

# TARNDWARNCOORT



TARNDWARNCOORT  
HOMESTEAD SOHE 2008



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1 tarndwarncoort warncoort  
colac front entrance lacework



H0281  
TARNDWARNCOORT  
HOMESTEAD LHA 2015  
1.JPG



H0281  
TARNDWARNCOORT  
HOMESTEAD LHA 2015  
2.JPG



H0281  
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H0281  
TARNDWARNCOORT  
HOMESTEAD LHA 2015  
6.JPG

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## Location

37 ROSENEATH ROAD WARNCOORT, COLAC OTWAY SHIRE

## Municipality

COLAC OTWAY SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0281

## Heritage Overlay Numbers

HO234

## VHR Registration

October 9, 1974

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - April 16, 2004

What is significant?

Tarndwarncoort at Warncoort was one of the earliest established properties in western Victoria, and from 1841 was occupied by successive generations of the Dennis family. Alexander Dennis was born in Cornwall and came to Port Philip in 1840 with his wife and two younger brothers, John and William. He purchased stock in Van Diemens Land, then bought the licence of this run on the Barwon River, complete with a timber house and stock. The original house site became part of an Aboriginal mission, so in 1841 he built a small stone house about two kilometres away. This was replaced in 1848 by a new two storey house which was extended in about 1854-5 and again in 1877, as Alexander's fortunes improved. Alexander and his brothers bought several more properties over the following years, including Eeyeuk, which is still also in the Dennis family. Alexander Dennis was prominent in the sheep industry and in the community life of the Western District.

The first part of the present Tarndwarncoort homestead was designed by Alexander Dennis and built in 1848-9. It was a two storey symmetrical house with no verandah, made of coarse local freestone rubble in a colonial Georgian style, with a shingle roof and with eaves coming down low over the first floor windows, reflecting early nineteenth century English rural architectural traditions. It had two principal rooms on the ground floor, with a store and kitchen behind, and a central corridor with a staircase leading to two bedrooms on the first floor above the principal rooms. In 1854 or 1855 the first floor was extended out over the rear kitchen area to provide three more bedrooms. Following the wool boom of the 1870s, a more refined two storey bluestone wing in a finely detailed Italianate style, designed by Colac architect Alexander Hamilton, was added to the side of the house. This projected forward from the front of the older building, and was linked to it by a cast iron verandah which

surrounded most of the house. The new wing contained a dining room on the ground floor and two more bedrooms on the first floor.

Several early outbuildings survive, including a one and a half storey stone barn, single storey stone men's quarters, and a one and a half storey timber barn. The original garden was destroyed by fire, but the present garden pathways are likely to be original.

How is it significant?

Tarndwarncoort at Warncoort is architecturally and historically significant to the State of Victoria.

Why is it significant?

Tarndwarncoort at Warncoort is architecturally significant as one of the oldest surviving homesteads in Victoria. It illustrates the architectural development of the Western District homesteads from the early simple vernacular buildings of the 1840s, in this case reflecting English rural architectural traditions, to the grand high-style houses made possible by the wealth of the wool boom. The 1877 addition is architecturally significant as a refined and notable example of the work of prominent Colac architect Alexander Hamilton, who designed the homesteads, as well as more utilitarian buildings, on many Western District properties.

Tarndwarncoort at Warncoort is historically significant as the home of one of the earliest Western District families, who have been notable in the wool-growing industry, farming and community life in the Western District over several generations. The family history and the development of the homestead illustrate the increasing prosperity of the Western District pastoralists from the 1840s to the 1870s.

[Online Data Upgrade Project 2004]

## 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](#).

### Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such

works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1848, 1854, 1877,
Architect/Designer	Hamilton, Alexander,
Heritage Act Categories	Registered place,
Other Names	Tarndie,
Hermes Number	1186
Property Number	

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## History

Tarndwarncourt at Warncoort was one of the earliest established properties in western Victoria, and from 1841 was occupied by successive generations of the Dennis family. Alexander Dennis was born in Cornwall and came to Port Philip in 1840 with his wife and two younger brothers, John and William. He purchased stock in Van Diemen's Land, then bought the licence of this run on the Barwon River, complete with a timber house and stock. The original house site became part of an Aboriginal mission, so in 1841 he built a small stone house about two kilometres away. This was replaced in 1848 by a new two storey house which was extended in about 1854-5 and again in 1877, as Alexander's fortunes improved. Alexander and his brothers bought several more properties over the following years, including Eeyeuk, which is still also in the Dennis family. Alexander Dennis was prominent in the sheep industry and in the community life of the Western District.

**The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2004. Sources were as follows:**

RNE citation

## Extent of Registration

*Shire of Colac*. No.281. Tarndwarncourt, Warncoort.

[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3649]

*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/>*