

Conservation Management Plan
Fernlea
75 Tuckers Road, Clyde, VIC 3978



NOTE THIS FINAL DRAFT IS A WORD VERSION TO BE DESKTOP PUBLISHED IN INDESIGN BEFORE FINALISATION

17 SEPTEMBER 2020 – FINAL DRAFT

Prepared for Verve Projects Pty Ltd on behalf of the Owners of Fernlea

GJM Heritage

with input from Purcell

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Cover Photo

Fernlea farmhouse, 75 Tuckers Road, Clyde. (GJM, 17 January 2018)

Acknowledgement

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- Purcell Architects for the photographs used in this CMP, the description of the construction and condition of the various built elements, the schedule of conservation works and maintenance management plan
- Leah Lloyd-Smith Architect for base site plan and as-existing drawings of the farmhouse on which the drawings within this CMP are based.
- Arboriculture Pty Ltd for the tree location plan reproduced from the Arboricultural Inspection Report prepared by Stephen Fitzgerald and dated November 2018.

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TO BE COMPLETED IN INDESIGN

1 INTRODUCTION

1.1 Background

This Conservation Management Plan (CMP) for ‘Fernlea’, 75 Tuckers Road, Clyde (the subject site) has been commissioned by Ray Verratti, Verve Projects Pty Ltd on behalf of the current owners of the property.

A CMP is required by the City of Casey as an anticipated condition of the permit for subdivision of the subject site which is located within the Urban Growth Zone of the Casey Planning Scheme. This CMP has not been written in the context of any particular outcome but the authors acknowledge that the future subdivision and development of the farm is proposed as part of the staged ‘superlot’ subdivision.

The purpose of this CMP is to inform the future management of the site and to provide the basis for the ongoing repair and maintenance of the heritage place. The CMP considers the farmhouse block of ‘Fernlea’ – including the house, farm structures in proximity to the house, alignment of the driveway to Tuckers road, outbuildings and trees – which forms part of a larger rural property. It is the farmhouse block that has been identified as being of local heritage significance and which is partly included in the Heritage Overlay of the Casey Planning Scheme.

A Schedule of Conservation Works and a Maintenance Management Plan for the house has been prepared as part of this CMP.

1.2 Methodology and Terminology

Methodology

This CMP has been prepared in accordance with Heritage Council of Victoria guidance on the preparation of CMPs: *Information Guide: Conservation Management Plans: Managing Heritage Places* (2010).

Conservation Terminology

The following terminology applicable to this CMP is derived from *The Burra Charter; The Australia ICOMOS Charter for Places of Cultural Significance, 2013*:

Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance.
Criteria	<p>The following heritage criteria are set down in Planning Practice Note 1: <i>Applying the Heritage Overlay</i> (August 2018) for assessing the heritage values of a place:</p> <p>CRITERION A – Importance to the course, or pattern, of our cultural or natural history (historical significance).</p> <p>CRITERION B – Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).</p> <p>CRITERION C – Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>

CRITERION D – Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E – Importance in exhibiting particular aesthetic characteristics (aesthetic characteristics).

CRITERION F – Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

CRITERION G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance)

CRITERION H – Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Cultural significance	<p>Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, replated places and related objects.</p> <p>Places may have a range of values for different individuals or groups.</p>
Fabric	<p>Fabric means all the physical material of the place including elements, fixtures, contents and objects.</p>
Interpretation	<p>Interpretation means all the ways of presenting the cultural significance of a place.</p>
Maintenance	<p>Maintenance means the continuous protective care of a place, and its setting.</p>
Place	<p>Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.</p>
Preservation	<p>Preservation means maintaining a place in its existing state and retarding deterioration.</p>
Restoration	<p>Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.</p>
Reconstruction	<p>Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.</p>

2 THE PLACE

2.1 'Fernlea'

'Fernlea' is a rural property of approximately 35.5 hectares in the suburb of Clyde, to the east of Cranbourne, on Melbourne's south-eastern urban fringe (Figure 1).



Figure 1. Approximate location of 'Fernlea' indicated by blue and white drop pin (<https://online.melway.com.au/melway/>, accessed 26 June 2020)

For the purposes of this CMP, the subject site is defined as the farmhouse block and includes the house and farm structures, driveway from Tuckers Road, outbuildings and trees which are in close proximity to the house (see Figure 2).

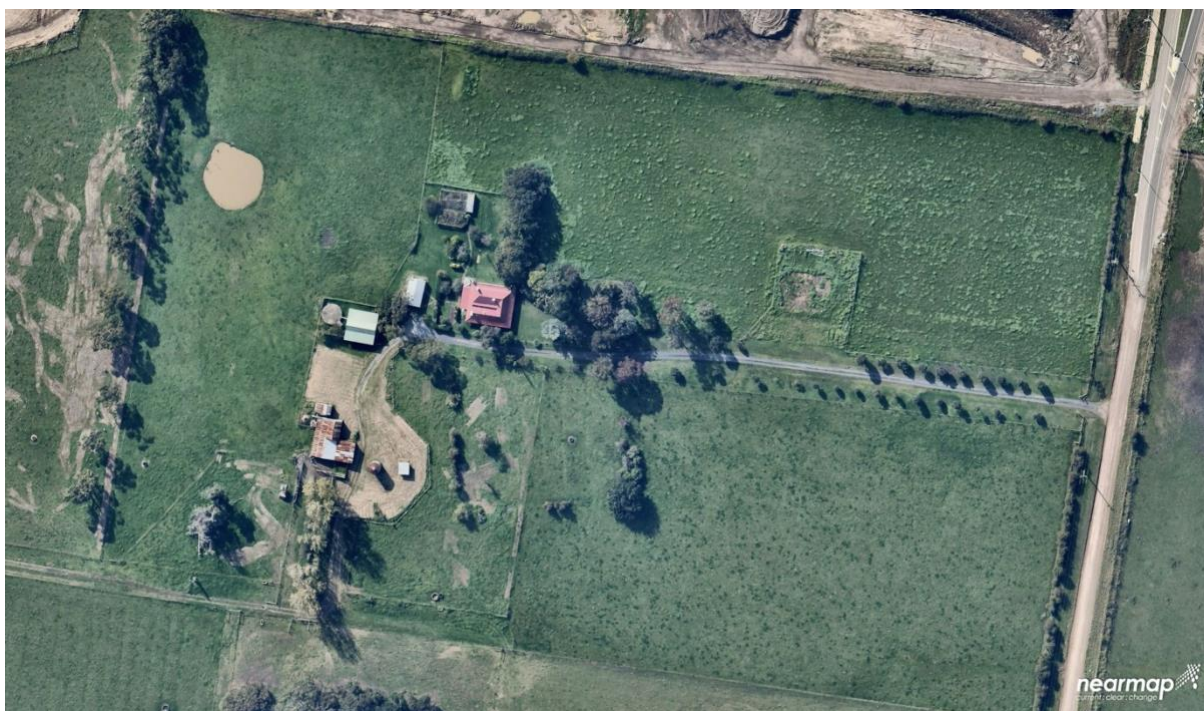


Figure 2. The subject site considered in this CMP (nearmap, 28 April 2020)

2.1 Existing Heritage Status

Victorian Heritage Register

'Fernlea' is not included in the Victorian Heritage Register (VHR).

National Trust Register and the Register of National Estate

'Fernlea' is not Classified by the National Trust of Australia (Victoria) nor is it included in the non-statutory Register of National Estate.

City of Casey

75 Tuckers Road, Clyde is located within the Urban Growth Zone – Schedule 7 (UGZ1) of the Casey Planning Scheme and is subject to a number of development contributions, environmental, heritage and land management overlays.

Of relevance to this CMP part of the land is subject to a site specific Heritage Overlay (HO134). The Heritage Overlay covers the house as well as farm structures, outbuildings and trees which are in close proximity to the house.

Extract from Clause 43.01 – Schedule to the Heritage Overlay:

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under clause 43.01-4	Included on the Victorian Heritage register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO 134	"Fernlea" 75 Tuckers Road, Clyde	No	No	Yes	No	No	Yes	No

Figure 3. Extract from the Schedule to Clause 43.01 of the Casey Planning Scheme (accessed 27 July 2020)

The Schedule to the Heritage Overlay triggers tree controls for HO134. External paint controls and internal alteration controls are not triggered and the notice and review of permits for works to fences and outbuilding are not triggered. The Schedule indicates that 'prohibited uses' may be permitted under the planning scheme.



Figure 4. Extent of Heritage Overlay HO134 (Vicplan, accessed 10 June 2020)



Figure 5. Detail of HO134 (@Planning Maps Online, accessed 14 February 2018).

The Statement of Significance for HO134 is:

What is significant?

The house and farm complex known as Fernlea at 75 Tuckers Road, Clyde (Crown Allotment 53, Parish of Cranbourne), including the house, constructed in the 1860s/70s, its garden (including fruit trees to the north of the house) and mature trees to the east and the complex of corrugated galvanised iron clad outbuildings located to the south west of the house.

How is it significant?

The property is of local historic, social and aesthetic significance to the City of Casey.

Why is it significant?

The property is of historic significance as an early rural property in the Cranbourne/Clyde district. The house is an unusual, if not rare example of an early colonial building in this part of Victoria and has long and historically important associations with the development of agriculture in the district. The ownership by the Manks family and their chaff cutting and threshing businesses makes it an important link to the twentieth century agriculture of the district. It is likely that the corrugated galvanised iron sheds to the south west of the house are remnants of this activity.

Fernlea is socially significant as a prominent house in the Clyde/Cranbourne district. From 1884 it was owned by the prominent Mrs Margaret Tucker (Tuckers Road after her second husband's family). Her sister-in-law Annie Tucker had married the prominent Rev. Alex Duff and her first husband Robert Duff was his brother. Margaret inherited a significant amount of property in Cranbourne and Clyde and lived the life of a lady at Fernlea.

Fernlea is aesthetically significant as an unusual example of an early Victorian house in the district. It displays architectural features reminiscent of early colonial buildings. In particular, the expansive roof incorporating the verandah which covers three sides of the building. A distinctive feature of the building is the pair of multi-paned bay windows in the front elevation of the house.

2.2 Previous Heritage Assessments

'Fernlea' was first identified as a heritage place in the 1998 *City of Casey Heritage Study: Cranbourne, Knox* (Graeme Butler & Associates). The study identified the heritage value of the place as 'Value to the Region' (City of Casey).

The subject site was subsequently added to the Heritage Overlay of the Casey Planning Scheme as HO134 with the original extent including the whole property as indicated in Figure 6.



