

## BETTER HERITAGE INFORMATION SUMMARY OF STATE HERITAGE PLACE

---

### COMMENTARY ON THE LISTING

Description and notes with respect to a place entered in the South Australian Heritage Register in accordance with either the *South Australian Heritage Act 1978* or the *Heritage Places Act 1993*.

The information contained in this document is provided in accordance with s14 and s21 of the *Heritage Places Act 1993*.

---

**NAME:** Athelstone Flour Mill

**PLACE NO.:** 25050

**KNOWN AS:** Athelstone (Dinham's) Flour Mill

**ADDRESS:** Karna Country  
Lot 404 Historic Drive  
Highbury SA 5089  
Hundred of Yatala  
CT 6043/136 D56532 Q404

### CONFIRMED IN THE SOUTH AUSTRALIAN HERITAGE REGISTER:

23 September 1982

### STATEMENT OF HERITAGE SIGNIFICANCE

Established in 1845, the Athelstone Flour Mill was one of the earliest water-powered flour mills built in South Australia and is associated with the agricultural and economic development of the colony during the mid nineteenth century. Constructed for William and Charles Dinham on the edge of Karrawirra Parri / River Torrens, the mill is one of the oldest surviving in the state, demonstrating the importance of the flour milling industry to the early colony's independence and economic prosperity.

## **INDICATIVE 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***

The Athelstone Flour Mill demonstrates important aspects of the early agricultural and economic development of South Australia. Flour was a vital commodity in the early years of South Australian settlement, necessary to feed a growing population. Flour milling not only assisted the new colony in becoming self-sufficient, but also established a valuable export commodity that assisted in building its economy. Sixty mills were established across the city of Adelaide and regional areas between 1840 and 1856 to process the quantity of wheat produced by farmers. At the peak of the milling industry in the 1880s there were 117 mills in operation. Only 40 mills are known to survive, with 27 being State Heritage Places.

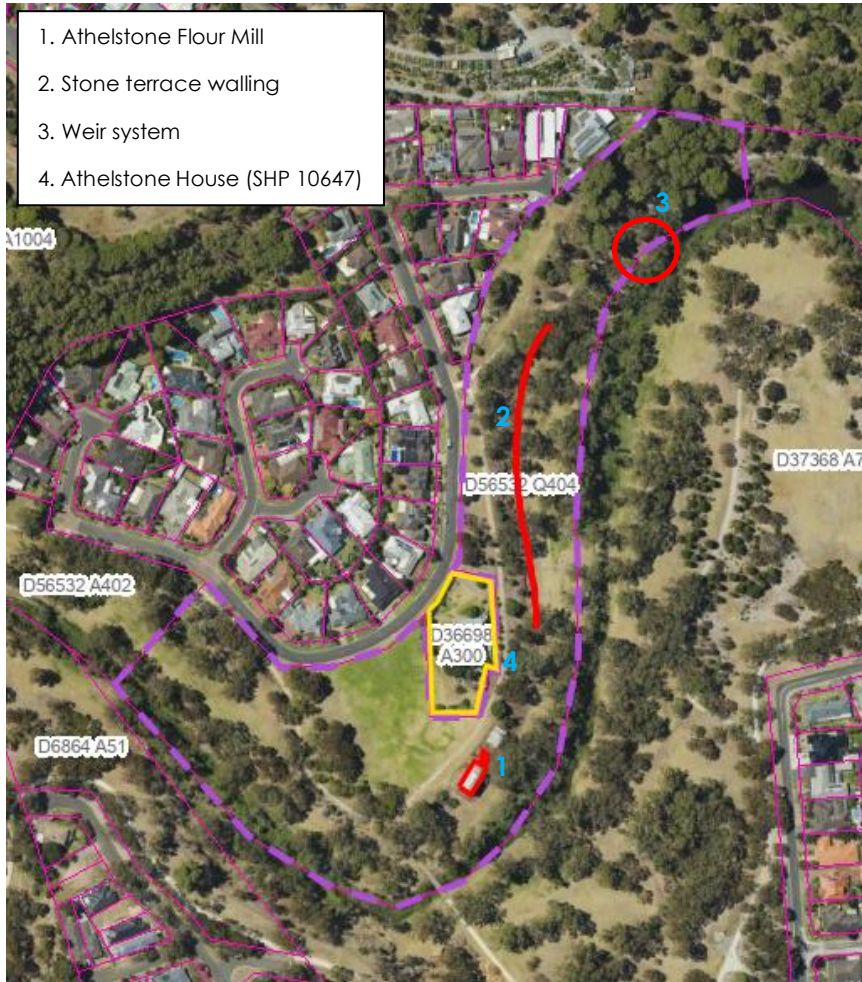
Following the initial survey of the Athelstone area in 1839, agriculture developed steadily along Karrawirra Parri / River Torrens, with settlers establishing grain and fruit farms alongside cattle grazing. The Athelstone Flour Mill was constructed in 1845 for brothers William and Charles Dinham to process grain produced in the surrounding area. Initially powered by water and later steam, the mill was operational from 1845 until 1857. The Athelstone Flour Mill was one of the first flour mills, and one of the earliest powered by water, built in South Australia and is also one of the oldest surviving, demonstrating an important aspect of the early agricultural and economic development of the state, namely the early efforts of settlers to develop the economy through secondary industry.

