

HERITAGE ASSESSMENT REPORT

NAME: Lochiel Park House

PLACE: 18268

ADDRESS: Brookway Drive, Campbelltown, SA 5074

DESCRIPTION



Lochiel Park House, front elevation

Source: Dew Files, 2 July 2018

Lochiel Park House was built in 1878 and was used as a family residence until the mid-1940s when it was sold to the South Australian government as a care facility for boys with intellectual disabilities. While a variety of accommodation units were built on the property in the ensuing decades, Lochiel Park House was used as a home for the superintendent of the Lochiel Park Training Centre and for a time as a dormitory for the children. An outreach program was also run from the house in the late twentieth century. The most significant aspects of the site are Lochiel Park House, garden and park and while the assessment has considered the whole site, these components are the focus of the report.

Lochiel Park House is a two-storey, coursed-random-bluestone house with a hipped-M corrugated-iron-clad roof with three chimneys. The house features a timber-framed, concave verandah that wraps around the front of the property and partially along its

two sides and has a small balcony located at the centre-front of the house. Two lean-to additions adjoin the rear of the house. One is constructed from painted brick, while the other is made from bluestone and timber panel cladding.

The eaves feature a painted timber-slat soffit. A painted rendered band frames the top of the wall, and pairs of decorative moulded and painted dentils are arranged along it. A painted rendered skirting frames the bottom of the wall, and painted, smooth-rendered cement quoins feature at the four corners of the building and complete the framing of each bluestone wall.

The verandah is raised above the adjacent garden and lawn and has a painted concrete floor with bull-nose slate capping along its front edge. At the front of the property there is a centrally positioned staircase (one step) with low rendered wing walls. The timber-framed balcony has a low timber rail that is infilled with decorative panels of wrought iron lace.

The front or north-western elevation is arranged symmetrically and includes centrally positioned timber doors on both levels with timber-framed, sash-windows either side. The lower or front door has a fanlight and side panels, both glazed with elaborate lead-light panels. The lower north-east window is a bay window comprised of three sash windows and decorative painted rendered surrounds. The other window and door surrounds are slightly arched and feature a projecting 'keystone'. Window and door surrounds, keystones, and window sills are all rendered and painted.



Lochiel Park House, north-eastern elevation

Source: DEW Files, 2 July 2018



Lochiel Park House, south-western elevation

Source: DEW Files, 2 July 2018

The two side elevations are arranged differently. The north-eastern elevation consists of a timber-framed double door with fanlight and two timber-framed sash windows arranged asymmetrically on the ground floor. On the upper level there are three timber-framed sash windows, the first is aligned with the door below, while the other two are paired together. One of the paired windows is only half-sized.

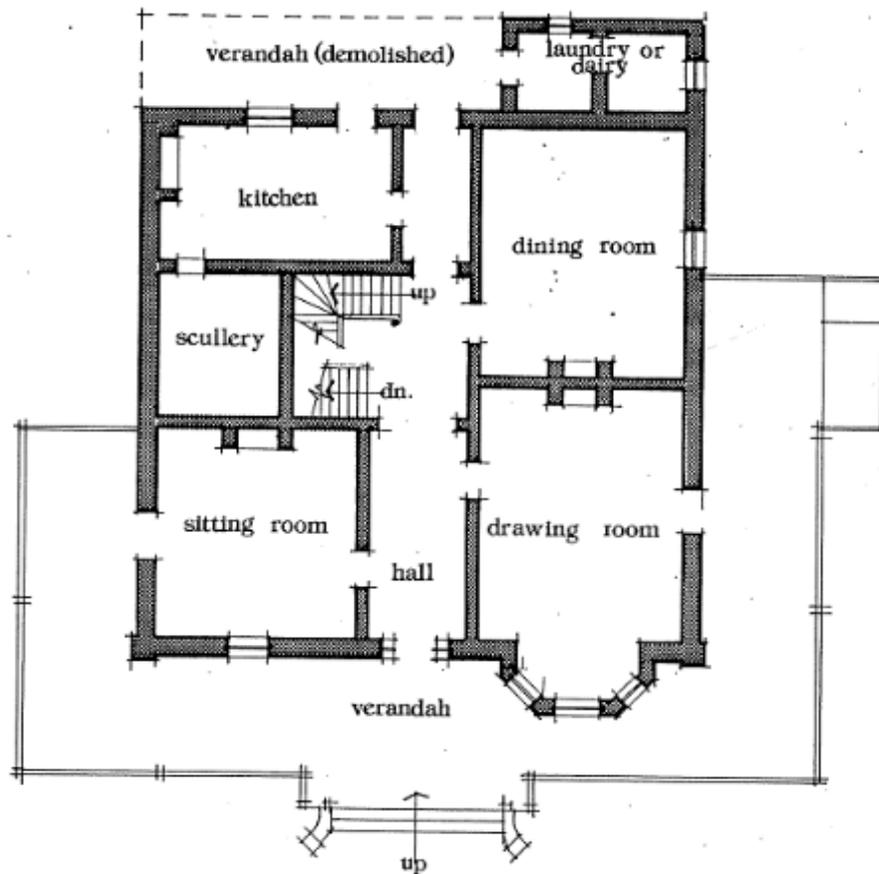
The south-western elevation is symmetrically arranged and includes a timber framed door with fanlight and a timber-framed sash window on the ground floor, and two timber-framed sash windows above. A metal staircase is attached to the wall and provides a fire escape from the upper rear window. Like the front of the house the window and door surrounds on both side elevations are arched, and surrounds and sills are rendered and painted.



Lochiel Park House, rear elevation

Source: DEW Files, 2 July 2018

The rear or south-eastern elevation is comprised of the two before-mentioned lean-to structures on the ground floor, and four timber-framed sash windows arranged asymmetrically on the upper level. The upper central window is glazed with diamond patterned lead-light. As with the front of the house, the window and door surrounds are arched, and surrounds and sills are rendered and painted. The two lean-to structures abut each other and the rear wall of the house, and have corrugated-iron-clad skillion roofs. A concrete ramp with round-pipe railing provides access to a timber door. A row of four windows sits just below the roof of the brick lean-to, while the other lean-to has two small windows.



Lochiel Park House, ground floor plan as built in 1878

Source: Wharldall, opp. p.71.

The interior of the house has been much altered over the years and retains very few of its original features. The most noteworthy features on the ground floor are the elaborate plaster archway in the corridor and the turned timber balustrade on the staircase. Most of the ground floor rooms still also retain deep, painted-timber skirting boards; and, painted timber door and window architraves. Some rooms still have ceiling roses. A notable later feature in many of the ground floor rooms are murals painted during the property's use as a child welfare centre, and consequently, the murals depict a variety of scenes designed to appeal to children. New kitchen and bathroom fittings and appliances have been incorporated into the two lean-tos.



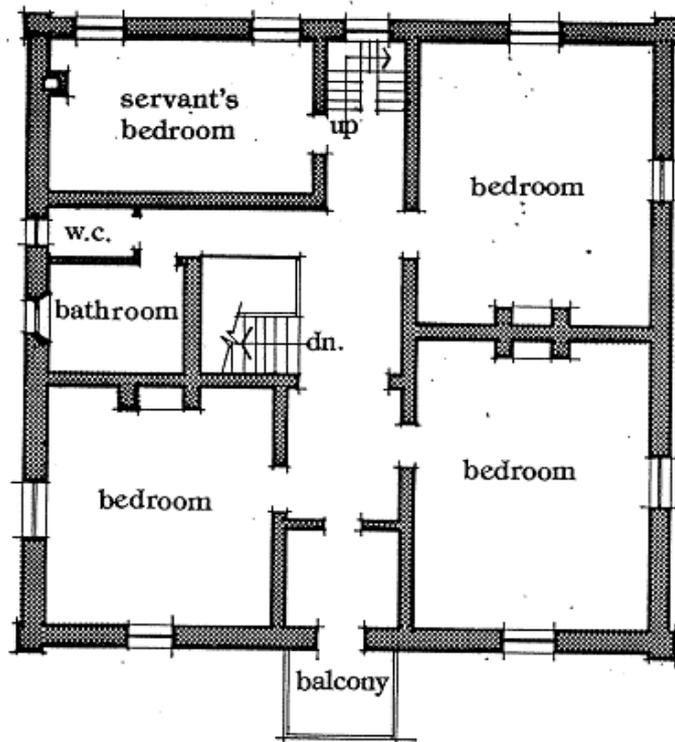
Bay window in the 'drawing room', Lochiel Park House, note skirting board, cornice, window architrave, decorative plaster work, fluorescent tube lighting and carpet.

Source: DEW Files, 2 July 2018



Example of the murals painted on the ground floor of the house this one is in the 'dining room'

Source: DEW Files, 2 July 2018



Lochiel Park House, first floor plan as built in 1879

Source: Wharldall, opp. p.71.

As on the ground floor, most of the original features have been stripped from the first floor rooms. Most rooms retain their painted timber skirting boards and painted-timber door and window architraves; two decorative arches in the corridor are other notable original features.

The water closet has been fitted out with a pedestal toilet and the original bathroom has been partitioned into two spaces fitted out as a modern laundry and bathroom. While the servant's room has been converted into a kitchen.

At the far end of the corridor (rear of the house) there is a narrow, wooden, return-staircase that cuts across the diamond-patterned lead-light window. The staircase leads to the lookout that was once a feature of the house. It was not possible to inspect the lookout as the door to it was padlocked and the key unavailable during the site visit.