Figure 6. Original Extent of HO134 (R Tonkin, *Clyde Creek Precinct Structure Plan - Heritage Review and Assessments for Clyde and Clyde North*, p 4)

In 2014, a number of places already included in the Heritage Overlay of the Casey Planning Scheme, including ‘Fernlea’, were reviewed by Ray Tonkin as part of the *Clyde Creek Precinct Structure Plan - Heritage Review and Assessments for Clyde and Clyde North*. The review recommended a reduction in the Heritage Overlay curtilage as set out in Figure 7, and the adoption of an updated Statement of Significance. The recommended Heritage Overlay curtilage was to include the house, sheds and outbuildings to the rear of the house, land comprising the “homestead lot” and the alignment of the long driveway from Tuckers Road.



Figure 7. Proposed revised extent of Heritage Overlay in 2014 (R Tonkin, *Clyde Creek Precinct Structure Plan - Heritage Review and Assessments for Clyde and Clyde North*, p 18)

Despite support from the Victorian Planning Authority and the City of Casey for the recommended revised Heritage Overlay curtilage, a different Heritage Overlay extent was ultimately introduced into the Casey Planning Scheme. This may relate (see Figure 4).

The Statement of Significance recommended for 'Fernlea' in the *Clyde Creek Precinct Structure Plan - Heritage Review and Assessments for Clyde and Clyde North* was adopted and is the current Statement of Significance for the place (see Section 2.1 of this CMP).

3 ANALYSIS AND ASSESSMENT OF SIGNIFICANCE

3.1 Contextual History

The early settlement of the Clyde region

The early settlement of the Cranbourne district, situated to the south-east of Melbourne, was undertaken by squatters who took up large tracts of land. Prominent landholders in the district included Hugh Glass, William Lyall, John Bakewell, Alexander Patterson and Alexander Cameron. Many of these early land holders took up Pre-Emptive Rights for portions of their claims and went on to build houses and other buildings as part of the requirements of these Rights. Subsequent transfers led to the establishment of more intensive farming and the construction of houses to accommodate the farmers.

The 1860s Land Acts

The passing of a series of Land Acts in the 1860s saw almost the whole of Victoria opened up for selection by the end of that decade. Three million acres of country were divided into allotments ranging from 80 to 640 acres (32 to 260 ha) and made available for selection as part of the 1860 *Land Sales Act*. Land had to be paid for outright, or half paid for and half leased.

Additional areas were opened up for selection under the *Land Act* of 1862 and the 1865 *Amendment Act* and finally, the *Land Act* 1869 saw the whole colony opened up for selection. Under this Act, land was held under licence for three years before it could be purchased and selectors were required to live on and make improvements to the land before any final purchase. Improvements included the construction of a house and fences, and the cultivation of crops.¹

Early dwellings and vegetation

The kind of house built by a colonial selector varied according to their particular circumstances. Often, the 'more or less substantial house' was the second or third house to be constructed, once a property had been established and made profitable. In some cases, the earlier house was incorporated into the new dwelling or, on other occasions, it was retained and continued to be lived in by a relative or farm help, or was converted for another use such as a barn.²

In the Clyde region, hedges were used extensively from the late nineteenth century onward as an efficient form of fencing. Windrows of trees were also planted, chiefly Monterey Cypresses or pines to protect stock and crops. These trees and hedges also had an aesthetic value that added a picturesque quality to the landscape. Usually planted in straight lines along the edges of paddocks and along boundaries, they closely followed the north-south and east-west lines marked out by the allotment surveyors and hence emphasised the grid layout imposed by the Government survey upon the landscape.³

The changes that occurred during this era altered the region's landscape that is today characterised by clusters of farm buildings surrounded by windrows of trees and hedgerows along fence lines that emphasised the traditional grid layout of the government survey and subdivision pattern.⁴

¹ The Lands Manual, p 34.

² Context, City of Casey *Thematic Environmental History*, p 14.

³ Context, City of Casey *Thematic Environmental History*, p 15.

⁴ Context, City of Casey *Thematic Environmental History*, p 80.

The establishment of Clyde

The original settlement of Clyde (now Clyde North) was established during the 1840s and centred on the Clyde watercourse. The first church was erected c1864 and a school in 1874.⁵

When the first stage of the South Eastern Railway was constructed to Tooradin in 1888, a station reserve was set aside to the south of the existing Clyde village. Soon a new town sprang up around the station, which by 1915 eventually assumed the name of Clyde, while the original village became known as Clyde North. A post office was established at the railway station by 1889, and the first public building in the new town was the Methodist Church, opened in 1909.⁶

The arrival of the railway in the late 1880s provided an incentive for the agricultural development of the district throughout the late nineteenth and early twentieth centuries. The soil and climatic conditions of the Cranbourne district were particularly suitable for dairying and the rail connection allowed for the swift delivery of milk, and other farm products, to Melbourne.

By the mid-twentieth century much of the land in the Clyde region had been taken up. This led to the decline of broad-acre grazing and the development of a diverse and more intensive farming community in which dairying, cheesemaking, the breeding of horses and cattle, and the planting of orchards became major industries.⁷

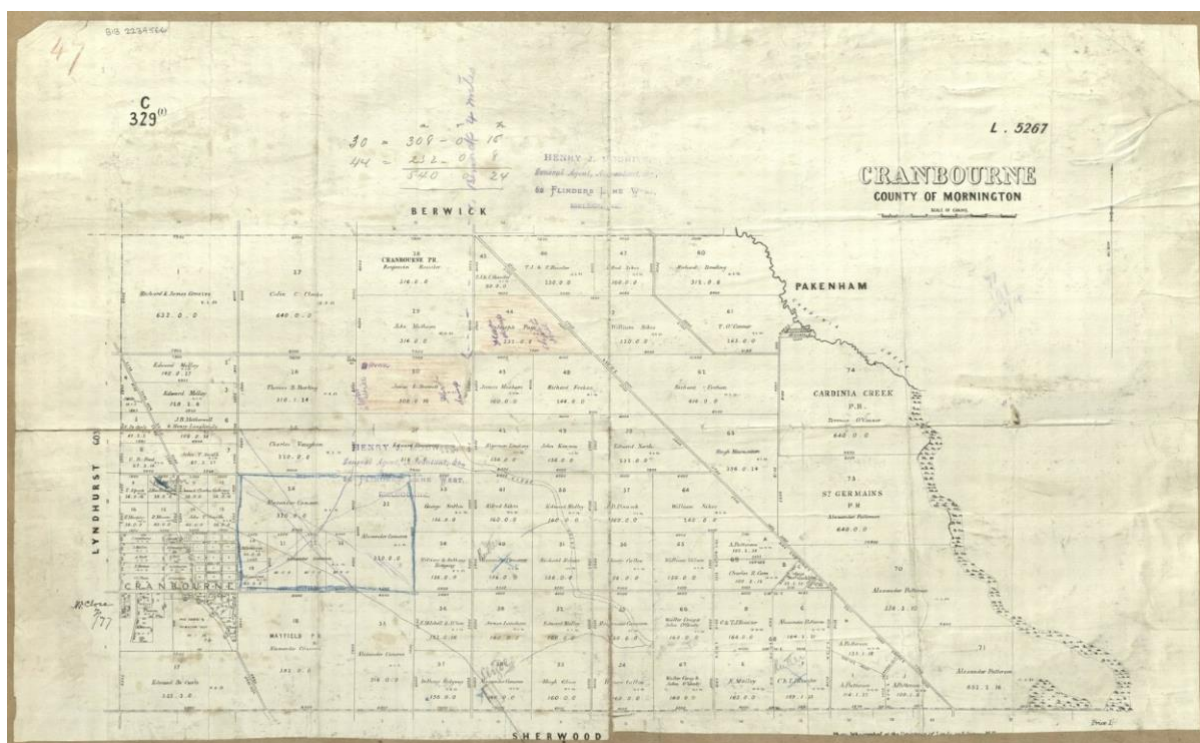


Figure 8. Cranbourne, County of Mornington c1880 (State Library of Victoria)

Threshing and chaff cutting

Farming was a key industry in the Clyde region and threshing and chaff cutting played a vital role in agricultural production in the nineteenth and early twentieth centuries. During harvest season,

⁵ Context, *City of Casey Thematic Environmental History*, p 53.

⁶ Gunson, N, *The good country: Cranbourne Shire*, p 165.

⁷ Context, *City of Casey Thematic Environmental History*, p 80.

threshing and chaff cutting businesses travelled around the Clyde region with their machinery to aid in the harvesting of wheat and oats. The Manks family, who came to own the property at 75 Tuckers Road from the early 1900s, was one such business.

Chaff cutting involves the removal of the dry, protective casing, known as 'chaff' or a 'husk', of seeds of cereal grains such as rice, barley, oats and wheat. It is a key stage in the agricultural production of these grains. Indigestible to humans, these husks have to be removed prior to human consumption. The process of loosening the chaff from the edible part of the grain is called 'threshing'; this is achieved by striking, treading or rupturing, that is, through the repeated pounding and dragging of the plant over a surface. This can be as simple as beating the plant by hand or treading on it, although the most efficient and cost-effective method involves a mechanised threshing machine. These machines were originally horse-powered, but had been supplanted by steam-powered versions by the end of the nineteenth century.

