
WOODLANDS, LATER FERN HILL



Woodlands - Later Fern Hill

Location

Topp Road BUNYIP, Cardinia Shire

Municipality

CARDINIA SHIRE

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO122

Heritage Listing

Cardinia Shire

Statement of Significance

Last updated on -

Built in the late 1890s, Woodlands (later Fern Hill) is significant to the Cardinia Shire as an early farm house which uses brick construction, a relatively unusual wall material for the area. Its brick construction also make it a good illustration of a city businessman investing in rural property and having the capital to improve the farm above what was typical in the area.

The property also symbolises the development of orcharding in the district.

Woodlands is also significant for its comparative age, judged among other extant farm houses within the shire, as an expression of the lives of locally important people (Topp), its local landmark quality being elevated and axial to Topp Road; and, although altered, as a demonstration of design accomplishment for the type (small farm house) and area.

Regional Significance

Heritage Study/Consultant	Cardinia - Cardinia Shire Heritage Study 1996, Graeme Butler & Associates, 1996;
Construction dates	1898,
Other Names	Topp Road, Bunyip North,
Hermes Number	30162
Property Number	

Physical Description 1

This is a hipped roofed and verandahed brick farm house prominently sited on top of a hill facing Topp Road, on axis. Gum forest is close to the house while one of the few mature exotic plantings at the house is an oak.

The bricks were reputedly burnt from clay dug on the property and the house is one of the few in the district from this era built using bricks.

The verandah has been rebuilt in an extended and simplified form to the original using off-saw hardwood framing and the main roof (which was pictured as having a Dutch hip) has been converted to a standard hip. Alterations to the room plan have also occurred. An unusual aspect about the house is the number of marble mantel pieces (2 white marble, with one grey probably added).

There is a well on the property but none of the other outbuildings noted at the turn of the century have survived.

Physical Conditions

The verandah has been rebuilt, the roof reclad and visually related rear additions made.

Historical Australian Themes

Historical Themes

3.1 Squatters/pastoralists and grazing

3.4 Orchardists and market gardeners, cool stores, packing sheds, etc

10.4 Selectors' houses, gardens

10.7 Farmhouses/farm complexes & outbuildings, gardens

11.0 Evidence of: Life style, housing and landscape choice of notable figures residing in the district

Physical Description 2

Associations - Topp, Dan SC

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>