An ornamental garden once surrounded the house and was in turn surrounded by a small park-like area. The ornamental garden appears to have been concentrated at the front of the house and flowed down the hill to meet the adjoining orchard. The main features of the front garden included a path linking the house with the orchard, a circular feature comprised of a garden enclosed by a low wall located along the path and shrubberies that flanked the path. A noticeable feature of the shrubbery

was an avenue of palm trees. All that remains of the ornamental garden is the bluestone foundations for the low wall and the palm avenue (at least one of the palms has died). Much of the park has also been modified since the Hobbs family sold the property to the State government in the 1940s. In addition to some mature gum trees that remain in the park, there are also a blue Atlantic cedar (*Cedrus Atlantica glauca*), olives (*Olea sp.*) and pines (*Pinus sp.*) that were planted in the park either in the late nineteenth or early twentieth centuries.

From 1958 to 1995, a variety of child welfare-related facilities were built in the park at Lochiel Park. Most of the earlier buildings from this period were demolished in the 1990s (including the accommodation blocks, kitchen, dairy and other outbuildings) and were replaced by two new brick accommodation units in 1994-1995. There is also a swimming pool, gymnasium and hall located to the north-east of Lochiel Park House and Colorbond sheds just to the south of the house that are used to store gardening equipment and tools to maintain the properties and grounds.

HISTORY

Over the course of its life, Lochiel Park House has been connected to a number of historical themes in South Australia. The main themes are horticulture – specifically market gardening in the nineteenth and early twentieth centuries – and child welfare (relating to the time the property was purchased as a residential home to care for boys with intellectual disabilities). Each theme is addressed below.

Market Gardening

South Australia has a long history of market gardening that began soon after the first colonists arrived in 1836. Initially market gardens were established along the banks of the River Torrens close to the fledgling city, however, as the city grew, five areas emerged as centres of market gardening and in some cases orchards.¹ These areas included:

- Along the River Torrens (east) in what became the suburbs around Campbelltown, Paradise and Athelstone where a mixture of vegetables and orchards were grown.
- Along the River Torrens (west) known as the Reedbeds in what became the suburbs around Fulham, Fulham Gardens and Lockleys where primarily vegetables were grown.
- Virginia (north) on the Gawler River where primarily vegetables were grown
- Marion (south) on the Sturt River where a mixture of vegetables and orchards (primarily almonds), were grown.
- Piccadilly Valley (east) in the Adelaide Hills where a mixture of vegetables and orchards were grown.

Market Gardening at Campbelltown

Campbelltown is located in the Hundred of Adelaide, and the area was surveyed and offered for sale in both 80- and 134-acre sections from mid-1838. Most of Campbelltown's sections were broken into smaller land parcels during the 1840s and 1850s and run as small farms and market gardens and orchards. In the early years, it was common to have apple and stone-fruit orchards with vegetables planted between the rows and surrounded by almonds. As the century progressed, citrus orchards were also planted. However, from the early twentieth century there was a shift towards vegetable growing in the Campbelltown area and it became the prominent produce grown in the decades before World War Two. Of particular note was the celery grown in the area that received national acclaim for its quality. After the War, vegetables continued to be grown, however, from the 1960s increased land values and rates resulted in the sale of many market gardens for residential developments.²

Lochend & Lochiel Park House – Campbell, Mundy & Hobbs

The histories of Lochend and Lochiel Park are interwoven, with Lochiel Park supplanting Lochend in the late 1870s as the main residence located on the property. As previously noted, the Hundred of Adelaide was surveyed and sections offered for sale in 1838. It was at this time that SG Smith purchased section 309 where firstly Lochend and then later Lochiel Park were built. Smith appears to have spent little time in possession of section 309, as by 1843 it and the adjacent section 310 were acquired by Charles James Fox Campbell. Campbell had arrived in South Australia from New South Wales in 1838 and begun pastoral operations with stock he had driven overland.³

Soon after acquiring sections 309 and 310, Campbell began constructing a house near the Torrens that he called Lochend (SHP 12548). The land around the house quickly became known as "Campbell's sections" and later "Campbell Town" from which the name of the suburb of Campbelltown is derived. By the 1850s, Campbell was experiencing financial difficulties and between 1855 and 1856 he subdivided and sold much of his land at Campbelltown. Section 310 was subdivided into 40 allotments that became market gardens. Section 309 was divided into 10 parcels, with the 60 acres around Lochend being kept by Campbell, and the other 9 land parcels being sold and used for market gardening. At that time Campbell's 60 acres were divided into a 50 acre paddock and two extensive gardens, one of which was a 5-acre orchard. Lochend then passed through the hands of a number of owners including James Scott and then Mrs Jessie Macdonald nee Scott before it was sold to David Mundy in 1875. It was Mundy who was responsible for the construction of Lochiel Park House.⁴

During the late 1860s and early 1870s, before taking up residence in Adelaide and building Lochiel Park House, David Mundy pursued pastoral interests as co-owner of Paratoo and Panaramitee stations near Yunta in partnership with William Dare. The two men also operated the Ketchowla West run, located near Morgan.⁵ Prior to that

Mundy had pastoral interests on the Darling River.⁶ Upon arrival in Adelaide, Mundy acquired Lochend in 1875 and engaged prominent Adelaide architect Daniel Garlick to design the new house. The two-storey house was situated on a prominent rise to the south-east of Lochend and named Lochiel Park.⁷

Lochiel Park House was built by Messrs Baker & Humbley at a cost of £3000. In early 1878, shortly after completion, the house was described in the *Observer* as a 'very handsome villa [with] a fine commanding appearance, and is provided with every convenience. It is surrounded by a spacious ornamental verandah and has a lookout on the roof.'⁸ Cockburn notes that Mundy established a large orangery at Lochiel Park. However, an advert in *The Register* in 1877 noted that Mundy offered oranges from 150 trees suggesting that a citrus orchard had already been planted before Mundy's occupation of the land.⁹ In 1898 Mundy sold Lochiel Park to his neighbour Jonah Hobbs and moved to a two-and-a-half-acre property on Payneham Road in Stepney.¹⁰



Aerial Image (1979) showing the relationship between Lochend (c1843, SHP 12548) and Lochiel Park House (1878)

Source: Envmaps

Jonah Hobbs was 13 years old when he arrived in South Australia with his parents in 1848. Initially Jonah was employed with his father at a farm in Modbury, however, he soon moved to Francis Beasley's property in Paradise where it is said Jonah learnt his trade as a gardener. In nineteenth-century Adelaide, references to the profession of 'gardener' frequently meant market gardener. In 1852 Hobbs briefly worked for James Harris, a market gardener located at Marden, before trying his luck on the Victorian gold fields near Bendigo and Mount Coorong.¹¹

Hobbs had little success on the goldfields and quickly returned to South Australia, initially working again with his father before marrying Rebecca, James Harris' daughter, in 1857. After his marriage, Jonah established his own market garden business. This comprised 3 acres he owned as well as renting his father's and another property all located at Marden. Vegetables and vines were the main crops grown. However, in c1874 Hobbs purchased three adjoining allotments comprising 35 acres at East Marden on the Torrens River and adjacent to Lochend, (now part of the Lochiel Park Golf Course and Lochiel Park Community Garden and southern wetland). Here he established his next business, The Glen Nursery.¹²

At The Glen Nursery, Hobbs specialised in producing grafted fruit trees and in some instances, such as his apples, double-grafted plants to increase their disease resistance, vitality and longevity. In 1886 the *Register* noted Hobbs' work at his nursery and praised the suitability of the stock he produced for the South Australian climate. The article went on to mention that many of the trees imported from interstate or overseas struggled in South Australia's hot and dry conditions and often died sooner than they would in other climates. At that time The Glen Nursery was noted for the variety and quantity of trees available including varieties of oranges, Lisbon lemon, peaches, plums, apples, almonds, table grapes, pears, black and white mulberries and apricots. The only ornamental plants grown at the nursery were roses. In addition to the nursery stock produced by Hobbs, he also harvested and sold the fruit from an orchard established on his property, including oranges, apples, pears, peaches, apricots and loquats.¹³

In 1898, the 62-year old Hobbs sold The Glen Nursery and purchased Lochiel Park from David Mundy. Rather than retire, he managed and extended the orchards at Lochiel Park and developed a new market gardening business. Lochiel Park was one of three north-eastern properties with orange orchards featured in the *Register* in the early twentieth century.¹⁴ The article noted that although Hobbs was almost 70, he still worked from dawn to dusk and had introduced systematic cultivation increasing yields from 200 cases of oranges per annum to several thousand cases per annum in a period of five years.¹⁵



View from Lochiel Park House c1908, note the young palm trees and circular garden feature with low wall, the park on the right and citrus orchards. Lochend is visible in the top right of the image.

Source: Burgess, p.98.