Chaff also refers to straw (or hay) that has been chopped into short lengths to be added to livestock feed. It is commonly fed to horses and other livestock to bulk out their concentrated feed and to prevent them from eating too quickly. A chaff cutting machine is used to chop the straw or hay into short lengths before it is added to the feed.⁸

3.2 History of 'Fernlea'

The house at 'Fernlea' was built on the northern section of Crown Allotment 53 in the Parish of Cranbourne, County of Mornington (Figure 9). This 160-acre (65 hectare) property was originally taken up by investor Hugh Glass in 1854 (Figure 10). Glass was a prominent and powerful squatter and speculator, who bought and sold numerous land holdings throughout the Port Phillip District.⁹

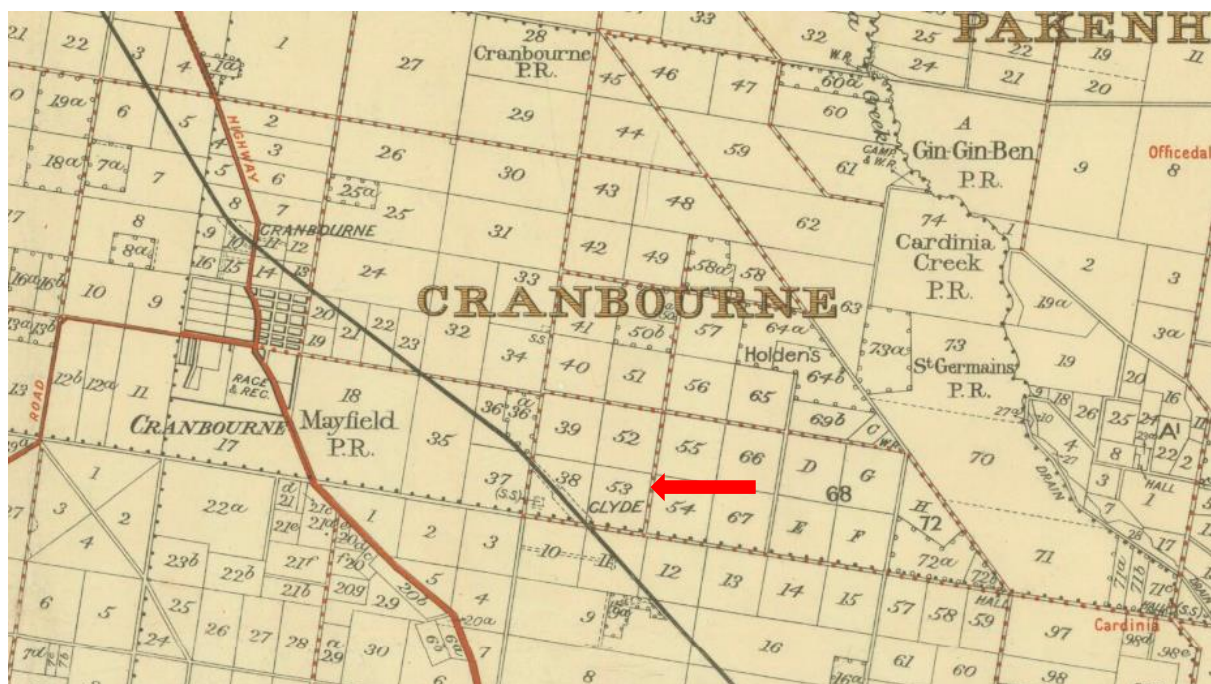


Figure 9. Cranbourne, Department of Lands and Survey, Melbourne, 1937 (State Library of Victoria)

⁸ *The Complete Farmer: Or, a General Dictionary of Agriculture and Husbandry*, London, 1807.

⁹ J E Senyard, 'Glass, Hugh (181701871)', *Australian Dictionary of Biography*, <http://adb.anu.edu.au/biography/glass-hugh-3620>, accessed 29 April 2020.

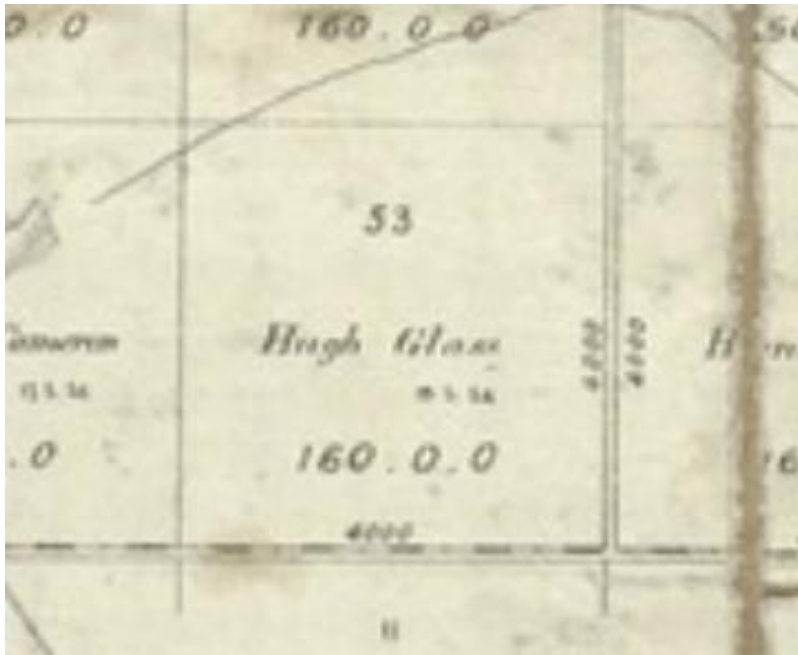


Figure 10. Detail of Cranbourne, County of Mornington c1880 (State Library of Victoria)

The property at Clyde was transferred from Glass to James Blackwood and Charles Ibbotson in June 1869, the same year that Glass' business empire collapsed.¹⁰ Blackwood and Ibbotson sold the property two years later, in June 1872, to licensed publican, Edward John Tucker.¹¹ At Tucker's death in October that year, it was recorded that this particular allotment, containing a two-roomed brick house, was his largest and most valuable real estate holding, valued at £400.¹²

At the time of his death, Edward Tucker was married to Margaret Jane Tucker, a widow who had run the Cranbourne Hotel alongside her first husband, Robert Duff until his death in 1861. Margaret and Robert, who was the brother of local Presbyterian minister Reverend Alexander Duff, had two daughters, Annie Adelaide and Emily Eva. Margaret and Edward Tucker continued the operation of the Cranbourne Hotel following their own marriage.¹³

Following Tucker's death in 1872, the 160-acre property at Portion 53, County of Cranbourne, was conveyed to Margaret. The ownership of the property was not transferred however, with the General Law Notes stating that she was granted 'tenant for life' under the terms of Tucker's will.¹⁴

Amongst the earliest references to Margaret Tucker's residence was a newspaper article published in 1889 announcing her daughter, Emily Duff's marriage to Henry C Sharp 'at the residence of the bride's mother, Fernlea'.¹⁵ Two years later Margaret leased a part of the property 'except about 10 acres on which dwelling house...erected' to her daughter's husband for 21 years from 1 June 1891 at an annual rate of £24 for the first two years, and £30 thereafter.¹⁶ Various newspaper articles suggest Emily and her husband were already living at 'Fernlea' by this time.¹⁷

¹⁰ J E Senyard, 'Glass, Hugh (181701871)', Australian Dictionary of Biography, <http://adb.anu.edu.au/biography/glass-hugh-3620>, accessed 29 April 2020.

¹¹ Part Crown Portion 53, Parish of Cranbourne, General Law Notes.

¹² Probate and administration file for Edward Tucker, 1872, VPRS 28 P2 Unit 10, Public Record Office Victoria.

¹³ *Australasian*, 27 July 1867, p. 24.

¹⁴ Will of Edward J Tucker, 1872, VPRS 7591 P2 Unit 7 Item 10/298, Public Record Office Victoria.

¹⁵ *Gippsland Times*, 21 August 1889, p.3.

¹⁶ Part Crown Portion 53, Parish of Cranbourne, General Law Notes.

¹⁷ *Australasian*, 14 June 1890, p.46.

Margaret resided at 'Fernlea' until her death in 1902. Her personal estate at the time included furniture itemised in the drawing room, dining room, three bedrooms, passage, kitchen and scullery, presumably at 'Fernlea'.¹⁸ After Margaret's death, an executor's sale of land in the Estate of Edward Tucker was held, under instruction of her daughter, Emily, executrix of the Estate of E J Tucker. This sale included a number of properties including the 160-acre 'Fernlea' property which was described at the time as adjoining the Clyde railway station and containing a substantial seven-roomed brick house with underground tank.¹⁹ 'Fernlea' was the only advertised property that contained a house. The auction was held on 22 December 1902, with 'Fernlea' 'immediately placed under offer privately'.²⁰

Sometime between Tucker's death in 1872 and Margaret's own death in 1902 the house was either expanded from two to seven rooms, or a new house was constructed on the site.

A photograph dated c1900 shows the house around the time of Margaret's death with its post-supported broken back roof extending over the verandah, two bay windows flanking the central entry and a trellis covered with climbing plants (Figure 11).

All the remaining assets of Margaret's estate were transferred to Emily in January 1904.²¹ A year later, in October 1905, Emily sold 'Fernlea' to Ernest Robert Manks. At the time of the official transfer of land in February 1906, the property was described as 'all that piece of land...containing eighty-six acres one rood and thirty-four perches thereabouts, being part of Crown Portion 53 at Clyde Parish of Cranbourne County of Mornington'.²² This applied to the northern portion of the original allotment (Figure 12). The southern portion, comprising 'eighty-five acres one rood and twenty-three perches' was sold to Ernest's brother, Charles, at the same time.²³



Figure 11. The main (eastern) façade of Fernlea from R Tonkin, 2014, p 15. This image is unsourced and the date recorded as c1900, however this date has not been substantiated (Ray Tonkin 2014, p 15)

¹⁸ Probate and administration file for Margaret J Tucker, 1902, VPRS 28 P0 Unit 1090, Public Record Office Victoria.

¹⁹ *Argus*, 22 Dec 1902, p.2.

²⁰ *Leader*, 3 January 1903, p.13.

²¹ Probate and administration file for Margaret J Tucker, 1902, VPRS 28 P0 Unit 1090, Public Record Office Victoria.

²² Certificate of Title, Volume 3099, Folio 619656, dated 6 February 1906, Victorian Land Registry Services.

²³ Certificate of Title Volume 3099, Folio 619657, dated 6 February 1906, Victorian Land Registry Services.

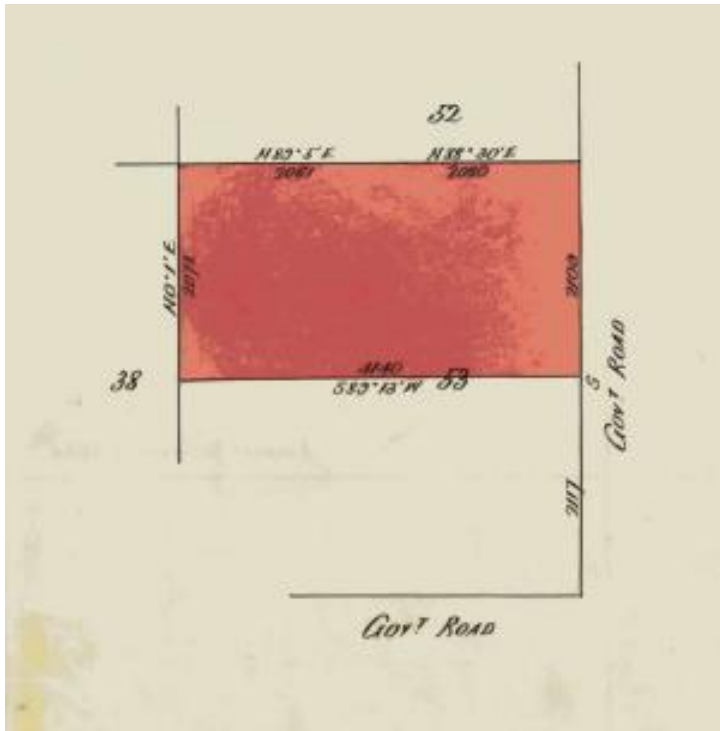


Figure 12. Certificate of Title Volume 3099 Folio 619656, dated 6 February 1906 (Victorian Land Registry Services)

