phase of Woodleigh's development. Dairy farming emerged as a significant industry in the Woodleigh area from the late nineteenth century and was further developed by the construction of the rail line to Wonthaggi.

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

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

Recommended Management

Where necessary, maintenance should be undertaken on the mature exotic trees by a qualified arborist.

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Heritage place

Residential buildings (private)

House

Title Details

Physical Description

The farmhouse at 520 Loch-Kernot Road, Woodleigh is a simple timber-framed, weatherboard-clad dwelling. The front elevation includes a projecting gabled bay on the left side, with a partial verandah along the remainder of the elevation. The roof is pitched and clad with modern galvanised, corrugated steel. Chimneys are red brick.

The property grounds contain substantial mature exotic trees, including cypress. A large hedge screens direct views of the house from the

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road. The vegetation provides substance to the setting.

Physical Condition and/or Archaeological Potential

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 site was originally part of Allotment 56D at Jeetho West, which was first sold to selector Arthur Ward in January 1897. Ward served as a councillor between 1894 and 1899, and was Shire President in 1896. His farming activities included horse breeding and dairy farming. At the clearing sale of his property in 1904, several hundred cattle were auctioned, as well as 153 sheep, pigs and seven horses. Located a short distance from the Woodleigh Station, this farmhouse is believed to have been built in 1934. Alterations to the entire building occurred during the 1950s

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
Department of Lands and Survey	Parish plan of Jumbunna, 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		
Will Hunter	Pers. Comm	2004		

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

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Tree Controls?

Yes

Name of incorporated plan No

Outbuildings/fences not exempt?

No

Aboriginal Heritage Place? No