# SITE PLAN

Athelstone Flour Mill

PLACE NO.: 25050




Lot 404 Historic Drive, Highbury SA 5089



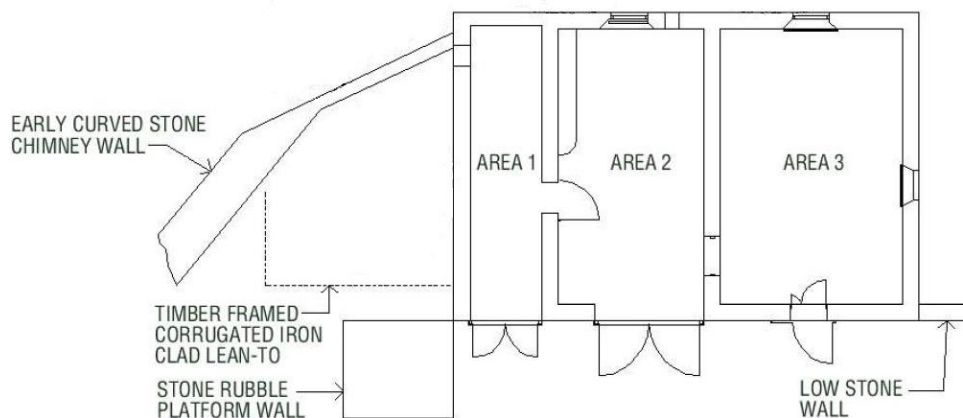
Athelstone Flour Mill, Lot 404 Historic Drive, Highbury SA 5089  
(CT 6043/136 D56532 Q404, Hundred of Yatala)<sup>1</sup>

N ↑

## LEGEND

-  Parcel boundaries (Indicates extent of Listing)
-  Existing State Heritage Place(s)
-  Outline of Elements of Significance for State Heritage Place

<sup>1</sup> Red outline is indicative of elements of significance, noting imperfect alignment of aerial imagery with parcel cadastre.



**Site plan of Athelstone Flour Mill.**

Source: DASH Architects, DEW Files, 2007

### Physical Description

Located adjacent to Karrawirra Parri / River Torrens, the Athelstone Flour Mill comprises three structures, namely the Mill itself, a random uncoursed rubble stone terrace wall and a weir system, both located to the north along the river.

The Athelstone Flour Mill is a three-storey, vernacular stone building constructed of random rubble bluestone with a river red gum-framed, pitched gable roof. A stone lean-to structure is attached to the north-eastern end of the Mill, and a ruinous timber lean-to structure is in turn attached to the stone lean-to structure. A low, ruinous stone flue wall extends at an angle from the north-eastern corner of the Mill, partially enclosing the timber lean-to structure. A rectangular stone rubble platform is located adjacent to the stone lean-to structure's north-western corner. The Mill is built into the side of a hill.

