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# Bay View Farm (House, Dairy Shed & Well)



Bay View Farm

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## Location

115 Jetty Lane LANG LANG, Cardinia Shire

## Municipality

CARDINIA SHIRE

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO50

## Heritage Listing

Cardinia Shire

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## Statement of Significance

Last updated on -

Bay View is significant historically to the Lang Lang locality for its symbolism of a long tenure on this site by the Nelson family, and after them the Gunson family, both wellknown in the district during their respective eras. It has also been recognised (in its previous form) by the National Trust of Australia.

*Regional Significance*

**Australian Heritage Commission statement of significance (National Trust of Australia )**

*'A typical, unpretentious farmer's house, dating from about 1868, with subsequent additions and alterations, which was an important centre of civic life in the district.'*

Heritage Study/Consultant	Cardinia - Cardinia Shire Heritage Study 1998, Graeme Butler & Associates, 1998;
Construction dates	1868, 1884, 1905,
Other Names	115 Jetty Lane, Lang Lang,
Hermes Number	30163
Property Number	

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## Physical Description 1

This is a large double-fronted Edwardian-era weatherboard house with a wide, return skillion-profile verandah set on turned timber posts and ornamented with the popular fan pattern cast-iron. Typical for the area, the red brick chimneys have ribbed shafts and corbelled tops. Eaves brackets add to the ornament. The plan of the house was unusual, linking a verandahed 6 room main pavilion with what was presumably a verandahed service wing on the east. The house faces the bay, with mature Monterey pines on the driveway to the west of the house and an old apple tree to south side in what may have been the former house orchard.

## Physical Conditions

A major window bay, three minor window bays (and removal of original windows) and the verandah rebuilt with a concrete floor are among recent alterations to the exterior.

Although these changes sought to replicate details in the existing house, the changes to the public or street view of the house are extensive, lowering the heritage significance of the house. The cast-iron was already missing from one verandah.

## Historical Australian Themes

**Principal Australian Historical Theme** - Engaging in primary production

**Historical Subtheme** - Developing sheep and cattle industries

## Physical Description 2

**Associations** - Nelson, James & family; Gunson, Sarah, David & John

*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/>*