The Manks' family business

The Manks family was one of the early pioneering families of the Clyde region. William Eli Manks, attracted by the prospect of gold, first settled in the Port Phillip District from England in the late 1850s.²⁴ Following a stint on the goldfields of Gippsland and New Zealand, he returned to England in 1865 to marry before relocating to Australia with his new wife, Anne. He bought land in the Clyde region and together he and Anne had eight children, William, Henry, Charles, Annie, Ernest, George and twins Gertrude and Amy (deceased at 5 months).²⁵

Manks established a chaff cutting and threshing business in the Clyde region (Figure 14). His business involved transporting machinery from farm to farm by bullock cart. When his sons, including Ernest, joined the business, they each had teams of five to six men and partitioned the County of Mornington between them.²⁶ By 1907, just two years after Ernest's official purchase of 'Fernlea', the family business comprised 'five engines and chaffcutters between them'.²⁷

Ernest likely utilised his property at 'Fernlea' for the family's threshing and chaff cutting business, as well as for a family home. He was an active member of the local community, taking on such roles as President of the Clyde Tennis Club and Secretary of the Clyde Cricket Club.²⁸ He remained at 'Fernlea' until 1927 when he moved with his wife, Mary, to Sandringham.²⁹ His brothers, William and George remained in Clyde for the duration of their lives, residing at nearby farms 'Kia Ora' and 'Mount View'

²⁴ *Dandenong Advertiser and Cranbourne, Berwick and Oakleigh Advocate*, 22 July 1915.

²⁵ 'William Manks and Anne Shephard', Family Tree Circles, information provided by Ray Tonkin, accessed via <https://www.familytreecircles.com/manks-william-and-anne-shephard-58513.html>, April 2020; Victorian Registry of Births, Deaths and Marriages, accessed via Ancestry.com.au, April 2020.

²⁶ Neil Gunson, *The good country: Cranbourne Shire*, 1968.

²⁷ *Weekly Times*, 21 September 1907, p.37.

²⁸ *South Bourke and Mornington Journal*, 28 October 1920, p.2; *Dandenong Journal*, 19 November 1931, p.4.

²⁹ *Dandenong Journal*, 19 November 1931, p. 4.

in Clyde North.³⁰ It appears Ernest maintained an ongoing association with his former community following his relocation as he continued to donate funds to the Clyde Cricket Club.³¹ His occupation at the time of his death was recorded as 'retired farmer'.³²



Figure 13. A Manks family chaff cutting machine, undated (Cranbourne Historical Society, included in *City of Casey Thematic Environmental History, Context*, 2004, p. 28)

Despite notices for a clearing sale of the property in 1927, 'Fernlea' remained in the Manks family. Ernest retained ownership until his death in 1966, after which it was transferred to his son, Thomas Eli Manks. In 2020, the property was owned by Gordon and Rhonda Manks.³³

An aerial photograph dating to 1960 shows the layout of the farm at Fernlea around the time of Ernest's death (Figure 14).

³⁰ *Dandenong Journal*, 1 October 1952, p.14; *Dandenong Journal*, 14 July 1948, p.12.

³¹ *Dandenong Journal*, 12 April 1934, p.4.

³² Probate and administration files for Ernest R Manks, 1966, VPRS 28 P4 Unit 4026 Item 653/526, Public Record Office Victoria.

³³ Certificate of Title Lot 1 on Title Plan 902301U (formerly known as part of Portion 53 Parish of Cranbourne), Volume 3099, Folio 656, Victorian Land Registry Services.



Figure 14. Aerial photograph showing the site at 75 Tuckers Road, January 1960 (Landata Historic Aerial Photographs)

3.3 Description

Location and Use

'Fernlea' is located approximately two kilometres north-east of the township of Clyde, on the west side of Tuckers Road, between Pattersons Road and Ballarto Road. The whole property is a rectangular block of land occupying approximately 35.5 hectares.

Setting and landscape

'Fernlea' is located on Melbourne's urban fringe, with intense urban development approaching from the north and west. Large land holdings, generally developed during the nineteenth century for agricultural purposes, remain to the east, south and west.



Figure 15. Aerial photograph showing the farmhouse and outbuildings (nearmap, 24 April 2020)

Set well back from Tuckers Road (approximately 225 metres), the farmhouse block is accessed by a driveway which runs west from Tuckers Road, along the southern side of the house, to outbuildings located to the west and south-west of the house. A juvenile avenue of trees lines the eastern side of the driveway and the house is surrounded by a variety of mature and more recent plantings (Figure 16). To the south of the house are remnants of an orchard with a few surviving mature fruit trees (generally planted post-1960) (Figure 17). The paddocks surrounding the homestead allotment feature a variety of eucalypt and cypress tree plantings.

A detailed description of the trees on site and their condition is provided in the Arboricultural Inspection Report prepared by Arboriculture Pty Ltd and dated November 2018.



Figure 16. Tree Location Plan prepared by Arboriculture Pty Ltd, November 2018



Figure 17: Remnant orchard south of the homestead (GJM, 17 January 2018)

Outbuildings

A number of sheds, including timber-framed corrugated galvanised steel-clad sheds and a timber-clad shed, are located to the south-west of the house (Figure 18). These have served a variety of uses, including a dairy (milking shed) and probably housed chaff cutting and threshing machinery. Adjacent is a partly underground domed water tank and a steel silo, stamped 'Lysaght'. One shed retains sheets of galvanised steel cladding stamped with the 'Trademark Redcliffe' emblem with the Redcliffe crown. Detailed photographs of the various outbuildings are provided at Appendix II of the Schedule of Conservation Works (Purcell, 17 September 2020).

The outbuildings are briefly described below; their condition and fabric are discussed in more depth at Appendix 1 – Condition Survey.

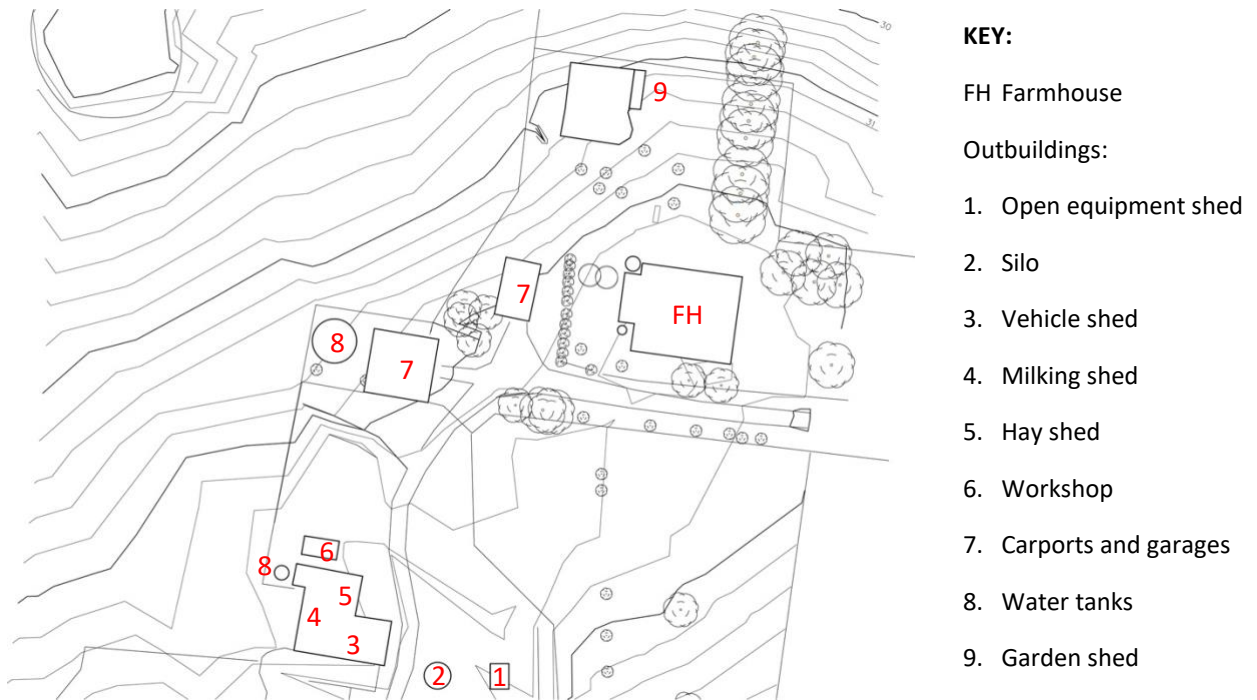


Figure 18. Site Plan showing structures (adapted from drawings prepared by Leah Lloyd-Smith Architect)



Figure 19. Collection of early outbuildings from the west (GJM, 5 August 2019)

The Open Equipment Shed (1) is bush pole and milled timber roof framed corrugated galvanised steel clad (three sides) low-height shed with mono pitch roof. The

The steel silo (2) is circular in plan with free-drain conical roof with central vent is lined in flat pan and rib galvanised steel cladding.

The vehicle shed (3) has a bush pole and milled timber framed shed and appears to have been built in two phases as part of the eastern portion of the milking shed – the west elevation is timber frame and lined, incorporating the feed lot to the timber frame milking stalls. An earlier (western) phase appears to be an enclosed timber frame clad in corrugated galvanised steel vehicle shed clad to the north and south elevations with a mono-pitch roof falling to the east with a quad eave gutter, the latter now forming a box gutter to the later (eastern) portion. This later section is similarly framed and is clad only to the north and south elevations in flat drum wall sheets. It has a corrugated galvanised steel clad mono-pitch roof. The internal faces are unlined.

The milking shed (4) is constructed of milled timber framed with a corrugated galvanised steel clad mono-pitch roof and wall that completes the earlier western portion of the vehicle shed. There are several unadorned windows reveals to the west elevation. The east elevation is framed and lined with timber, incorporating the feed lot to the timber frame milking stalls. The concrete floor has a bund upstand.

The hay shed (5) has a milled timber framed high shed with gable roof abuts the east wall of the milking shed and is clad in corrugated galvanised steel. Tall timber frame double-doors to the east elevation are similarly clad and the west elevation is timber frame and lined, incorporating the feed lot to the timber frame milking stalls. The internal wall faces are unlined.

The small workshop (6) has a milled timber framed gable roofed and is clad in timber weatherboards with a galvanised corrugated steel roof and rainwater good. A lean-to extension to the west in frame timber construction has walls and roof clad in galvanised corrugated steel. There is a ledge and brace sliding timber door to the south, a hinged multi-panel glazed timber door to the north and over-cladding to windows in the lean-to. The internal faces are lined, with a timber lined tray ceiling within the gable form. All remaining internal surfaces are flush or flat metal lined. The floor is concrete with a bund upstand.