Additional features of the Mill include:

- squared bluestone quoins to external corners,
- main and stone lean-to roofs covered in corrugated galvanised iron,
- ogee gutters to main roof,
- timber lean-to structure, clad and roofed in corrugated galvanised iron (numerous sheets missing),
- corrugated galvanised iron cladding to south-western gable, incorporating a timber-framed window,
- collapsed retaining wall extending from north-western corner,

- timber and reinforced concrete lintels above door and window openings (concrete not significant fabric),
- south-western elevation infill wall (not significant fabric) comprising a concrete blockwork wall supported on a reinforced concrete beam,
- interior divided into three spaces by stone walls,
- earthen ground floor,
- two timber upper storey floors to south-western space, supported by sawn hardwood joists, bearers and columns,
- slatted timber shelf suspended by wires from wall located along the interior of the northeast wall.

The terraced walling runs along the northern curve of Karrawirra Parri / River Torrens and is constructed of random uncoursed rubble. The weir is comprised of a row of large stones.

### **Elements of Significance:**

Elements of heritage significance include (but are not necessarily limited to):

- Athelstone Flour Mill,
- Stone terrace walling,
- Weir system.

Elements not considered to contribute to significance of place include (but are not necessarily limited to):

- Steel doors to western facades,
- Reinforced concrete lintels and concrete blockwork infill wall,
- Steel security grilles fitted to interior and openings,
- Chainmesh fence located around the immediate building site.

### **History of the Place**

#### **Flour Milling in South Australia**

Flour was a vital commodity in the early years of the South Australian colony, with 10,000 acres of wheat under cultivation by 1841.<sup>1</sup> Prior to the construction of the colony's first flour mill in 1840, all flour used in South Australia was either ground in low volumes by hand or animal power, or imported from interstate at a high cost.<sup>2</sup> Flour mills allowed the new colony to become self-sufficient in the provision of flour in industrial quantities.

The first commercial flour mills were established in Hindmarsh by John Ridley and in present-day Kent Town by Dr. Benjamin A. Kent.<sup>3</sup> These two mills, both steam powered, opened within two weeks of one another in December 1840.<sup>4</sup> Within a couple of years, there were eight mills operating in the city and its immediate vicinity. The majority of

these mills were steam powered, however, one watermill was established at Finnisbrook and two windmills were built, one in the city and one at Hay Valley near Nairne. By the mid-1840s, the construction of mills had spread to country areas, following agricultural expansion, including at Echunga, Mount Barker, Gawler, and Angaston. By 1850, 27 mills were operating in the colony. At the peak of the milling industry in the 1880s there were 117 mills in operation.<sup>5</sup>

### **Karrawirra Parri / River Torrens and Market Gardening**

The Athelstone Flour Mill is positioned on a bend of Karrawirra Parri / River Torrens between the present-day suburbs of Highbury and Athelstone. The area is located on the Adelaide Plains, the traditional lands of the Kurna People. Kurna life on the plains followed a seasonal pattern of movement along the river which altered its ecology very little. The river provided food, implements, medicine, water and gathering places for celebrations.<sup>6</sup> The foothills to the east were well-timbered, providing resources such as firewood and excellent conditions for hunting.<sup>7</sup> It was these same features that attracted European settlers to the area, and within a few decades, many Kurna people had been displaced from the plains.<sup>8</sup>

European settlers first visited the Athelstone area in 1837, attracted by the abundance of water, fertile soil and its close proximity to the growing town of Adelaide. Some brought their stock down the river or into the gully, while others passed through the area on their way to the hills around Gumeracha.<sup>9</sup> The first land in the area was surveyed and offered for sale in 80-acre sections in 1839.<sup>10</sup> Throughout the 1840s the settlement of the area grew steadily and primary industries such as pastoralism, agriculture, viticulture, and horticulture flourished, which in turn brought about the development of secondary industries such as milling and wine-making.<sup>11</sup>