Hobbs sold the fruit and vegetable produce he grew throughout his career at the Adelaide East End Market. Hobbs was noted as one of the first to take up a stall after the market opened in 1866 and he continued to run a stall from that time until his death in 1913. In addition, he was also a member of the East End Market directorate. Hobbs was also an active member of the Council of the Royal Agricultural and Horticultural Society, the Payneham District Council and Payneham Methodist Church. He was a trustee of the latter organisation and donated considerable sums to the church, including donating a tenth of the amount required to acquire land for a new church in c1905. Hobbs laid the foundation stone in 1907.¹⁶



Lochiel Park House as seen from the park, 1937

Source: SLSA PRG 287/1/4/80

After Jonah Hobbs's death in 1913, Lochiel Park continued to operate as an orange orchard and was run by Frank Hobbs, one of Jonah and Rebecca's two surviving sons. The couple's other son J Harris Hobbs was at that time owner of Valencia, a 45-acre orange orchard nearby (now a Local Heritage Place). Lochiel Park was offered for sale in 1918, but appears not to have sold at that time. In 1946, Frank H Hobbs sold the property to the State government who intended to establish a home for boys with mild intellectual disabilities.¹⁷

Child Welfare and Institutionalisation in South Australia

The South Australian government has had a varied role in the care of disadvantaged children and those with disabilities. In the nineteenth century, most care was provided through private or philanthropic organisations and various churches or what is now more broadly known as non-government organisations (NGOs). These institutions catered to a variety of needs ranging from: housing for the destitute and orphans - for example Goodwood Orphanage (SHP 10687); medical care for the ill - for example Estcourt House (SHP 11971); and residential accommodation for children with disabilities - for example Minda (SHP 14473 & SHP 14474).¹⁸

As the government came to accept that it had a wider role and responsibility to care for children in need, it supported the NGOs with funding or subsidies and introduced regulations to ensure minimum standards of care. The Magill Industrial School and Reformatory that opened in 1869 was a notable example of a state-run institution established specifically to address child welfare issues, in this instance housing destitute boys, and/or those considered to be in need of reform.¹⁹

The prevailing notion that children from poor backgrounds and those exhibiting behaviours not considered 'appropriate' by middle class standards, were in need of reform continued into the first half of the twentieth century. It wasn't until the 1940s that attitudes towards child reform began to gradually change and the State government began to assume greater responsibility for child welfare by replacing some NGO facilities with government-run institutions. By the 1960s, child offenders and delinquent children were no longer viewed as requiring reform but rather rehabilitation and training.²⁰

In the middle of the twentieth century it was not uncommon for children with intellectual disabilities to be accommodated together with adults who either had mental health issues or intellectual disabilities. It was also increasingly recognised that children with intellectual disabilities, delinquent children and people suffering from mental health issues required different accommodation, rehabilitation and training. It was in keeping with these changes in attitude that the South Australian government purchased Lochiel Park as a place to provide boys with mild intellectual disabilities with residential care and training.²¹

Lochiel Park Training Centre/Lochiel Park Community Unit

Although the State government purchased Lochiel Park from FH Hobbs in 1946 for a home for boys with mild intellectual disabilities, it was not until 1958 that the dormitory building and kitchen to accommodate the boys was finished. In the intervening years the children were transported each day from Magill to work at the property.²² With the opening of the dormitory in 1958, the property became known as Lochiel Park Training Centre and became recognised as the first facility where the State government 'assumed direct responsibility for the provision of residential care for children with disabilities, including those in State care'.²³



Lochiel Park dormitory and kitchen – built 1958 and demolished mid-1990s

Source:

<https://www.findandconnect.gov.au/ref/sa/objects/SD0000346.htm>

The cultivation of fruit and vegetables and from 1963 the management of a dairy and poultry run were a prominent part of the training undertaken by the children. In addition to gardening and animal husbandry, the boys were also taught crafts, basic living skills and personal care with the aim of transitioning them to independent living.²⁴

In the early years of the institution, the superintendent and staff were accommodated in Lochiel Park House, while Lochend House provided accommodation for the garden overseer. However, in the early 1960s Lochiel Park House was also adapted to provide four small dormitories for the boys. During the 1970s the children at Lochiel Park Training Centre were cared for in one or other of two units. The first was for new admissions and boys who required stricter security; the other was for boys who had progressed to working in the community. In 1979, a unit opened at the nearby Brookway Park. This independent living unit was operated from Lochiel Park.²⁵

The management structure of Lochiel Park was again modified in the 1980s to provide residential care, day training, respite care and an outreach program. The outreach program became a major focus of the facility as it enabled staff to interact with greater numbers of children and their families and prevented many of the children from going into care. Educational programs for the children in care at Lochiel Park

were supported by TAFE. Training in market gardening and animal husbandry were replaced with instruction in amenity horticulture. Two different riding schemes for disabled children also operated from the property – Riding for the Disabled 1985-1986 and then Riding Inspires Develops and Educates (RIDES) from 1986. RIDES was expanded to include motorbikes in 1987.²⁶

Discussions about the need to upgrade the facilities at Lochiel Park Training Centre began in earnest in the late 1980s and were coupled with concerns about the nature of the accommodation. Of particular concern was the 'open living style' that allowed vulnerable boys to be housed with young offenders.²⁷ Properties at Woodville and Glandore were sold in the early 1990s to help secure funds for new facilities at Lochiel Park. The upgrade of the facilities also resulted in the conversion of the property from a training centre to community living units that removed children from large institutional care and placed them into smaller group care. The shift towards smaller group care, or cottage homes as they were known, had begun in the 1960s. Two community living units named Cornerways and The Lodge were officially opened at Lochiel Park by the Minister Hon David Wotton 1 July 1995. During the last phase of operation the facility was known as Lochiel Park Community Unit. During the early-mid 2000s the 1958 accommodation/kitchen block was demolished, although the recreation facilities were retained. The property has remained vacant since it closed c2008.²⁸

During the 2000s, the land that was once Lochend and Lochiel Park's orchards and market gardens was redeveloped by Renewal SA into a sustainable housing development. In addition to over 100 dwellings, two wetlands, community garden and open spaces including an oval and revegetated parks planted with native trees and shrubs were created on site.²⁹

Chronology

- 1838** **Hundred of Adelaide surveyed and sections in what becomes Campbelltown are offered for sale. SG Smith purchases section 309 (Lochend and Lochiel Park are later built on this section).**
- 1840s** **Subdivision of sections at Campbelltown into smaller land parcels suitable for small farms, market gardening and orchards.**
- 1843 James Fox Campbell buys sections 309 and 310 and builds Lochend.
- 1848** **Jonah Hobbs arrives in South Australia with his family.**
- 1848-** **Hobbs learns the skills to become a successful market gardener; firstly**
- 1852** **working on a farm in Modbury, then at Francis Beasley's garden at Paradise, and lastly for his future father-in-law James Harris at Marden.**
- 1849 Destitute Board established, NGO with government appointed board members and some financial support but works mostly funded through donations.
- 1852-** **Jonah Hobbs tried his luck on the Victorian goldfields but is unsuccessful**
- mid1850s** **and returns to South Australia.**

- 1855-1856** **Campbell subdivides and sells all but 60 acres around Lochend for market gardens. A 5-acre orchard is already well established at the property.**
- 1857-1874 Jonah Hobbs marries Rebecca Harris and establishes his own market garden at Marden on land he purchased and rented.
- 1860-1982 Farr House Anglican run home.
- 1860s-mid-1870 David Mundy pursues his pastoral interests at Paratoo, Panaramitee and Ketchowla West in partnership with William Dare.
- 1866 One hundred children living in the Destitute Asylum are moved to the Exhibition Building where their living conditions are so poor that they became sick and emaciated.
- 1866 Passage of the *Destitute Persons Relief Act 1866-1867* that gave the government the power to establish reform schools for children convicted of a crime.
- East End Market opens and Jonah Hobbs is one of the first gardeners to take up a stall, he continues to sell from his stall until he dies in 1913 and serves at times as a member of the market Directorate.**
- 1866-1975 Goodwood Orphanage (Catholic run institution) later known as St Vincent de Paul Orphanage.
- 1867 The children are moved from Exhibition Building to Grace Darling House in Brighton where the conditions worsen and a number die due to poor care and conditions, including gangrene following an outbreak of measles.
- 1869-1967 Government run Industrial School at Magill opens and is known throughout its life as the Magill Industrial School and Boys Reformatory. A form of secure care, a function of the facility was to improve delinquent behaviours and/or house youth offenders, in this case boys. It was also established to provide education for boys who were neglected or destitute but who may not have been convicted of a crime.
- 1872 Magill Industrial School over-full and Emily Clark reconstitutes the Boarding Out Society that places destitute children with families to care for them. The Society provides over-sight to minimise the potential mistreatment of the children and is run by volunteers including Catherine Spence.
- c1874** **Jonah and Rebecca Hobbs purchase 35 acres at east Marden and establish The Glen Nursery where Hobbs' specialises in grafted and double grafted fruit trees.**
- 1875** **David Mundy purchases Lochend.**

Passage of the *Education Act 1875* that made education compulsory for all children in South Australia and lead to the establishment of the State school system.

1876 Opening of the Children's Hospital.

1877- Oranges from 150 trees at Lochend are offered for sale.

1878

Mundy engages Daniel Garlick to design Lochiel Park House, the house is constructed by Messrs Baker & Humbley and costs £3000.

1880- Boys at Magill Industrial School relocated to a hulk at Semaphore while
1891 girls are temporarily housed at the School and a female reformatory is opened in Edwardstown.

1890- Glandore Boys Home later Windana Remand Home (Government
1975 Institution). Between 1965-1975 the home was a secure facilities for both girls and boys described as either delinquent or youth offenders.