Two modern garages / car ports (7) are located west of the house. A large modern water tank is located west of the larger garage and a semi-submerged brick and render domed tank (of similar construction to that to the west of the homestead) is located to west of milking shed (8).

The House

Detailed photographs of the exterior and interior of the farmhouse are provided at within the Appendix I of the Schedule of Conservation Works (Purcell, 17 September 2020). All interior and exterior photographs reproduced below were taken by Purcell on 7 May 2020. The condition of the house and its fabric are discussed in more depth at Appendix 1 – Condition Survey.

Exterior

The house at 'Fernlea' is a single-storey brick building with U-shaped hipped roof and concave verandah which extends around the house (Figure 20). The verandah is an extension of the main roof, forming a broken-back form, and is supported on stop-chamfered timber posts. It is a self-supporting structure of galvanised corrugated iron with rivetted laps. The verandah floor has been replaced with concrete (Figure 21).



Figure 20. Aerial photograph showing the farmhouse and its immediate context (nearmap, 24 April 2020)

A lightly-ruled cement render covers the walls of the house. The main elevation (east) is symmetrical with multi-paned bay windows with low sills, and a slightly offset central door (Figure 22). A third bay window in the north elevation is detailed in a different manner (Figure 23).

At the west elevation, the northern roof is hipped and the southern roof is gabled. Between these main roof forms, a small gable-ended roof covers the length of the central roof valley. The two west gable ends have later decorative barge boards (Figure 24). There are three chimney stacks - a roughly rendered chimney with double flue and corbelled top is situated above the inner face of the northern hipped roof and two face brick (overpainted) chimneys are located towards the rear of the house. The latter pair are a small chimney with single flue located towards the rear of the north elevation and a large chimney located at the rear of the south elevation. An additional flue has been removed and is located in the garden. Behind the house, near the back entrance, is an underground domed water tank with a hand pump.

A rendered brick section, which projects beyond the main building envelope on the south side of the house, contained the original pantry and kitchen safe (Figure 25). A second rendered brick section, with multi-paned windows, projects beyond the line of the existing verandah on the west side of the house. This is in line with the northern hipped roof and the small central gabled roof (Figure 26).



Figure 21. Detail of east (front) elevation showing convex, self-supporting verandah and bay window



Figure 22. East (front) elevation of the house



Figure 23. North elevation of the house



Figure 24. West (rear) elevation of the house



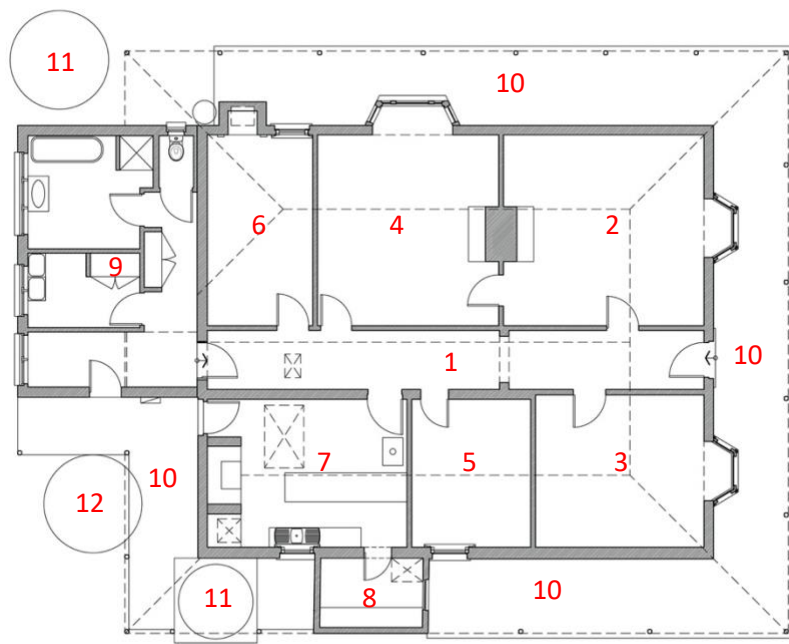
Figure 25. South elevation of the house



Figure 26. West (rear) elevation of the house, showing later extension of roof beyond line of the verandah

Interior

Internally, a central hall provides access to five main rooms and service rooms at the rear of the house. Walls are plastered and ceilings are timber lined. The kitchen has a pressed metal ceiling and skylight. Intact detailing includes variety of cornices, ceiling roses and vents, plain skirtings and more elaborate framing to window and door openings. Ceiling vents have been blocked up in a number of rooms. The house retains its four panel doors and hardware. No early or original finishes, floor coverings or decorative schemes are evident. The original or historic function of each room has not been established however, for ease of referencing assumed room names and reference numbers are provided at [Figure 27](#).



KEY:

1. Hall
2. Parlour
3. Bedroom 1
4. Dining room
5. Bedroom 2
6. Bedroom 3
7. Kitchen
8. Safe
9. Later addition comprising:
 - Bathroom
 - Laundry
 - WC
 - Storeroom
10. Verandah
11. Above ground (corrugated) water tanks
12. Below ground water tank

Figure 27. Farmhouse – Floor Plan (adapted from drawings prepared by Leah Lloyd-Smith Architect)



Figure 28. Hallway looking east (Room 1)



Figure 29. detail of ceiling rose and timber board ceiling in front parlour (Room 2)



Figure 30. Palour (Room 2) looking east



Figure 31. Palour (Room 2) looking west



Figure 32. Dining Room (Room 4) looking north



Figure 33. Dining Room (Room 4) looking south



Figure 34. Kitchen (Room 8) looking east



Figure 35. Kitchen (Room 8) looking west

3.4 Cultural Heritage Significance of ‘Fernlea’

Having reviewed the history and physical fabric of the property, it is considered that the existing Statement of Significance includes a number of inaccuracies, notably the date of construction. Consistent with the existing Statement of Significance Criterion A – historical significance is met at a local level. However, it is considered that neither Criterion E (aesthetic significance) nor Criterion G (social significance) is met. Fernlea does not demonstrate particular aesthetic characteristics more than typical examples of this class or place and likewise, there is no evidence that it has a “...strong or special association with a particular community of cultural group...”. Fernlea, is however, considered to be a representative example of a modest mid-late nineteenth century farmhouse, associated outbuildings and landscape elements that meets Criterion D (representativeness) a local level

The following is therefore recommended as a revised Statement of Significance for 'Fernlea':

Recommended Statement of Significance

What is significant?

'Fernlea', 75 Tuckers Road, Clyde, a house built in c 1870s in the Clyde region.

Elements that contribute to the significance of the place include (but are not limited to):

- The form, materials and detailing of the farmhouse
- The farmhouses' high level of integrity to its early form and construction
- The setting of the farmhouse including mature trees to the north and the long driveway approach
- Below ground domed water tank with hand pump
- Early (pre-1945) outbuildings and farm buildings located to the south-west of the house.

More recently constructed outbuildings and a later addition to the rear of the house, do not contribute to the significance of the place.

How is it significant?

'Fernlea' is of local historical and architectural significance to the City of Casey.

Why is it significant?

'Fernlea' is historically significant as an early rural property in the Clyde district. It demonstrates the early establishment of farming properties in the area in the nineteenth century and their subsequent development in the twentieth century. Records indicate that the house was built and then occupied by the Tucker family until the early 1900s when it was acquired by the Manks family who retained ownership of the property throughout the twentieth century. (Tuckers and Manks roads have been named after these families) (Criterion A).

'Fernlea' is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Clyde and across Victoria more broadly, including a substantial farmhouse, a range of outbuildings, a long driveway approach and mature plantings. The farmhouse displays typical features of the early Victorian period, including a simple floor plan, rendered brick walls, an expansive hipped roof with surrounding verandah, substantial brick chimneys and a symmetrical front elevation with a distinctive pair of multi-paned bay windows and slightly off-set central door (Criterion D).

Heritage Overlay Curtilage

The current extent of the Heritage Overlay covers the farmhouse, all the outbuildings and some vegetation including the row of English Oaks (*quercus robur*) north of the house identified as being of high retention value. It does not include the driveway and provides a greater curtilage to the rear (west) of the house rather than the front (east) that addresses Tuckers Road. The extent of Heritage Overlay proposed in the in 2014 *Clyde Creek Precinct Structure Plan - Heritage Review and Assessments for Clyde and Clyde North* (R Tonkin, p 18) provided a more comprehensive extent that included the driveway and provided more curtilage to the front rather than the rear of the house.

Heritage Overlay Triggers

The current triggers included within the Schedule to the Heritage Overlay are considered broadly appropriate. The current exterior colour scheme of the farmhouse has not been identified as contributing to the significance of the heritage place. Although the hallway and principal rooms of the house retain original joinery and decorative mouldings the interiors cannot be considered to be “...special interiors of high significance” as identified within the guidance for applying internal alteration controls in Planning Practice Note 1: *Applying the Heritage Overlay*.

‘Tree Controls Apply?’ is currently selected in the Schedule to the Heritage Overlay and it is considered this could be refined to limit this to trees identified in the arborists report as being of high retention value. It is not considered necessary to require notice and review for works to the outbuildings and fences due to their poor condition.

3.5 Significant Areas and Elements

The following levels of significance have been identified to assist in managing the heritage place into the future. The plans included below were adapted from those prepared by drawings prepared by Leah Lloyd-Smith Architect.

Areas and Elements of Primary Significance

Areas and elements determined to be of primary significance are substantially intact and are of key importance to the understanding of the place.

The areas and elements of primary significance are as follows:

- The exterior of the house - including all elevations, verandah, roof and chimneys - except an addition made to the northern side of the west (rear) elevation which projects beyond the line of the existing verandah.
- The main roof form of the house but not the existing cladding, flashings and rainwater goods.
- The alignment of the driveway from Tuckers Road (but not the fabric of the driveway surface).

Areas and Elements of Secondary Significance

Elements of secondary significance assist in understanding the significance of the place.

The areas and elements of contributory significance are as follows:

- The interior of the plan form of the house - including the hall and five main rooms - except the interior of the rear addition noted above and altered service areas such as the bathroom, toilet, laundry, second entry, kitchen and pantry. [Note internal controls do not apply to HO134].
- The group of early sheds located to the south west of the house. [Note that ‘Outbuildings or fences not exempt under Clause 43.01-4’ is not selected for HO134].
- The underground domed water tank with hand pump to the rear of house.
- The trees identified as being of high retention value by Arboriculture Pty Ltd including:
 - the row of mature trees English Oaks (*quercus robur*) to the north of the house;
 - the stand of trees to the east of the house (including a Silky Oak (*grevillea robusta*), Deodar Cedar (*cedrus deodora*) and Blue Atlas Cedar (*cedrus atlantica f. glavca*));
 - a Red Ironbark (*eucalyptus tricarpa*) west of the farm house; and
 - a Mountain Swamp-gum (*eucalyptus camphora subs. Himeana*) southwest of the farmhouse on the alignment of the driveway.