Within a few decades, the production in the area shifted from grain crops and cattle grazing to fruit growing, and Athelstone later developed into a market gardening area.<sup>12</sup> In the 1850s and 1860s, several of the farms along Karrawirra Parri / River Torrens to the east of Adelaide supplied vegetables and fruits to market places in Gilles Arcade and the east and west ends of the city.<sup>13</sup> Vegetables were mostly grown along the river, while most fruit was grown in the hills.<sup>14</sup> Parallel cultivation of horticultural produce, including fruits and nuts, often resulted in diversified farms rather than single-crop gardens.<sup>15</sup> Most of the market gardens in the Athelstone area continued to supply fruit and vegetables to the Adelaide market for over a century before they were subsumed in Adelaide's post-1945 suburban expansion.<sup>16</sup>

### **Section 811 and the Athelstone Flour Mill**

Section 811 of the District of Adelaide, later incorporated into the Hundred of Yatala, comprised rich alluvial flats on a bend of Karrawirra Parri / River Torrens, seven miles west of the city.<sup>17</sup> The section was described as having a 'never failing supply of

excellent water ... within easy distance of Adelaide markets.<sup>18</sup> The section was initially owned by William Williams, a hotel keeper of Rundle Street, Adelaide, before being sold to A. J. Murray.<sup>19</sup>



**Plan of country sections in the immediate vicinity of the city of Adelaide. Section 811 is circled in red with the River Torrens running along its southern border. Adelaide is located 7 kilometres to the south-west.**

Source: SLSA Cartographic Material C 1035

Murray established a 15-acre farm called 'Athelstone' on the section, building a dwelling-house, an outhouse and stockyard.<sup>20</sup> The district of Athelstone is believed to have been named after Murray's farm.<sup>21</sup> In 1841, the section was advertised for sale as a 'beautiful and valuable' estate, comprising a large and substantial stone house, a suite of offices, a good garden, and partly enclosed and cultivated land.<sup>22</sup> In 1842, Charles Dinham, a merchant of Hindley Street,<sup>23</sup> purchased the property under mortgage after failing to acquire his first choice of section located closer to the Torrens Gorge.<sup>24</sup>

Charles Dinham and his brother William, who eventually became his business partner, built the beginnings of Athelstone House (SHP 10647) using stone quarried from the cliff-like banks of the Torrens on the property.<sup>25</sup> The house was a four roomed cottage, with clay and slate walls 18 inches thick and had a cellar.<sup>26</sup> In 1844, the farm recorded 15 acres under cultivation with wheat, five of barley, one of potatoes, three of garden, and 60 cattle and 11 pigs.<sup>27</sup>

By the mid-1840s, a considerable area of wheat was under cultivation on the high ground on both sides of the Torrens. Taking advantage of this crop, the brothers decided erected the Athelstone Flour Mill on the river bank a short distance from

Athelstone House.<sup>28</sup> The Mill was powered by water from the Torrens, dammed upstream and led by an aqueduct comprising '400 yards of gumtree trough'<sup>29</sup> to a water wheel, which in turn drove two French Burr mill stones. The mill was built by Messrs. Scones and Martin in March 1845, with the *Adelaide Observer* reporting:

The masonry (and a better specimen of "smooth nobbling" is not to be found in the Colony) is from stone raised upon the spot, the timber (everlasting gum) was grown and converted in the immediate neighbourhood, and the covering of the roof, of broad paling (from the stingy-bark forest hard by) is put on *shingle-fashion*. The entire of the waterfall is 18 feet. The diameter of the mill-wheel being something above 16 feet, and its breast about two feet, with 16 inches depth of bucket.<sup>30</sup>

A government road gave access to the mill from the north, and a thoroughfare through the neighbouring property owned by Mr. Pinkerton allowed access from the south. William Dinham announced the opening of the mill in the *South Australian Register* on 14 July 1845. Grinding was priced at a 6d per bushel, or 8d per bushel with carriage included.<sup>31</sup> The mill processed grain from surrounding farms in areas such as Gumeracha, Houghton, Inglewood and Chain of Ponds. The wheat was taken by bullock wagons down the slopes of the Highbury Road and then along a winding track, down the side of Highbury Hill, to the flour mill on the northern bank of the Karrawirra Parri / River Torrens.<sup>32</sup>