1881 A Reform School for girls is opened at Edwardstown.

1894- Estcourt House located at Tennyson is purchased by the James Brown
1955 Memorial Trust and becomes a home for the elderly and disabled children. By 1932 the house is operating as a children's convalescent home, the Adelaide Children's Hospital take over that function in 1955 (NGO)

1894 DH Bottrill established the "Sunbeam" Society. The children who joined the Society undertake charity works and raised money to support various good causes.

**1898- David Mundy sells Lochiel Park House to Jonah and Rebecca Hobbs
1913 (1898). Hobbs improves cultivation of the orchards increasing yields and creates market garden plots, which he tends as his retirement venture.**

1898- Minda was founded to care for children with epilepsy. Originally located
ongoing in the suburb of Fullarton it moved to larger premises at North Brighton in 1909.

1900- Salvation Army Boys Home located in Eden Park.

1982

1900- Salvation Army Girls Home later known as the Fullarton Children's Home.

1986

1905 Kindergarten Union of South Australia forms and opens South Australia's first free kindergarten. More kindergartens are established across South Australia and early childhood education becomes a core part of a child's schooling.

Hobbs donates tenth of the necessary funds to build a new Methodist Church at Payneham.

1907 Jonah Hobbs lays the foundation stone in the new Payneham Methodist Church.

- 1909 Harriet Stirling and Lucy Morris open the School for Mothers to improve care of babies and reduce infant mortality rates.
- 1913 Jonah Hobbs dies and his son Frank takes over running the orchard and market gardens.**
- 1913-1963 Koonibba Children's Home for Aboriginal children.
- 1918 Frank and J Harris Hobbs Jonah Hobbs' sons try to sell Lochiel Park but are uncessussful.
- 1921-1997 Barton Vale house is operated by the Salvation Army as a secure facility for girls. In 1947 the government takes over operation of the institution and it is renamed Vaughan House.
- 1921-1975 Seaforth Home for children (Government Institution)
- 1924-1927, 1946-1974 Oodnadatta Children's Home for Aboriginal children.
- 1927-1981 Colebrook Home for Aboriginal children.
- 1929-1972 Salvation Army Boys Home located in Kent Town.
- 1946 Hobbs family sell Lochiel Park House to the South Australian government to create a facility to care for boys with intellectual disabilities. The property is renamed Lochiel Park Training Centre.**
- 1946-1958 The boys are transported each day from Magill to work at Lochiel Park training Centre where they learn market gardening skills.**
- 1941-1974 Convent of the Good Shephard later known as the Pines home for children (Catholic run institution).
- 1946-1961 Gerard Mission Children's Dormitory home for Aboriginal children.
- 1946-1980 Kumanka Boys Hostel government run children's hostel.
- 1947-1969 Struan Farm School (Government Institution) home for children located in Naraccorte.
- 1947-1977 Allambi Girls Hostel government run children's hostel.
- 1958 Accommodation and a kitchen is built at Lochiel Park Training Centre and the first children move to the property.**

- 1959-1963 Campbell House Farm School (Meningie) home for Aboriginal children.
- 1960s A change in child welfare philosophies results in Cottage Home care system whereby children are housed in smaller 'home-like' accommodation.
- 1960-1979 Merrilama Cottage government run children's cottage home.
- c1960s Four dormitories are provided in Lochiel Park House to accommodate some of the boys living there.**
- 1963 A dairy and chicken run are added to Lochiel Park Training Centre to assist with training the boys.**
- 1963-1979 Clark Cottage government run children's cottage home.
Stirling Cottage government run children's cottage home.
- 1964-1997 Stuart House government run children's hostel, known as North Adelaide Community Unit between 1990-1997.
- 1964-1977 Davenport House government run children's hostel.
- 1965-1978 Brookway Park opens (A secure care facility for boys identified as delinquent or youth offenders. Located next to Lochiel Park, it became Brookway TAFE after secure facility closed).**
- 1967-1979 McNally Training Centre opens – a secure care facility for boys identified as delinquent or youth offender.
- 1968-1979 Hay Cottage opens – government-run children's cottage home.
- 1970s The boys residing at Lochiel Park Training Centre are accommodated in two separate living units. The first provides greater security for newly-arrived boys and assists them to settle into the Centre, while the other focuses providing boys with independent living and work skills.**
- 1970-1979 Fullarton Cottage government run children's cottage home.
- 1971-ongoing Nindee Hostel government run hostel for children living in remote areas to come to the city for high school, from 2013 specifically for Aboriginal children.
- 1972-1979 Elizabeth Grace Hostel government run children's hostel.
- 1973-1988 Slade Cottage government run children's cottage home.
- 1974-1990 Unit Living NGO run children's emergency shelter.

- 1975-1979 Pleasant Avenue Cottage government run children's cottage home.
- 1976-1981 Smith Street Cottage NGO run children's cottage home.
- 1979 A third living unit managed from Lochiel Park is built at the adjacent Brookside Park facility.**
- 1979-1988 Southern Region Group Home government run children's cottage home.
- 1979-1993 South Australian Youth Training Centre a secure care facility for boys identified as delinquent or youth offender.
South Australian Youth Remand and Assessment Centre a secure care facility for boys and girls.
- 1980s Management structure at Lochiel Park Training centre is modified to provide residential care, day training, respite care and an outreach program. Training in market gardening and animal husbandry were replaced with instruction in amenity horticulture.**
- 1981 Estcourt House becomes Ru Rua Nursing Home for children with intellectual disabilities, it closes in 1989.
- 1983-1984 Otherway House home for Aboriginal children
- 1985-unknown Exodus Youth Shelter NGO run children's emergency shelter
- 1985-1986 Riding for the Disabled is run from Lochiel Park Training Centre.**
- 1986 Riding for the Disabled is replaced by Riding Inspires Develops and Educates (RIDES), motorbikes are introduced in 1987.**
- 1988-1993 Rose Cottage NGO run children's cottage home.
- Late 1980s-early 1990s Concerns about the 'open' living arrangements of the boys at Lochiel Park Training Centre arise and discussions about the need to upgrade the facilities begin. Properties in Woodville and Glandore are sold to raise funds for the new buildings.**
- 1993-ongoing Magill Training Centre a secure care facility for boys identified as delinquent or youth offender.
- 1995-c2008 Two new living units based on the cottage units model are opened at Lochiel Park and the facility is renamed Lochiel Park Community Units. Lochiel Park Community Units close c2008.**
- Early 2000s Renewal SA begins planning for a new sustainable development at Lochiel Park.

- 2007 Extensive ground works are undertaken to prepare the site for over 100 medium density dwellings. The focus of development is the Brookway Park site and the land once cultivated as market gardens/orchards at firstly Lochend and then Lochiel Park.
- 2014 Lochiel Park sustainable development is completed and includes 2 wetlands to clean storm runoff, a community garden, over 100 medium density dwellings and open spaces planted with native trees and shrubs.**

ASSESSMENT OF HERITAGE SIGNIFICANCE

Statement of Heritage Significance:

A statement of heritage significance has not been prepared as the recommendation to the South Australian Heritage Council is that the nominated place, Lochiel Park House, does not meet any of the criteria for listing as a State Heritage Place.

Comparability / Rarity / Representation:

Orchards & Market Gardening (Adelaide Metropolitan area only)

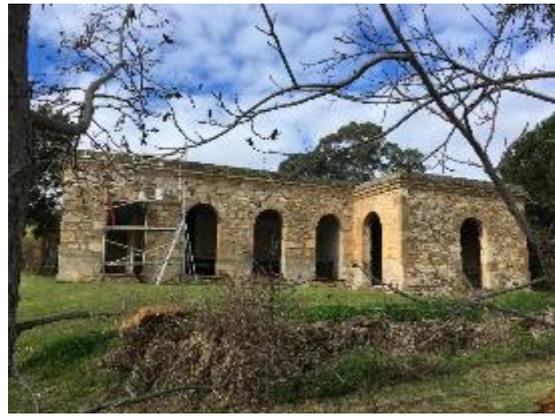
There are a number of State Heritage Places that have significant associations with South Australia's horticultural history. A selected sample include:

- Lochend, Brentyn Court, Campbelltown, early pastoral and later horticultural associations, Campbell and Kingston 1840s (SHP 12548)
- Former Newman's Nursery Site (ruins), Anstey Hill Recreation Park, 1860 (SHP 10913)
- Glynde House, Avenue Road, Glynde, horticultural estate 1850s-early 20th century (SHP 11621)
- Athelstone House, Historic Drive, Highbury, pastoral & horticultural, flour c1840 SHP 10647
- Manure Pits, Brownhill Creek Recreation Park, storage of manure for market gardens in Mitcham area 1893-early 20th century (SHP 14782)
- Glen Ewin Complex (house and jam factory buildings), Lower Hermitage Road, Lower Hermitage 1859 (SHP 14704)
- Office former dwelling of Henry Sewell, nurseryman, Payneham Road, Payneham c1890 (SHP 10522)
- Dwelling, Batchelor Road, Athelstone associated with market gardening property and sometimes head station Castambul pastoral run, 1856 (SHP 14697)
- Surrey Orchards (dwelling, jam factory & store), Lobethal Road, Basket Range, orchard and market gardening property, 1883 (SHP 14696)
- Biggs Cottage, Lobethal Road, Forest Range, market gardening, 1880s (SHP 11623)



**Dwelling Batchelor Road, Athelstone
(SHP 14697)**

Source: DEW Files, 2005



Athelstone House (SHP 10647)

Source: Dew Files, 2018



**Manure Pits, Brownhill Creek Recreation
Park (SHP 14782)**

Source: DEW Files 2002



Lochend House (SHP 12548)

Source: DEW Files, 2018

Child Welfare Associations

Lochiel Park is also associated with the themes of children and child welfare. There are a number of Local Heritage Places and State Heritage Places listed in the South Australian Heritage Register that reflect those themes. Broadly, the listed places can be categorised into two subthemes including Child Welfare – Education, Health and Child Care; and, Child Welfare – Institutional Care. There are 10 State Heritage Places and 7 Local Heritage Places that represent the former subtheme and include for example:

- Shelter Shed, Princess Elizabeth Children's Playground, South Terrace, Adelaide (SHP 26423)
- Gawler Primary School (former Gawler Model School), 1-13 Nixon Terrace, Gawler (SHP 12162), and
- Allan Campbell Building, Adelaide Children's Hospital, 58 King William Road, North Adelaide (SHP 13541).

