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# COTTAGE



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1 cottage koroit street  
warrnambool side view

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## Location

73 KOROIT STREET WARRNAMBOOL, WARRNAMBOOL CITY

## Municipality

WARRNAMBOOL CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0577

## Heritage Overlay Numbers

HO81

## VHR Registration

August 29, 1984

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - July 21, 1999

What is significant?

When FW Thorne purchased Lot 9, Crown Section 9, Town of Warrnambool, about 1856, the land was already subdivided into two parcels each with a tenement owned and occupied by Thomas King and Edmond Moubray. King was an early settler (around in Victoria in 1854) prominent in the area as a road contractor, produce merchant, promoter of the Western Shipping Company and was involved in the establishment of a public market and public gardens and parks. He was associated with the Warrnambool Hospital Committee, the Mechanics Institute and amongst other things was on council for 20 years and mayor five times.

The Cottage at 73 Koroit Street Warrnambool is the surviving one of a pair of similar single storey local stone houses of colonial Georgian character. No. 75 was demolished in the 1980s. The cottage consists of two parallel hip roofs clad with corrugated galvanized iron and is one of a small number of comparable cottages in Warrnambool. The facade has been rendered and is devoid of ornamentation.

How is it significant?

The Cottage at 73 Koroit Street Warrnambool is of historical significance to the State of Victoria.

Why is it significant?

The Cottage at 73 Koroit Street Warrnambool is of historical significance as a rare example in Warrnambool of a working-man's cottage of the 1850s. The cottage represents a building type of which relatively few examples remain in Victoria. The cottage has little architectural pretension. But its general proportions and greater floor to ceiling height compared to surviving cottages of the 1840s in the wider region demonstrate an increased sense of permanence in the construction of relatively humble houses in Warrnambool as the town became more firmly established. The cottage also provides a good sense of the living conditions for many people in the early years of Victoria's provincial cities. The location of the cottage gives some idea of the early influences on the development of Warrnambool. It, like several other stone houses, is situated near an old quarry site from which the building material was obtained. Another concentration of stone houses can be found in the north-west of the city near several quarry sites.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates 1856,  
Heritage Act Categories Registered place,  
Hermes Number 1195  
Property Number

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## **Extent of Registration**

### **AMENDMENT OF REGISTER OF HISTORIC BUILDINGS**

Historic Building No. 577, 73 Koroit Street, Warrnambool (to the extent of the buildings and total area of land described in Memorial 805 No. 437).

[*Victoria Government Gazette* No. 91 29 August 1984 p. 2984]

*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/>*