Alongside the milling business, William Dinham cultivated a garden of prize-winning fruit and nut trees including grapes, apples, nectarines and almonds on the remaining land of Section 811.<sup>33</sup> In 1853, he began selling fruit grown in his orchard as well as other goods such as cheese, jams and honey at his retail shop in Hindley Street.<sup>34</sup>

In the late 1840s, the mill underwent considerable improvements before it reopened for business in January 1850. The charge for grinding increased to 10d per bushel, with a discounted rate of 9d for parties bringing more than 50 bushels.<sup>35</sup> Months later, Charles Dinham built a road and ford across Karrawirra Parri / River Torrens on his property, offering the public a shorter commute from the Adelaide Hills to Adelaide whilst also directing traffic towards the mill.<sup>36</sup> The Athelstone Flour Mill's water-powered design required a reliable and continuous flow of water from Karrawirra Parri / River Torrens, which could not be guaranteed, and in the early 1850s, the mill was converted to steam power.<sup>37</sup>

Despite the Dinham brothers' efforts, the flour mill did not prosper, and in 1851 Charles Dinham declared insolvency.<sup>38</sup> The mill was leased to John Martin, while William continued his horticultural activities.<sup>39</sup> However, William's orchard business eventually failed, and in January 1855, Section 811, by then comprising a fruit garden, houses, steam mill and cottages, was advertised for lease or purchase.<sup>40</sup> In July, N. Hailes & Co. sold redundant machinery and equipment from the mill including bullock drays, bellows, a wine press, segments of a waterwheel, brass taps and firewood.<sup>41</sup> The



property itself did not sell, and in August, Section 811 was re-advertised for auction, selling as three separate lots.<sup>42</sup> In 1855 the property was purchased from William Dinham in its entirety by John Green Coulls, a blacksmith and coachbuilder of Hindley Street, for the sum of £4,800.<sup>43</sup> Coulls' Hindley Street business was carried on by Samuel Carvosso.<sup>44</sup>

### **J. G. Coulls' Orchard and Vineyard**

Coulls carried on William Dinham's orchard and vineyard, leasing the mill to Henry Foote, who began receiving grain for grinding in January 1857.<sup>45</sup> Like the millers before him, however, the business was short-lived, advertisements failing to appear in newspapers after April.<sup>46</sup>

By the early 1860s, Coulls had cultivated Section 811 and adjacent Section 807 across the river, into an expansive horticultural farm known as Athelstone Estate.<sup>47</sup> The estate comprised a 'substantial mansion' and a range of outbuildings including worker's cottages, a blacksmith's shop and a carpenters' shop, together resembling a 'thriving township.'<sup>48</sup> The orchard and vineyard covered 18 acres. Six to seven acres north of the river were planted with vines of white wine varieties, with another seven acres south of the river planted with red varieties. The orchard featured orange, plum and apple trees, the latter of which Coulls used for the manufacture of plum wine and cider respectively. The property possessed a cellar and wine house, manufacturing wine using a grape-mill and a wine press designed and made by Coulls.

Upon Coulls' death in 1881, his son William carried on the plantation, its vineyards producing an annual yield of 2,000 gallons of wine at its peak in the 1880s. The property remained with the Coulls family until the 1980s. During this time, the Athelstone Flour Mill was used for viticultural and horticultural activities such grape crushing and fruit drying and preserving, before becoming a general farm building.<sup>49</sup> In the 1980s, after approximately 133 years of Coulls proprietorship, Section 811, including the Athelstone Flour Mill, was acquired by the South Australian Government.<sup>50</sup>

### **Chronology**

<b>Year</b>	<b>Event</b>
-------------	--------------

- |      |  |
|------|--|
| 1839 | April: The first land surveyed in the Athelstone area is offered for sale in 80-acre sections.<br>9 May: William Williams purchases Section 811 of the District of Adelaide for £80. |
| 1840 | A. J. Murray purchases Section 811 from Williams.  |