There are a number of State Heritage Places that demonstrate the subtheme of Child Welfare – Institutional Care that were both government and NGO run and include:

Government Run Facilities

- Former Redruth Gaol (sometime Girls Reformatory), Tregony Street, Burra (girls reformatory) (SHP 10042)
- Glandore Community Centre (former Glandore Boys Home, later Windana Remand Home), 25A Naldera Street, Glandore (home for boys, secure care for boys and girls) (SHP 12597)
- 'Barton Vale' House (sometimes Vaughan House), 20 Walker Court, Enfield (secure care for girls) (SHP 12364).



Glandore Community Centre formerly Glandore Boys Home, later Windana Remand Home (SHP 12597)

Source: Google Streetview, 2017



Barton Vale House as it appeared in 1982 (SHP 12364)

Source: DEW Files



Barton Vale House as it appeared in 2013, note the reinstatement of the tower (SHP 12364)

Source: Google Streetview

Non-Government Organisation Run Facilities

- Tabor College (former St Vincent de Paul's [Goodwood] Orphanage, including the North, South & West Wings, the Chapel and the former Laundry & former Isolation Hospital), 181 Goodwood Road, Millswood (orphanage) (SHP 10667)
- Vercò Building, Minda Home, 12-16 King George Avenue, North Brighton (children with disabilities) (SHP 14474)
- Rogerson Building, Minda Home, 12-16 King George Avenue, North Brighton (children with disabilities) (SHP 14473)
- Townsend House, 28 King George Avenue, Hove (care of vision and hearing impaired children) (SHP 10546)
- Dwelling ('Eden Park') and Coach House (former Salvation Army Boys' Home), Paech Road, Wistow (boys home) (SHP 14786).



Minda Rogerson Building (SHP 14474)

Source: DEW Files, 2008



Goodwood Orphanage (SHP 10667)

Source: Google Streetview, 2018



Townsend House (SHP 10546)

Source: Dew Files ND



Eden Park former Salvation Army Boys' Home (SHP 14786)

Source: DEW Files 2011

Daniel Garlick

Daniel Garlick was a prominent Adelaide architect who practiced from 1853 until his death in 1902. Garlick worked both solely and in partnership with other architects including at times his son Arthur. Garlick had a diverse architectural portfolio but is best known for designing houses, commercial, ecclesiastical and school buildings in a variety of styles popular in South Australia during the second half of the nineteenth century. The importance of Garlick's architectural practice to the development of South Australia, both in the city and country towns, is evident in the number of places that are State heritage listed and include:³⁰

Dwellings:

- Riverside Homestead Complex, Barritt Road, Lyndoch, original dwelling only by Garlick, 1858 (SHP 12268)
- House 'Para Para', Penrith Avenue, Gawler, 1862 (SHP 10057)
- Dwelling, Barnard Street, North Adelaide, 1867 (Lochiel Park House is of very similar design) (SHP 16171)
- Office (former dwelling), Franklin Street, Adelaide, 1867 (SHP 13638)
- Dwelling 'Sidegarth', Mills Terrace, North Adelaide, 1873 (SHP 13464)
- Memorial Hospital (former dwellings 'The Avenues' & 'Leahurst'), Sir Edwin Smith Avenue, North Adelaide, 1874 (SHP 13546)
- Undelcarra Complex & Garden, Undelcarra Road, Burnside, 2-storey Italianate residence, 1880 (SHP 14016)
- Dwelling 'Albert Terrace', Carrington Street, Adelaide, terrace house, 1880 (SHP 13603).



'Para Para' House, Gawler (SHP 10057)

Source: DEW files 2005



Dwelling Barnard St, North Adelaide (SHP 16171), note the similarities between this house and Lochiel Park

Source: Google streetview 2017



Memorial Hospital 'The Avenues' & 'Leahurst', North Adelaide (SHP 13546)

Source: SLSA B 1792



Undelcarra, Burnside (SHP 14016)

Source: DEW files, 2018

Other Buildings:

- Studio 9 former North Adelaide Primitive Methodist Church, Wellington Square, North Adelaide, 1859 (SHP 13497)
- Fire Station Inn former North Adelaide Fire Station, Tynte Street, North Adelaide, 1866 (SHP 13521)
- Prince Alfred College (original buildings), Dequetteville Terrace, Kent Town, 1869 (SHP 10606)
- Lion Hotel (former Lion Brewery, chimney & hotel), Melbourne Street, North Adelaide, brewery and malthouse, 1871 (SHP 13559)
- Kent Town Uniting Church Hall and Schoolroom, Grenfell, Kent Town, 1874 (SHP 10818)
- Dwelling former National Bank, Edward Street, Port Wakefield, 1877, (SHP 10228)
- Office and former G&R Wills Warehouse, North Terrace, Adelaide, Warehouse only by Garlick, 1878 (SHP 13367)
- St Peter's College 'Big Quad Precinct', Hackney Road, Hackney, various school buildings, 1878-1897 (SHP 26457)
- St John's Church Hall and Rectory, St Johns Street, Adelaide, hall only by Garlick, 1880 (SHP 16174)
- Anglican Church Office former St Barnabas Theological College, King William Road, North Adelaide, 1881 (SHP 13547)
- St Cyprian's Anglican Church, Melbourne Street, North Adelaide, 1882-1883 (SHP 13570)
- Newmarket Hotel, North Terrace, Adelaide, 1883 (SHP 10915)
- Oxford Hotel & National Australia Bank, O'Connell Street, North Adelaide, bank by Garlick, 1884 (SHP 13499)
- Angaston Uniting Church (former Congregational Church) Complex, Sturt Street, Angaston, ND (SHP 12226)

Heritage Places associated with the Hobbs family

There are a number of Local and State Heritage Places that have associations with the Hobbs family, however, those places are not heritage listed because of those associations.

- Lochend, Brentyn Court, Campbelltown, c1844 the original property built by Campbell on the allotment where Lochiel Park house was later built and Hobbs lived from 1898-1913 (SHP 12548)
- Adelaide East End Market, 6-9A East Terrace, Adelaide, 1866 Hobbs was one of the first stall holders at the market (1866-1913) and also a member of its Directorate (SHP 13921)
- Payneham Road Uniting (former Wesleyan Methodist) Church, 343 Payneham Road, Marden, 1882 & 1907 Hobbs was closely associated with the purchase of land and construction of the 1907 church (SHP 14640)
- Lochiel Park House, Brookway Drive, Campbelltown, 1877, the place nominated for consideration by the South Australian Heritage Council as a State Heritage Place and the subject of this report (LHP)
- Falcon Lodge formerly Valencia & Arrawarra, 695 Lower North East Road, Campbelltown, c mid-1870s, built by GF Ind who established an orangery on the 45 acre property. J Harris Hobbs, Jonah Hobbs son purchased it in 1906 and ran the orangery until he retired in 1920 (LHP).

Assessment against Criteria (Under Section 16 of the *Heritage Places Act 1993*):

(a) it demonstrates important aspects of the evolution or pattern of the State's history.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place should be closely associated with events, developments or cultural phases which have played a significant part in South Australian history. Ideally it should demonstrate those associations in its fabric.

Places will not normally be considered under this criterion if they are of a class of things that are commonplace, or frequently replicated across the State, places associated with events of interest only to a small number of people, places associated with developments of little significance, or places only reputed to have been the scene of an event which has left no trace or which lacks substantial evidence.

Lochiel Park House is associated with two aspects of the evolution or pattern of the State's history. The first is the property's contribution to the horticultural development of South Australia as an orchard and market garden. The other is

its use by the State for institutional care and training of children, primarily boys, with intellectual disabilities. Each is discussed in turn.

When David Mundy purchased Lochend (SHP 12548) in 1875, the property already had an established orchard. While Mundy continued to operate the orchard and sell the fruit from it, it was the wealth he had acquired through his pastoral interests in other parts of the State that financed the construction of Lochiel Park House in the late 1870s. Therefore the property's early horticultural associations are with the existing State Heritage Place Lochend (SHP12548) rather than Lochiel Park house.

In 1898, Jonah Hobbs purchased Lochiel Park as his retirement home. It was during the 15 years that Hobbs owned Lochiel Park that orchard production at the property increased and he planted market garden plots. However, by the time Hobbs purchased Lochiel Park, orcharding and market gardening were well established land uses in the Campbelltown area. When Hobbs purchased Lochiel Park he was already well-regarded by the local community and horticultural fraternity a reputation he built with his early market gardening enterprises at Marden and later at The Glen Nursery.