Areas and Elements of Little or No Significance

Parts determined to be of little or no significance do not contribute to the heritage significance of the place and may be substantially altered, appropriately adapted for contemporary use, or removed without altering the significance of the place as a whole.

The areas and elements of little or no significance are as follows:

- The exterior and interior of the rear addition to the house and the interior of altered areas as listed above.
- Interior decorative finishes, wall and floor coverings.
- Later sheds and farm structures including two garages and two water tanks.
- Plantings of lesser (medium and low retention value).
-



Figure 36. Farm Site Plan – showing significance of elements

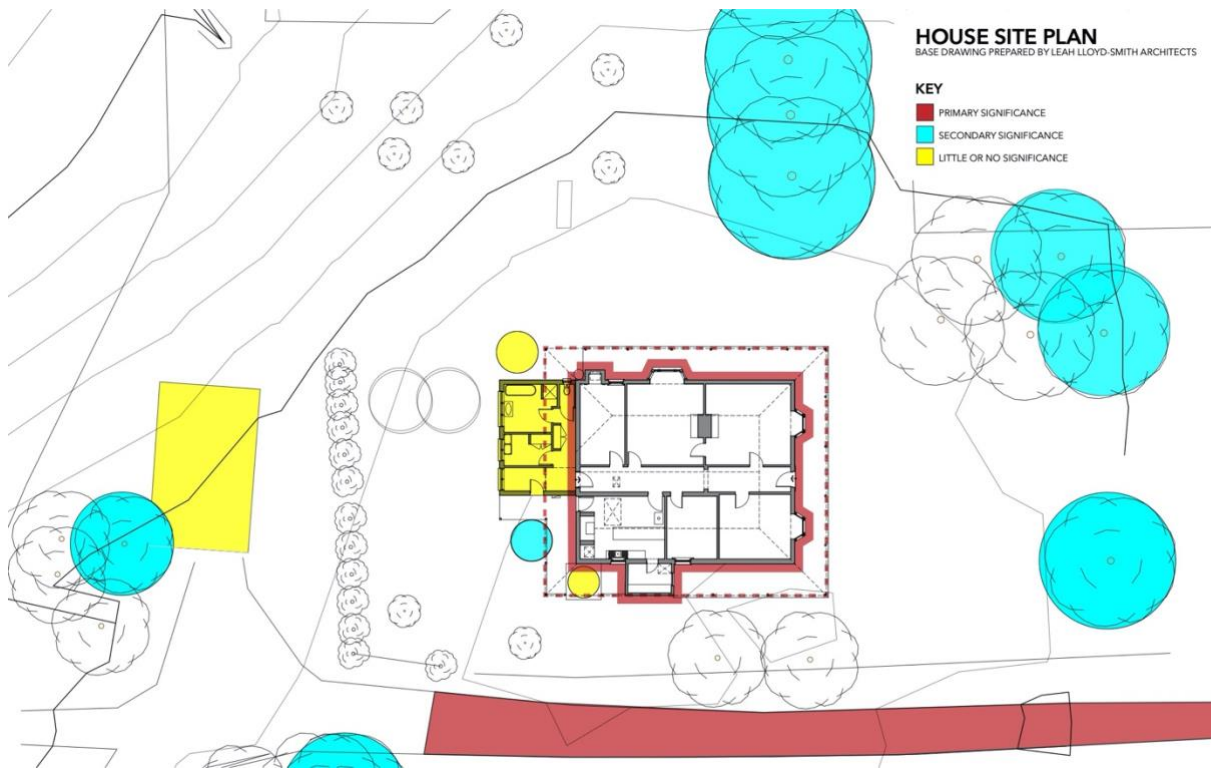


Figure 37. House Site Plan – showing significance of elements

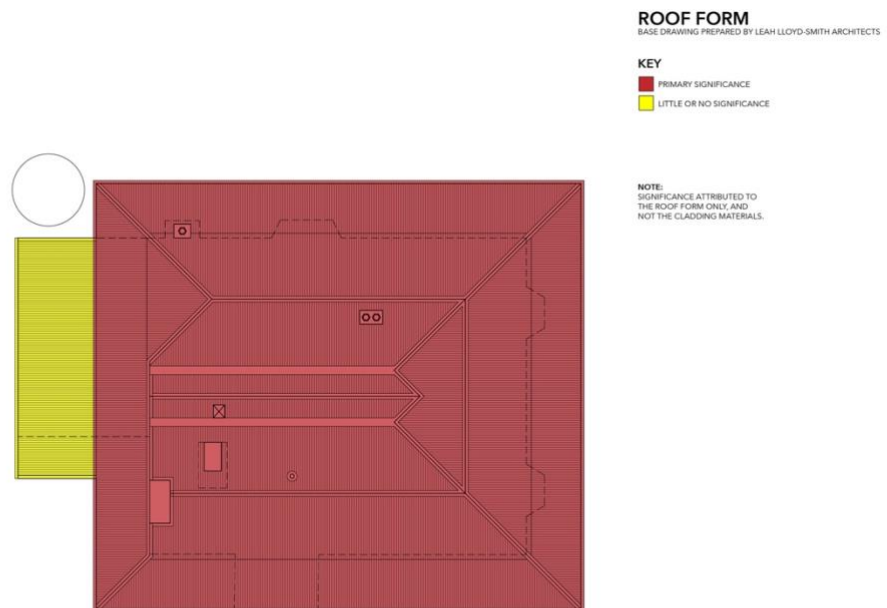


Figure 38. House Roof Plan – showing significance of elements

WALL/VERANDAH STRUCTURE
BASE DRAWING PREPARED BY LEAH LLOYD-SMITH ARCHITECTS

KEY
■ PRIMARY SIGNIFICANCE
■ SECONDARY SIGNIFICANCE
■ LITTLE OR NO SIGNIFICANCE



Figure 39. House Floor Plan – showing significance of fabric

SPACES/ROOMS
BASE DRAWING PREPARED BY LEAH LLOYD-SMITH ARCHITECTS

KEY
■ PRIMARY SIGNIFICANCE
■ SECONDARY SIGNIFICANCE
■ LITTLE OR NO SIGNIFICANCE



Figure 40. House Floor Plan – showing significance of spaces



Figure 41. House North and South Elevations – showing significance of elements



Figure 42. House East and West Elevations – showing significance of elements

4 KEY ISSUES

4.1 Obligations and constraints arising from significance

'Fernlea' is included in the Heritage Overlay of the Casey Planning Scheme in recognition of its local heritage significance. This obliges the owner/occupier to obtain a town planning permit – as set out in Clause 43.01 - Heritage Overlay of the Casey Planning Scheme – for many external works to the farmhouse and for works affecting mature trees, sheds and other farm structures contained within the Heritage Overlay curtilage in Figures 4 and 5.

In its current form, the Schedule to the Heritage Overlay does not trigger:

- (a) internal alteration controls for the place – no permit is required to alter the place internally;
- (b) external paint controls – a permit is not required to paint external surfaces that are already painted; or
- (c) notification and review of permits for works relating to fences and outbuildings.

Levels of significance have been attributed to areas and elements of the subject site and these provide guidance when contemplating any change to the subject site (Section 3.5). In broad terms, areas of no significance represent those where more substantial change can be considered, areas of secondary significance will have some capacity for change, and areas of primary significance will have less opportunity for change. Conservation policies are contained in Section 5 of this CMP to further guide these considerations.

4.2 Opportunities arising from significance

'Fernlea' is located on Melbourne's urban fringe within a designated growth area. It is important that the cultural heritage significance of the place is considered when the anticipated urban development encroaches on land surrounding the subject site.

If sufficient curtilage is retained around the farmhouse and new development surrounding the farmhouse is sensitively sited and designed, the significance of 'Fernlea' as a rural homestead should continue to be readily understood and appreciated into the future. The presence of the heritage place within a newly developed urban community can assist in providing an identity for the new community and can anchor a new suburb within an historical context.

Continued use of the farmhouse as a dwelling would retain the historic use and residential character of the place and would be beneficial in terms of its long-term security and maintenance. Other compatible uses may include:

- a function centre, restaurant or café;
- short term accommodation;
- a community facility such as a neighbourhood house;
- incorporation into a larger facility, for educational, health or community purposes.

Future use of the property is likely to require additions and alterations to be made to the farmhouse. Any new development of the farmhouse – including additions to the building or new buildings in close proximity to the house – should be informed by the cultural heritage significance of the place as articulated in this CMP and be compatible in scale and form.

Development of the subject site provides an opportunity to identify important conservation works to the farmhouse building at 'Fernlea' and to provide a programme of ongoing repair and maintenance for the place.

Development of the subject site provides an opportunity to replace incompatible elements and materials, such as the concrete verandah floor, with appropriate fabric.

Outbuildings to the south-west of the house are in poor and very poor condition and the future use of the farmhouse may be incompatible with their retention. Retention of a sample outbuilding – moved within closer proximity to the house – is encouraged.

4.3 Conditions and threats

As noted above, 'Fernlea' is located on Melbourne's urban fringe within a designated growth area. If the cultural heritage significance of the place is not properly considered as part of planning for the new urban development, the heritage place risks having its heritage significance compromised through:

- inappropriate surrounding development;
- inappropriate siting within a new urban context; and
- inappropriate use or no use (which can lead to vandalism and rapid deterioration of the heritage place).

The farmhouse is currently in fair condition overall. It has a robust external form and the walls and structure are generally in good condition.

A group of nineteenth and early twentieth century shed structures, located to the south-west of the farmhouse, are generally in poor condition. The later outbuildings including the later garage structures west of the farmhouse are generally in good condition.

5 CONSERVATION POLICY

The following Conservation Policy has been prepared following the historical research, physical survey and analysis of significant areas and elements described above.

The objective of the Conservation Policy is to provide a framework for the conservation and future management of the heritage values of 'Fernlea'.

5.1 General

Policy Basis

The revised Statement of Significance and the assessment of the Significant Areas and Elements in this CMP are key tools to guide future management and conservation decisions for the heritage place. The subject site has defined heritage values that should be recognised and conserved in future works to – and use of – the heritage place.