- December: John Ridley opens a commercial flour mill in Hindmarsh and Dr. Benjamin A. Kent opens a mill in Kent Town.
- 1841 10,000 acres of wheat are under cultivation in South Australia.  
March: Section 811 is advertised for sale.
- 1842 June: Charles Dinham and his business partner George Venning Harvey of Hindley Street declare insolvency. Dinham later purchases Section 811.
- 1845 March: Construction of the Athelstone Flour Mill is completed by Messrs. Scones and Martin.  
July: The Athelstone Flour Mill opens for business.
- 1846 The Hundred of Yatala is proclaimed,<sup>51</sup> incorporating Section 811.
- 1850 Land allotments in the Village of Athelstone are advertised for sale.<sup>52</sup>  
27 mills are operating in South Australia.  
January: The Athelstone Flour Mill reopens after considerable improvements.  
March: Charles Dinham builds a ford over Karrawirra Parri / River Torrens to the Athelstone Mill.<sup>53</sup>
- 1851 January: John Martin rents the Athelstone Flour Mill from Dinham.  
February: Charles Dinham is declared insolvent.
- 1853 The Tea Tree Gully Steam Flour Mill is constructed at the entrance to Tea Tree Gully on what became the main road through the district.  
William Dinham sells machinery and waterwheel belonging to the Athelstone water mill.<sup>54</sup>
- 1855 John Green Coulls purchases Section 811.
- 1856 - J. G. Coulls serves as Chairman of the Highercombe and Athelstone District  
1864 Councils.
- 1857 J. G. Coulls leases the mill to Henry Foote.  
70 mills are operational in South Australia.
- 1867 J. G. Coulls advertises Section 811 for sale. It does not sell.
- 1881 J. G. Coulls passes away leaving the Athelstone Estate on Section 811 to his son William.
- 1982 The Athelstone Flour Mill is confirmed as a State Heritage Place in the South Australian Heritage Register.
- 1988 The Athelstone Flour Mill site is compulsorily acquired from Leo Coulls by the South Australia Government in order to protect the open aqueduct moving water from the Athelstone Weir to the Hope Valley Reservoir.

## References

### Books and Book Chapters

- Auhl, Ian. *From Settlement to City: A History of the District of Tea Tree Gully 1836-1976, 1976-1993*. City of Tea Tree Gully, 1976.
- Davis, Elizabeth. *Flour Milling in South Australia*. Adelaide: Millers Produce Co. of South Australia, 1988.
- Irvine, Roger and the City of Campbelltown. *Colonial Settlers on the River Torrens*. South Australia: Wakefield Press, 2018.
- Jones, David S. 'Market Gardens and Orchards.' *The Wakefield Companion to South Australian History*, ed. Wilfred Prest. Adelaide: Wakefield Press, 2001.
- Knight, Robert. *The story of Athelstone*. 1976.
- Ward, Ebenezer. *Vineyards and Orchards of South Australia*. Australia: Adelaide, 1862.

### Journal Articles

- Arnold, B.J. 'Athelstone Flour Mill.' *Torrens Valley Historical Journal*, no. 35 (1989), pp.19-31.
- Piddock, Susan, Pamela Smith and F. Donald Pate. 'A Changed Landscape: Horticulture and Gardening in the Adelaide Hills Face Zone, South Australia, 1836-1890.' *Historical Archaeology*, vol. 43 (2009), pp.64-80.

### Newspapers

- Adelaide Observer*, 'Advertising,' 2 March 1850.
- Adelaide Observer*, 'Advertising,' 5 June 1852.
- Adelaide Observer*, 'Advertising,' 5 March 1853.
- Adelaide Observer*, 'Advertising,' 17 January 1857.
- Adelaide Observer*, 'Advertising,' 4 April 1857.
- Adelaide Observer*, 'Central Road Board,' 1 February 1851.
- Adelaide Observer*, 'Local Intelligence,' 15 March 1845.
- Adelaide Observer*, 'Proclamation,' 31 October 1846.
- Adelaide Times*, 'Advertising,' 5 January 1855.
- Adelaide Times*, 'Declarations of Insolvency,' 7 February 1851.
- Adelaide Times*, 'Domestic News,' 16 August 1855.
- The Examiner*, 'Advertising,' 2 December 1841.
- Southern Australian*, 'Advertising,' 2 March 1841.
- South Australian*, 'Advertising,' 5 February 1850.
- Southern Australian*, 'Flour Mills,' 25 December 1840, p.3.
- South Australian Gazette and Mining Journal*, 'Agricultural & Horticultural Exhibition,' 15 February 1851.