Jonah Hobbs' work as a gardener and orchardist is best represented by the Adelaide East End Market (SHP 13921) (where he held a stall to sell his produce from 1866 when the market first opened, until 1913 when he died) and with The Glen Nursery. The Nursery was where he grafted and sold tens of thousands of fruit trees for both home and commercial production and thereby made a significance contribution to the horticultural development of South Australia. In contrast, Lochiel Park's use for market gardening by Jonah and his son FH Hobbs is of local historical importance rather than being of significance to the pattern or evolution of South Australia's history.

Lochiel Park house also formed a part of the facilities at the Lochiel Park Training Centre. The Centre is recognised as the first facility where the State government 'assumed direct responsibility for the provision of residential care for children with disabilities, including those in State care'. However, other than the modern murals painted in some of the ground floor rooms, those historical associations are not well demonstrated by the house that remains at the site. Components such as the original dormitory and kitchen block, later dormitories, dairy, chicken run, outbuildings and market garden plots would have better demonstrated the government's role in assuming responsibility for the care and training of children with intellectual disabilities. However, with the exception of the modern dormitories and recreation facilities all of these elements of the Lochiel Park site have been either demolished or redeveloped as the Lochiel park housing estate and open space and no longer demonstrate these historical associations.

It is recommended that the nominated place **does not** fulfil criterion (a).

(b) it has rare, uncommon or endangered qualities that are of cultural significance.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place should demonstrate a way of life, social custom, industrial process or land use which is no longer practised, is in danger of being lost, or is of exceptional interest. This encompasses both places which were always rare, and places which have become scarce through subsequent loss or destruction.

Places will not normally be considered under this criterion if their rarity is merely local, or if they appear rare only because research has not been done elsewhere, or if their distinguishing characteristics have been degraded or compromised, or if they are at present common and simply believed to be in danger of becoming rare in the future.

Lochiel Park House is associated with the horticultural industry and later State care for children with mild intellectual disabilities. However neither land use is uncommon, rare or endangered of being lost.

Lochiel Park House is one of numerous places in South Australia that were once associated with market gardening and orchards. A number of places have been State Heritage listed (see comparison) and better demonstrate their association with market gardening at the State level than Lochiel Park House does. The earliest planting at the property was a 5-acre orchard that was associated with Lochend (SHP 12548). The construction of Lochiel Park House was financed by pastoral wealth, and while the property was further developed by Mundy and Hobbs in the late nineteenth and early twentieth centuries, by that time orchards and market gardening were commonplace in Campbelltown.

Many commercial orchards and market gardens are still in operation across South Australia in places like Virginia, the Riverland and Adelaide Hills. While changes in technology have modernised production through mechanisation and the use of glass houses, many fruits and vegetables are still grown in open fields as they were in the past.

The types of places used to accommodate and look after children in care has undergone constant change over the past 150 years and reflects the shifting attitudes, methods and philosophies about the best ways to provide that care. In the nineteenth century, care for destitute children was first provided in family homes, then large purpose-built institutions such as the Magill Reformatory and Goodwood Orphanage (SHP 10667). In the late nineteenth and early twentieth centuries large and medium-sized private dwellings were also adapted to meet the differing needs of the children (see Comparison). In the middle decades of the twentieth century, accommodation blocks such as those built at Lochiel Park were favoured, only to be replaced by cottage homes in the 1970s. While Lochiel Park House was used for a time to accommodate children in care, it is

one of a number of private dwellings converted to do so, several of which are State Heritage Places (see comparison). Therefore, the use of private dwellings as a means to provide institutional care for children with disabilities is not rare, uncommon or endangered of being lost.

It is recommended that the nominated place **does not** fulfil criterion (b).

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place should provide, or demonstrate a likelihood of providing, information that will contribute significantly to our knowledge of the past. The information should be inherent in the fabric of the place. The place may be a standing structure, an archaeological deposit or a geological site.

Places will not normally be considered under this criterion simply because they are believed to contain archaeological or palaeontological deposits. There must be good reasons to suppose the site is of value for research, and that useful information will emerge. A place that will yield the same information as many other places, or information that could be obtained as readily from documentary sources, may not be eligible.

Lochiel Park house is associated with the horticultural industry and State responsibility for the welfare of children with intellectual disabilities. However, horticultural activities were conducted on the land adjacent to the nominated property. Rather, the land around the house was developed as an ornamental garden comprised of a circular garden feature, palm avenue and shrubbery surrounded by a park-like landscape. Both the foundations of the circular garden feature and the palm avenue remain while the shrubbery has been lost and the planting of the park has changed. As the land associated with the nominated place was not developed as an orchard or market garden it will not yield any information that will contribute to this aspect of the property's history not already available through other sources.

From the late-1950s, areas of the park around the house were developed for the Lochiel Park Training Centre. Accommodation blocks and other facilities were built to support the operation of the centre. These early facilities were later demolished and replaced by two new accommodation blocks. While it is possible that the foundations of the original accommodation block and kitchen still remain, it is unlikely that they will yield information about the Centre that is

not already well known through other sources including reports, pictures, testimony at the inquiry into the abuse of children in care (Mulligan Report), plans and oral histories with past carers employed at the Centre.

It is recommended that the nominated place **does not** fulfil criterion (c).

(d) it is an outstanding representative of a particular class of places of cultural significance.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place should be capable of providing understanding of the category of places which it represents. It should be typical of a wider range of such places, and in a good state of integrity, that is, still faithfully presenting its historical message.

Places will not be considered simply because they are members of a class, they must be both notable examples and well-preserved. Places will be excluded if their characteristics do not clearly typify the class, or if they were very like many other places, or if their representative qualities had been degraded or lost. However, places will not be excluded from the Register merely because other similar places are included.

Lochiel Park house is a typical rather than an outstanding example of a medium-sized nineteenth-century house and a number of houses of similar stature have been constructed by South Australian's who had earned considerable wealth in the colony. A very similar house, also designed by Daniel Garlick, is located in North Adelaide and is a State Heritage Place listed under criterion (e) (see comparison and below).

Built amidst a commercial orchard and market garden and as the home of a well-regarded South Australian horticulturalist, Lochiel Park House could potentially represent aspects of South Australia's horticultural history. However, the land around the house included in the nomination was once the property's ornamental garden and park. The orchards and market garden plots have since been redeveloped as an example of sustainable housing and include homes, wetlands, community garden and open spaces such as an oval and revegetated parks. Therefore Lochiel Park house's connection to its horticultural past has been eroded to such an extent that it is no longer an outstanding example, at the State level, of a property demonstrating the horticultural history of South Australia.

Lochiel Park Training Centre was based at the property throughout the second half of the twentieth century. The house was only a small part of the facility developed at the site and while it was modified at times during the Centre's operation, only the murals remain to demonstrate this aspects of the place's history. The original accommodation block and kitchen built on the property have been demolished as have many of the other facilities built to support the Centre's objective of preparing children with mild intellectual disabilities to work and live within the community. The educational activities were focused on learning to run a market garden, dairy and chicken run. All structures relating to these activities have been demolished. The buildings that remain, including the new accommodation blocks, gym, hall and swimming pool, only played a minor role in achieving the original education goals of the facility. Therefore the remaining structures at Lochiel Park, including the house do not constitute an outstanding example of a child welfare facility.

It is recommended that the nominated place **does not** fulfil criterion (d).

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place should show qualities of innovation or departure, beauty or formal design, or represent a new achievement of its times. Breakthroughs in technology or new developments in design would qualify, if the place clearly shows them. A high standard of design skill and originality is expected.

Places would not normally be considered under this criterion if their degree of achievement could not be demonstrated, or where their integrity was diminished so that the achievement, while documented, was no longer apparent in the place, or simply because they were the work of a designer who demonstrated innovation elsewhere.

Lochiel Park house is a two-storey bluestone dwelling designed by prominent Adelaide architect Daniel Garlick and built using typical construction techniques for the time. The house exhibits a range of ornamental features typical of both large and small homes built in the latter decades of the nineteenth century including a bay window; verandah and balcony; decorative surrounds to internal and external windows and doors; lead-light windows; wrought-iron lacework; plaster detailing on internal arches; and a turned wooden balustrade on the staircase.

Lochiel Park House is a good example of a large nineteenth century dwelling and is, as it was described shortly after its completion, a 'very handsome villa [with] a fine commanding appearance'. However, in comparison to many other "grand" houses built at a similar time to it and others designed by Garlick, Lochiel Park House does not display at the State level the same high degree of creative and aesthetic accomplishment nor is it an outstanding representative of particular design characteristics (see comparison).

It is recommended that the nominated place **does not** fulfil criterion (e).

(f) it has strong cultural or spiritual association for the community or a group within it.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place should be one which the community or a significant cultural group have held in high regard for an extended period. This must be much stronger than people's normal attachment to their surroundings. The association may in some instances be in folklore rather than in reality.

Places will not be considered if their associations are commonplace by nature, or of recent origin, or recognised by a small number of people, or not held very strongly, or held by a group not widely recognised, or cannot be demonstrated satisfactorily to others.

Lochiel Park may have strong associations for a very small number of people in South Australia including relatives of the Hobbs family, children who were once in care at the property and some members of the local community. However, there is no evidence to suggest that any of these groups have held Lochiel Park in high regard for an extended period of time, nor that their attachment to the place is much stronger than people's normal attachment to their surroundings. None of the groups have long-term or enduring use of the place. The Hobbs family sold the property in the 1940s and most children stayed at the Lochiel Park Training Centre for less than a year.