Policy

It is policy that:

- Policy 1:** The updated Statement of Significance contained at Section 3.4 of this CMP be used as the basis for understanding the heritage values of 'Fernlea'.
- Policy 2:** The updated Statement of Significance be used to guide future management decisions about the place.
- Policy 3:** The Significant Areas and Elements, described in Section 3.5 of this CMP, form the basis for decisions about the future use, development and management of 'Fernlea'.

5.2 Setting

Policy Basis

The farmhouse is located on a large rural site and is clearly viewed from a number of directions within this rural context. The principal elevation faces east and the key view to the farmhouse building is from this direction. The alignment of the driveway from the east (Tuckers Road) and mature trees – including a row of trees immediately to the north of the house and a stand of trees to the east of the house – provide the rural setting for the house.

Policy

It is policy that:

- Policy 4:** Views to the principal (east) elevation of the farmhouse building are maintained so that this elevation remains the key view when approaching the property from the public realm.
- Policy 5:** The farmhouse building should be included on an appropriately sized allotment to allow it to be viewed as a stand-alone building within a garden/landscaped setting to enable the historical rural context of the place to be clearly understood.
- Policy 6:** The general alignment (not the fabric) of the driveway is retained and continues to be used as a shared user path or roadway to the farmhouse. The avenue planting associated with the driveway should be retained and reinstated.. The installation of

traditional post and rail fencing in specific locations to communicate the rural history of the property is encouraged.

- Policy 7:** The retention of the row of trees to the north of the house and the stand of trees to the east, is encouraged. These plantings should be managed in accordance with best-arboricultural practice and Australian Standard AS 4373-2007 *Pruning of amenity trees*, including replacement plantings in the same species as required.
- Policy 8.** Low and visually permeable fencing that is appropriate to the significance of the farmhouse (e.g. traditional post and rail) is encouraged. Such fencing may be supplemented by hedge planting to provide an element of privacy.
- Policy 9:** New surrounding development should not dominate or compromise significant aspects of the subject site, including in views to the principal (east) elevation of the farmhouse. Construction of low-scale detached houses on larger blocks and without high front fences is encouraged on land in close proximity to the farmhouse block.
- Policy 10:** Parkland is encouraged immediately adjacent to the farmhouse block to provide sufficient space around the farmhouse to retain a sense of the rural context of the property. Use of public open space, roads or pathways is encouraged to separate new urban development from the farmhouse block.
- Policy 11:** Location of new park infrastructure, such as play equipment, amenity facilities, car parking and sporting pavilions, should consider the views to and from the farmhouse and its setting.

5.3 The Buildings/Significant Fabric

Policy Basis

The external fabric of the farmhouse is generally highly intact to its nineteenth century form. Where more recent alterations have been made, if the remaining fabric and historical documentation clearly demonstrates the original design, fabric can be reinstated with reconstruction (for example removal of the later rear infill).

Reference is made to the levels of significance of various areas and elements in Section 3.5 of this CMP. All parts determined to be of primary significance are substantially intact and are of key importance to the understanding of the heritage place. The exterior of the building is of primary significance (except for the rear addition) and should be retained and conserved in accordance with the summary provided at Appendix 2. The historic alignment of the driveway (but not its fabric/gravel paving) contributes to the understanding of the place as a rural farmhouse and is of primary significance.

Elements of secondary significance assist in understanding the heritage values of the place and should be retained and conserved to the greatest extent possible. This includes the main interior spaces of the house, the early sheds to the south-west of the house, the underground domed tank and handpump at the rear of the farmhouse and rows and stands of trees to the north and east. It should be noted that the outbuildings are in poor condition and internal controls and do not apply to the property under the Casey Planning Scheme.

Elements identified as being of little or no significance may be substantially altered, appropriately adapted for contemporary use, or removed without altering the significance of the place as a whole.

This includes two later garages and a water tank located to the west of the house and a rear addition to the house itself.

A Schedule of Conservation Works and Maintenance Plan for the building has been prepared for the farmhouse. All work to the property, including maintenance, repair, restoration, preservation and adoption should be guided by The Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (The Burra Charter).

Policy

It is policy that:

- Policy 12:** The Burra Charter and its associated guidelines provide the basis for conservation of the heritage place.
- Policy 13:** The original external fabric of the farmhouse is to be retained and conserved, as d summarised at Appendix 2. Once conserved, further changes to the exterior fabric should be avoided to the greatest extent possible.
- Policy 14:** Existing corrugated steel roofing, flashings and rain water goods should be replaced with z600 galvanised steel in matching or historically appropriate.
- Policy 15:** Removal of the rear (west) addition to the farmhouse building is encouraged.
- Policy 16:** Retention of the nineteenth century interior walls of the building is encouraged to the greatest extent possible. New openings, if required, are encouraged to be limited in size and number.
- Policy 17:** Retention of the nineteenth century interior fabric of the building is encouraged including mouldings, doors and joinery.
- Policy 18:** New works associated with the farmhouse, including additions and garaging, are encouraged to be single-storey, sympathetic to the existing building in scale, form and materiality, and limited to appropriate areas of the site such as the rear (west) of the house.
- Policy 19:** Retention of the nineteenth/early twentieth century sheds is encouraged. If possible one or more of these structures should be retained as a representative sample. Any retained shed/s may be moved within closer proximity to the house. If demolition, relocation or removal of a shed is approved, archival recording of the building/s should be undertaken prior to their removal.

5.4 Use

Policy Basis

The historical significance of the place is embodied in its long-term use as a farmhouse, associated outbuildings and landscape elements. New uses should be compatible with the heritage values of the place, as articulated in the Statement of Significance, and should ensure the history of the place as a farming complex remains legible.

Policy

It is policy that:

Policy 20: Any future use is compatible with the cultural heritage significance of the place and should maintain and enhance its defined heritage values.

Policy 21: The preferred future use of the farmhouse is as a residential dwelling. Other compatible uses that may be considered include:

- function centre, restaurant or café;
- short term accommodation;
- a community facility such as a neighbourhood house; and/or
- incorporation into a larger facility, for educational, health or community purposes.

5.5 Interpretation

Policy Basis

Historical information on the subject site in the form of plaques, information boards, brochures or other interpretive means are an important way of conveying the historical significance of the place to users and visitors. The revised Statement of Significance and this CMP should form the basis of interpretation.

Policy

It is policy that:

Policy 22: Interpretation of the cultural significance of the place be provided in the vicinity of the farmhouse building to allow the significance of the place, the original and subsequent owners associated with the place, and the use of the place to be communicated to place users and a broader audience.

Policy 23: Consideration be given in any urban development in the vicinity of the place to recognise the heritage value of the place, for example in the naming of new streets, the naming of public spaces and in information provided about the new development.

5.6 Signage

Policy Basis

Any new signage in the vicinity of the heritage place should be discreet and should not overwhelm fabric of significance.

Policy

It is policy that:

Policy 24: Mounted signage on the farmhouse building should be restricted. All signage in the vicinity of the heritage place (including wayfinding) should be discreet and coordinated and not detract from the aesthetic value of the farmhouse building or obscure fabric of significance.

5.7 Management

Policy Basis

Because the place is of heritage significance, procedures for managing change and activities at the place should be in accordance with the recognised conservation methodology set out in the Burra Charter.

It is important that this Conservation Policy is widely distributed and understood by all those connected with the use, development and maintenance of the place. This includes the current and future occupiers, user groups, and maintenance teams (as relevant).

Because of the significance of the place, works to the building should achieve a high standard of conservation practice. Professional advice should be sought for any major works and professional tradesman skilled with heritage buildings engaged.

Policy

It is policy that:

- Policy 25:** Steps be taken to amend the extent of the Heritage Overlay, to update the Schedule to Heritage Overlay, and to incorporate the revised Statement of Significance into the planning scheme (as set out in Section 3.4 of this CMP) if subdivision and new urban development is proposed.
- Policy 26:** The management of the place, its future development and ongoing maintenance is undertaken in a manner which is consistent with this Conservation Policy, the philosophy of The Burra Charter, and guided by the Schedule of Conservation Works and Maintenance Plan.
- Policy 27:** Building and maintenance works are undertaken by tradespeople skilled in traditional building trades or under the supervision of an appropriately qualified and experienced heritage architect.
- Policy 28:** An appropriately qualified heritage consultant be engaged to advise on any additions, new buildings, and new features to be made or added to, or in the vicinity, of the farmhouse building.

5.8 Maintenance

Policy Basis

The building retains much of its nineteenth century form, detail and fabric. It is expected that all elements of the place will require repair or replacement over time to ensure the building's long-term survival.

A Schedule of Conservation Works and Maintenance Plan for the building have been prepared and should be read in conjunction with this CMP.

Policy:

It is policy to:

- Policy 29:** Implement the Maintenance Plan.
- Policy 30:** Carry out maintenance, repair and replacement of deteriorated heritage fabric on a like-for-like basis with an overarching aim of maintaining the building's appearance and material composition. Expert heritage advice should be sought prior to

completing substantial repair or replacement of elements identified as being of primary heritage significance.

5.9 Adoption, Implementation and Review

Policy Basis

The CMP sets out a strategy for managing the place to best maintain its cultural heritage significance. If the CMP is not formally adopted and implemented, the cultural significance of the place will potentially be at risk.

Review of the CMP is recommended to ensure the place is appropriately managed into the future and new circumstances that arise are appropriately considered.

Policy

It is policy that:

- Policy 31:** This CMP for Fernlea, 75 Tuckers Road, Clyde is adopted by the current and future owners and operators of the place.
- Policy 32:** The Conservation Policy is used to guide future decisions in respect of the place.
- Policy 33:** The CMP be reviewed on a regular basis, preferably at least once every ten years or after major change or development has occurred.