While there may be a strong association between the broader site and some of the children who were accommodated at the Lochiel Park Training Centre there is no evidence to suggest that their connection is specifically with the house and not the other facilities and accommodation blocks (most since demolished). Given the extent of the facilities once located at Lochiel Park Training Centre, the house alone does not interpret at the State level the experiences of the children in residence at the Centre.

It is recommended that the nominated place **does not** fulfil criterion (f).

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

With regard to this criterion, consideration has been given to *Guidelines for State Heritage Places*, that note:

The place must have a close association with a person or group which played a significant part in past events, and that association should be demonstrated in the fabric of the place. The product of a creative person, or the workplace of a person whose contribution was in industry, would be more closely associated with the person's work than would his or her home. Most people are associated with many places in their lifetime, and it must be demonstrated why one place is more significant than others.

Places will not generally be considered under this criterion if they have only brief, incidental or distant association, or if they are associated with persons or groups of little significance, or if they are associated with an event which has left no trace, or if a similar association could be claimed for many places, or if the association cannot be demonstrated. Generally the home or the grave of a notable person will not be entered in the Register unless it has some distinctive attribute, or there is no other physical evidence of the person's life or career in existence.

Lochiel Park House is associated with David Mundy, Jonah Hobbs, Department of Child Welfare (its predecessors and successors) and Daniel Garlick. Each is considered in turn.

Lochiel Park House is associated with the horticultural development of Campbelltown, firstly by David Mundy from 1875-1898 who built the house and then Jonah Hobbs from 1898-1913. While Mundy pursued horticultural activities at Lochiel Park he was not responsible for the initial orchard plantings, they were undertaken by the previous owners of Lochend (SHP 12548). Rather Mundy continued gardening at the property and was supported by the wealth he had accumulated through his pastoral interests. He sold the property to Jonah Hobbs a well-known horticulturist in 1898.

Jonah Hobbs was noted for the introduction of systematic cultivation at Lochiel Park, a horticultural practice that increased yields. However, Hobbs' greatest contribution to the horticultural development of South Australia was the single and double grafted fruit trees he produced at The Glen Nursery located adjacent to Lochiel Park at East Marden. At his nursery, Hobbs created many thousands of trees suited to South Australian conditions that were planted both

in commercial orchards and home gardens. It was the sale of The Glen Nursery that enabled Hobbs to buy Lochiel Park. Therefore it is The Glen Nursery (now demolished) that would have best represented Hobbs' horticultural contribution to South Australia.

Very little evidence remains of the market gardens and orchards developed at Lochend and Lochiel Park as most of the land has been subdivided for housing or turned into two wetlands and open space (see land use aerial 2007 below to see the extent of excavations that took place). The land surrounding the house and that which is included in the nomination was developed by Mundy and then Hobbs as an ornamental garden and park. While some elements of the garden and park remain they do not demonstrate any aspects of market gardening or the orangery for which the property was known in the early twentieth century. Throughout his career as a market gardener and orchardist at Marden, The Glen Nursery and then Lochiel Park, Hobbs sold the produce he grew at the Adelaide East End Market (SHP 13921). Hobbs had a stall at the markets from 1866 when the market opened, until 1913 when he died. He was also a member of the Market's Directorate. Therefore Hobbs' association with market gardens and orchards is better represented by the existing State Heritage Place – Adelaide East End Markets (SHP 13921).

It is recommended that the place does not fulfil criterion (g) with regard to its associations with David Mundy and Jonah Hobbs.

Lochiel Park house was designed by prominent Adelaide architect Daniel Garlick who practiced in South Australia during the second half of the nineteenth century. Garlick had a long and influential career in South Australia and designed many fine buildings between 1853 and 1902. While Lochiel Park house is representative of Garlick's architectural oeuvre, there are many other places that better illustrate the calibre and diversity of his work than Lochiel Park House. There are twenty-five buildings designed by Garlick that are listed as State Heritage Places in the South Australian Heritage Register (see comparability, rarity and representation). Of the listed places, nine are houses and one of those – Dwelling Barnard Street, North Adelaide (SHP 16171) a larger and grander house than Lochiel Park, is of very similar design. Therefore Lochiel Park does not appreciably better represent the work of Garlick than several other places.

It is recommended that the place does not fulfil criterion (g) with regard to its associations with Daniel Garlick.

The Department of Child Welfare purchased Lochiel Park in 1946 with the specific purpose of creating a residential facility for children (boys) with mild intellectual disabilities. Lochiel Park Training Centre as the property was renamed provided the boys with life skills and training to help them care for themselves and find gainful employment. However, while Lochiel Park Training Centre was the first facility where the government 'assumed direct responsibility for the provision of residential care for children with disabilities', it is the dormitory and kitchen

building, dairy, chicken run and other aspects of the property (long since demolished) rather than Lochiel Park House that demonstrate that association.

While Lochiel Park House did provide some dormitory accommodation for a time, there is little in the house to demonstrate that use. The murals appear to have been painted at the end of the facility's life and represent the community unit/cottage homes phase of its history. By the time Lochiel Park became a community care facility, the Department had been operating cottage home-style accommodation for over 30 years. Therefore, Lochiel Park House is not the best representation of the Department's work in providing facilities and care for children in care.

It is recommended that the nominated place **does not** fulfil criterion (g).

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SITE RECORD

NAME: Lochiel Park House **PLACE:** 18268

FORMER NAME: Lochiel Park Training Centre, Lochiel Park Community Units

DESCRIPTION OF PLACE: 2-storey bluestone house, with verandah and balcony, remnant palm avenue and park-like garden

DATE OF COMPLETION: 1878

REGISTER STATUS: Nominated 10 October 2017

CURRENT USE: Vacant c2008-2018

PREVIOUS USE(S): Private residence associated with market gardening and citrus orchard 1878-1946; institutional care and training for boys with mild intellectual disabilities 1946-1995; outreach program 1995-c2008.

ARCHITECT: Daniel Garlick 1877-1878

BUILDER: Messrs Baker & Humbley 1877-1878

SUBJECT INDEXING: **Group:** Residential; Health
Category: House; Mental Institute

LOCAL GOVERNMENT AREA: City of Campbelltown

LOCATION: **Street Name:** Brookway Drive
Town/Suburb: Campbelltown
Post Code: 5074

LAND DESCRIPTION: **Title Ref.:** CR 6002/4 D73212 A1014
Hundred: Adelaide

MAP REFERENCE (GDA94): **MGA Zone** 52
Easting (X) 1383464.8368
Northing (Y) 6097758.5781

SITE PLAN

NAME: Lochiel Park House

PLACE: 18268



Lochiel Park House, Brookway Drive, Campbelltown, SA 5074, CR 6002/4, D73212 A1014, Hundred of Adelaide

Legend

N ↑

-  Land Parcel Boundaries
-  Lochiel Park House
-  Accommodation, Recreation Facilities and Maintenance Sheds, Lochiel Park Community Unit

PHOTOS

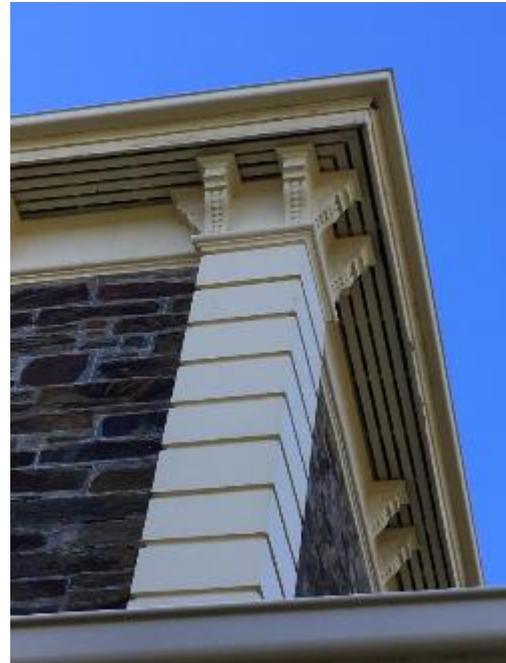
NAME: Lochiel Park House

PLACE: 18268



View to front of house from Palm Avenue, note the broken palm mid-right

Source: DEW Files, 2 July 2018



Detail of eave, quoins and dentils

Source: DEW Files, 2 July 2018



Detail of balcony

Source: DEW Files, 2 July 2018



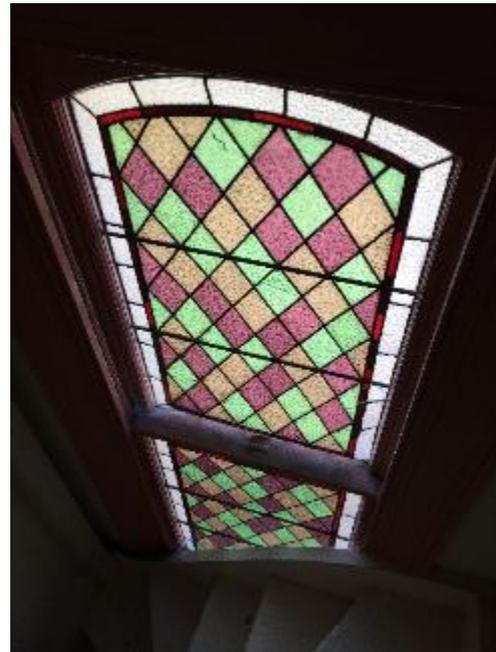
Detail of Bay window, note window-mounted air conditioning unit

Source: DEW Files, 2 July 2018



Staircase to lookout

Source: DEW Files, 2 July 2018



Detail of leadlight window to rear - note that staircase cuts across window

Source: DEW Files, 2 July 2018



Detail of larger arch, first floor

DEW Files, 2 Jul 2018



Laundry fit-out, first floor

Source : DEW Files, 2 July 2018



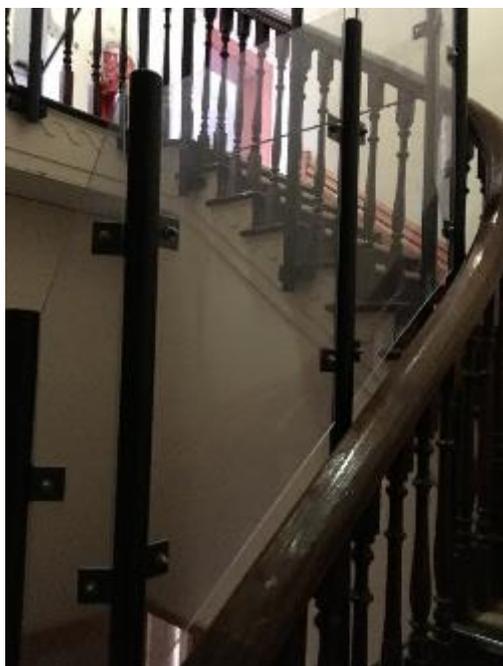
Staircase first floor looking toward rear of house, note screen

Source: DEW Files, 2 July 2018



View from balcony through avenue and towards Lochend (not visible due to extensive revegetation)

Source: DEW Files, 2 July 2018



Main staircase with addition of screen

Source: DEW Files, 2 July 2018



Turned balustrade railing

Source: DEW Files, 2 July 2018

NAME: Lochiel Park House

PLACE: 18268



Front door leadlight, ceiling rose, plasterwork on arch, modern lighting, mural on wall

Source: DEW Files, 2 July 2018



Kitchen (refitted), note fireplace has been enclosed

Source: DEW Files, 2 July 2018



Recreation Facility

Source: DEW Files, 2 July 2018



Example of one of the Living Units, 1995

Source: DEW Files, 2 Jul y2018

LAND USE LOCHEND (□) AND LOCHIEL PARK (□) 1949-2018



Aerial Lochiel Park Training Centre 1949, just after the property was sold to South Australian government

Source: ENVMaps



Aerial Lochiel Park Training Centre 1959, just after new accommodation/kitchen block opened □

Source: ENVMaps



Aerial Lochiel Park Training Centre 1969, note construction of Brookway Park (junior boys reformatory) lower centre of image

Source: ENVMaps



Lochiel Park Training Centre 1979, Brookway Park is redeveloped as a TAFE campus

Source: ENVMaps



Aerial Lochiel Park Training Centre 1989, note conversion of market garden plots to oval/playing fields

Source: ENVMaps



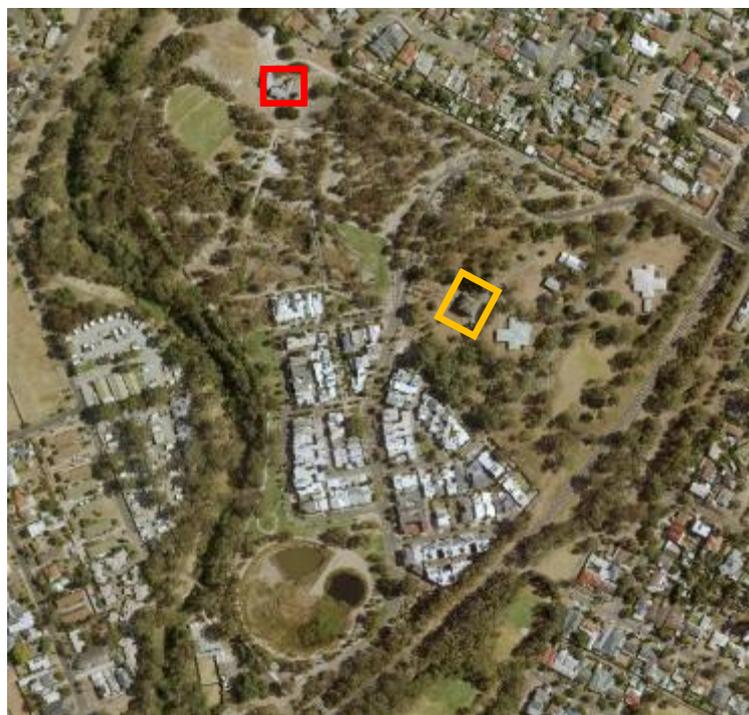
Aerial Lochiel Park Community Centre 1998, note the two new living units 

Source: ENVMaps



Aerial Lochiel Park 2007, showing extensive land clearing and excavation in preparation for new sustainable housing development, note demolition of 1958 accommodation/kitchen block

Source: ENVMaps



Aerial Lochiel Park 2018, note extensive revegetation of the site

Source: ENVMaps

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- ² Warburton, pp.69-106. Leaney, pp. 43-74.
- ³ Rachel Wharldall (1978), "*this splendid estate*" a study of rural villa architecture, (architectural thesis), p.65. Elizabeth Warburton (1986), *From the River to the Hills Campbelltown 150 Years* (Adelaide: Corporation of the City of Campbelltown), p.73.
- ⁴ Wharldall, p.65. Warburton, pp.73-74.
- ⁵ Robert Cockburn (1925), *Pastoral Pioneers of South Australia*, vol.1 (Adelaide: Publishers Ltd), p.59.
- ⁶ Warburton, p.75.
- ⁷ Warburton, p.74.
- ⁸ 'Building Improvements for 1877', *Observer* 5 January 1878, p.20.
- ⁹ 'Produce', *Register* 7 June 1877, p.7.
- ¹⁰ Warburton, p.75.
- ¹¹ HT Burgess ed. (1978), *The Cyclopedia of South Australia*, Facsimile edition (Hampstead Gardens: Austaprint), p.98.
- ¹² Burgess, p.98. Warburton, p.71.
- ¹³ 'The Glen Nursery, East Marden', *Register* 1 May 1886, p.6.
- ¹⁴ The other two were Valencia later owned by one of Hobb's sons and the Clairville Nursery at Marden.
- ¹⁵ 'Where Some of the Best Fruit is Grown Three Typical Gardens', *Register* 6 June 1903, p.8.
- ¹⁶ Leaney, pp.85-86. 'Mr Jonah Hobbs', *Observer* 22 November 1913, p.39. 'Golden Wedding Festivities Campbelltown', *Register* 12 August 1907, p.6. 'Mr Jonah Hobbs', *Australian Christian Commonwealth* 28 November 1913, p.15.
- ¹⁷ 'A Payneham Garden', *Register* 18 May 1918, p.6. Warburton, p.75. Leaney, p.47. 'Property Bought for Boys' Home', *News* 4 October 1946, p.1.
- ¹⁸ Susan Magarey (1985), *Unbridling the Tongues of Women; a biography of Catherine Helen Spence*, (Hale and Iremonger), pp.89-104. Brian Dickey (1984), 'Care for dependent children in South Australia in 1888', *Journal of the Historical Society of South Australia*, 10, pp.86-90. Helen Jones (1994), *In Her Own Name A History of Women in South Australia from 1836*, (Kent Town: Wakefield), pp.235-251. Christopher Nance (1981), 'The Destitute in Early Colonial South Australia', *Journal of the Historical Society of South Australia*, 7, pp. 46-49.
- ¹⁹ Magarey, pp.89-104. Dickey, pp.86-90. Jones, pp.235-251. Nance, pp. 46-49.
- ²⁰ Magarey, pp.89-104. Dickey, pp.86-90. Jones, pp.235-251. Nance, pp. 46-49.
- ²¹ EP Mullighan (2008), 'Children in State Care Commission of Inquiry', (Adelaide: South Australian Parliament), p.140.
- ²² Karen George (2005), 'Finding Your Own Way Part 4 Government Homes', (Adelaide: Nunkuwarrin Yunti of South Australia Inc), p.4.43.
- ²³ Mullighan, p.127. 'Property Bought for Boys Home', *News* 4 October 1946, p.1. 'State's Largest Family is Human Problem', *Advertiser* 6 March 1947, p.2.
- ²⁴ Mullighan, pp.127-129.
- ²⁵ Mullighan, pp.127-129. See also 'Report of the Director of Social Welfare and of Aboriginal Affairs' for year ending 1971 & 'Department for Community Welfare' reports for the years ending 1972-1979.
- ²⁶ 'Department for Community Welfare Annual Report' for years ending 30 June 1980-1989.
- ²⁷ Mullighan, p.128.
- ²⁸ 'Department for Community Welfare Annual Report' for years ending 30 June 1989-1996.

<https://www.findandconnect.gov.au/guide/sa/SE00222>

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²⁹ https://renewalsa.sa.gov.au/wp-content/uploads/2014/07/RSA_Corporate-brochure_Lochiel-Park.pdf

³⁰ Christine Sullivan (2008), 'Garlick, Daniel', Architecture Museum, University of South Australia, Architects of South Australia:

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