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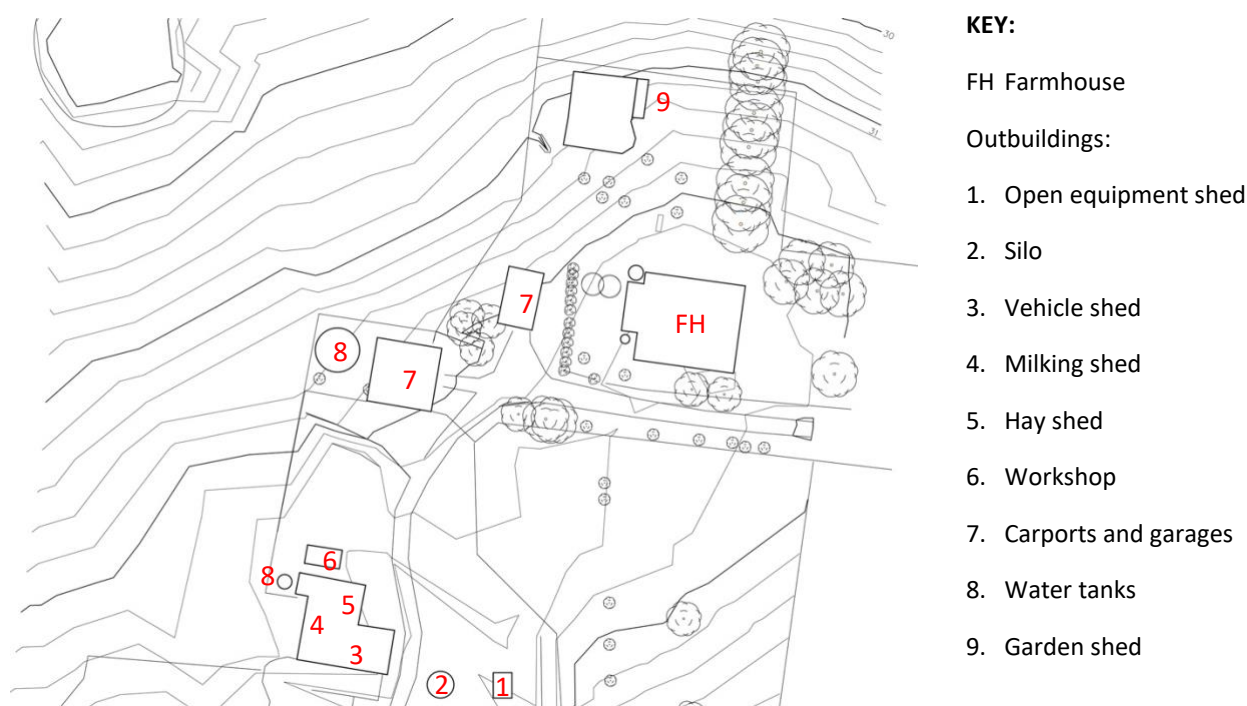
APPENDIX 1 – Condition Survey

The following provides a summary of the condition of the farmhouse and outbuildings as they were observed on 7 May 2020. This advice on the condition of architectural elements of identified heritage significance is based on a non-invasive at-grade site visit to view the elements from limited visual observations. The weather was clear, with good daylighting, variable wind and generally blue skies.

This advice, including the enclosed is not a specification or works schedule for contractors to tender or construct the work – it is anticipated supplementary detail will be provided for this purpose. Similarly, this advice is without input from civil, structural, building services, fire life safety and egress, building or access compliance consultancies.

Advice on later alterations of no identified heritage significance, such as fitments and furnishings to wet areas or the later bathroom/laundry space is included in the following observations and recommendations. Where these elements impact significant fabric, advice pertaining to that fabric is provided.

The condition of trees and other vegetation is included in the *Arboricultural Inspection Report: Fernlea, 75 Tuckers Road, Clyde* (Arboriculture Pty Ltd, November 2018).



Site Plan showing structures (adapted from drawings prepared by Leah Lloyd-Smith Architect)

Farmhouse

The Farmhouse is generally in a fair condition. The following dilapidations were observed to the exterior fabric:

- Warping and lifting of short-length painted corrugated metal roof sheets – it is presumed the sheets were overpainted due to surface rusting or failing galvanic coating;
- Flaking and peeling paint to underside of verandah roof sheeting;
- Replacement of cappings and flashings of variable visual match;

- Local depressions to non-original quad profile eave gutter;
- Variable deterioration of paint coating integrity to external walls (the underlying ashlar tooling in the render is masked by paint) with erosion or water-damp deterioration evident below and the quality and compatibility of substrate is variable;
- Eroded profile of rendered dressings, especially to chimneys, which are further masked by paint coat application;
- Local cracking to render, especially openings;
- Cracking to concrete verandah;
- Raised ground levels and installation of the concrete verandah floor has compromised the wall vents, building damp-proof course and is thought to be contributing toward rising damp deterioration to wall faces and building movement;
- Select panes of sash window glass broken; and
- Splits, checks, wear and mechanical damage to external timber frame joinery elements.

The following dilapidations were observed to the interior spaces:

- Variable loss of timber integrity to soffit and lining boards and cornices, select trims missing;
- Flaking, blistering and peeling paint to various plaster surfaces, presumed to indicate rising damp deterioration to select wall faces;
- Variable cracking and de-bonding to plaster especially about openings or at low-level;
- Modification of fireplaces and fire-settings, including removal of fire-boxes;
- Loss of vent grilles to ceiling roses;
- Covering of early floor surfaces including timber floorboards; and
- Unsympathetic previous repair or alteration.

Outbuilding 1 – Open Equipment Shed

The open equipment shed (Outbuilding 1) was inspected externally and internally and is in poor condition. The following dilapidations were observed:

- extensively warped, discoloured/ rust staining to cladding and capping (of like material), with corrosion at sheet ends;
- ogee profile eave gutter is disengaged or missing and the roof free drains;
- several wall cladding sheets are loose, disengaged or have holes and there is water staining; and
- weathering to all timber frame members to a varying degree with interiors unlined.

Outbuilding 2 – Silo

The silo (Outbuilding 2) was inspected from the exterior only and is in fair condition. The following dilapidations were observed:

- discoloured/ rust staining to cladding (wall and roof) and fixings (of like material), with corrosion sheet ends;
- extensive rust staining to door hinges; and
- mechanical damage to ladder.

Outbuilding 3 – Vehicle Shed

The vehicle shed (Outbuilding 3) was inspected externally and internally and is in very poor condition. The following dilapidations were observed:

- warping, discolouration/rust staining and holes to corrugated cladding, fixings and rolled capping with corrosion sheet ends;
- extensively discoloured/ rust staining to flat cladding and fixings;
- a free-draining ogee profile eave (box) gutter with rust staining and spot corrosion;
- several wall cladding sheets that are loose or have holes (some patched) and display water staining;
- visible weathering to all timber frame members to a varying degree, several roof frame members are split or disengaged, and;
- splits or growth-ring delamination of timber poles.

Outbuilding 4 – Milking Shed

The milking shed (Outbuilding 5) was inspected externally and internally and is in very poor condition. The following dilapidations were observed:

- warping, discolouration/rust staining and holes to corrugated cladding, fixings and rolled capping with corrosion sheet ends;
- a free-draining ogee profile eave gutter with visible cupping and inadequate falls;
- missing, loose or holed wall cladding sheets (select patches);
- missing timber whalers at select locations to the cattle lot (south) elevation; and
- weathering to all timber frame members to a varying degree, several frame members are split.

Outbuilding 5 – Hay Shed

The hay shed (Outbuilding 5) was inspected externally and internally and is in very poor condition. The following dilapidations were observed:

- warping, discolouration/rust staining and holes to corrugated roof cladding and fixings with corrosion at select sheet ends;
- a free-draining ogee profile eave gutter is disengaged or missing;
- extensive rust staining to door hinges, and;
- warped, missing, loose or holed wall cladding sheets; and
- weathering to all timber frame members to a varying degree, several frame members are split.

Outbuilding 6 – Workshop

The workshop (Outbuilding 6) was inspected externally and internally and is in poor condition. The following dilapidations were observed:

- discolouration/rust staining and holes to corrugated roof cladding with deformed roll barge capping;
- ogee profile eave gutter with warped profile, rust staining and missing downpipe with uncontrolled discharge to ground below;
- select locations of missing, replaced or loose timber weatherboards with paint coating failing;
- moss growth, weathering and checks to visible elements of the timber frame;
- graduated timber checks, splits and separation of timber to the north door and architraves, loss of paint coating, rusted hinges and missing door hardware;
- graduated timber checks to south door timber door, frame and architraves, loss of paint coating;

- split and rotted timber cover at junction of gable and lean-to;
- peeling paint to internal metal linings; and
- cracking to concrete floors.

The following dilapidations were observed in the lean-to element:

- discolouration/rust staining and holes to corrugated roof cladding with deformed roll barge capping;
- missing eave gutter and rusted and disengaged downpipe with uncontrolled discharge to ground below;
- several wall cladding sheets are discoloured, rust-stained at ends, warped or have holes;
- weathering and checks to visible timber frame elements to a varying degree;
- missing window joinery to west elevation and poly-carbonate over-cladding to north elevation window frame – both with infill removed (sash frame remains to north); and
- cracking to concrete floors.

Carpports and Garages

The contemporary framed and lined steel car port and garage structures are in good condition.

Water Tanks

The semi-submerged brick and render domed tank (of similar construction to that to the west of the homestead) is located to west of milking shed. Variable de-bonding and spalls to the render is observed over the brick construction.

The contemporary water tank to the rear of the garage is in good condition.

Garden Shed

The contemporary garden shed is in fair condition.

APPENDIX 2 – Summary Recommended Scope of Conservation Works

The following provides a summary of the Schedule of Conservation Works (dated 17 September 2020) Table 1: Schedule of Conservation Works – Homestead Exterior and Table 2: Schedule of Conservation Works – Homestead Interior. As the CMP does not anticipate the substantial retention of outbuildings conservation works have been prepared for the farmhouse only.

Exterior

- Replacement of deep-profile corrugated roof sheeting, flashings and cappings in new heritage galvanised steel to roof and verandah;
- Replacement of box gutters, eave gutters and downpipes, including connections to site stormwater retention;
- Inspection and upgrade of timber roof and framing – this may necessitate the installation of a verandah roof frame;
- Removal of paint coatings to brick and render surfaces, repair to underlying damp or cracking, installation of damp-proof course (if not extant), building cracking or movement repairs, various brick and render repairs, re-running of ashlar tooling;
- Re-parging and profiling of rendered dressings;
- Reduction in accreted ground levels, removal of impervious surfaces abutting external walls and activation of wall vents –replacement of verandah floors;
- Repair of select timber frame elements to verandah frame and door/ window joinery;
- Replacement of select broken glass panes to sash windows and servicing of all operable doors and windows; and
- Repainting of all previously opaque painted surfaces with compatible coatings in a heritage colour scheme.

Interior

- Select repair to timber soffit and lining boards, installation of missing trims;
- Damp profiling, substrate monitoring and rectification;
- Variable patch and repair works to hard-plaster walls and skirtings following rectification of rising or damp ingress;
- Reinstatement of early fireplace settings, including glazed hearths, cast-iron fire-boxes and fire-settings;
- Installation of vent grilles to ceiling roses;
- Removal of unsympathetic previous repair or alteration;
- Removal of floor coverings and re-polishing of all previously clear-finish timber floorboards
- Repolishing of all previously clear-finish timber frame door and window joinery; and
- Repainting of all previously opaque painted surfaces with compatible coatings in a modest, contemporary interpretation of a heritage colour scheme.