*South Australian Register*, 'Advertising,' 16 July 1845.  
*South Australian Register*, 'Advertising,' 28 January 1850.  
*South Australian Register*, 'Advertising,' 8 January 1851.  
*South Australian Register*, 'Advertising,' 17 August 1855.  
*South Australian Register*, 'Advertising,' 23 June 1853.  
*South Australian Register*, 'Advertising,' 25 June 1853.  
*South Australian Register*, 'Advertising,' 2 August 1855.  
*South Australian Register*, 'Advertising,' 17 July 1855.  
*South Australian Register*, 'Advertising,' 11 June 1867.  
*South Australian Register*, 'Insolvency Notices,' 7 February 1851.  
*South Australian Register*, 'Local Intelligence,' 6 March 1850.  
*South Australian Register*, 'Official returns of the country sections cultivated or upon which locations have been formed within the province of South Australia – for the year 1840,' 19 June 1841.  
*South Australian Register*, 'The Toilers of the Hills,' 22 July 1893.

## **Reports & Theses**

Clarke, Sharyn. 'The Creation of the Torrens: A History of Adelaide's River to 1881.' Master of Arts dissertation, University of Adelaide, School of History and Politics, 2005.

Harrison, Lindsey. 'Flour Mills in South Australia,' Working Paper 3, University of Adelaide, Department of Architecture, June 1979.

Mark Butcher Architects, Anna Pope and Bechervaise & Associates. *City of Tea Tree Gully Heritage Survey*. December 1997.

## **Websites**

Campbelltown City Council, 'The River Torrens,'  
<https://www.campbelltown.sa.gov.au/library/collections-and-resources/local-history-room/localhistoryarticles/local-history-articles-places/the-river-torrens>.

Rex Krause and Bill Giles, 'Flour Milling,' History of Agriculture, PIRSA,  
[https://www.pir.sa.gov.au/aghistoricalindustries/cereals\\_and\\_grains/wheat/flour\\_milling](https://www.pir.sa.gov.au/aghistoricalindustries/cereals_and_grains/wheat/flour_milling).

## SITE DETAILS

Athelstone Flour Mill

PLACE NO.: 25050

Lot 404 Historic Drive, Highbury SA 5089

---

<b>FORMER NAME:</b>	Dinham's Mill
<b>DESCRIPTION OF PLACE:</b>	Three-storey vernacular stone building constructed in multiple stages.
<b>DATE OF CONSTRUCTION:</b>	c.1845
<b>REGISTER STATUS:</b>	Nomination: 13 September 1978 Provisional Entry: 18 March 1982 Confirmation: 23 September 1982
<b>CURRENT USE:</b>	Historic site c.1989 -
<b>PREVIOUS USE(S):</b>	Flour mill 1845 - 1857 Farm building 1857 - 1988
<b>BUILDER:</b>	Messrs. Scones and Martin c.1845
<b>LOCAL GOVERNMENT AREA:</b>	Tea Tree Gully
<b>LOCATION:</b>	<b>Street No.:</b> Lot 404 <b>Street Name:</b> Historic Drive <b>Town/Suburb:</b> Highbury <b>Post Code:</b> 5089
<b>LAND DESCRIPTION:</b>	<b>Title</b> CT 6043/136 D56532 Q404 <b>Reference:</b> <b>Hundred:</b> Yatala

The Athelstone Flour Mill was initially confirmed as part of 'Athelstone' House and Mill (SHP 10647). The House and Mill were separated in 2009, creating two listings. The Athelstone Flour Mill was assigned a new SHP number (SHP 25050).

## PHOTOS

**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**The Athelstone Flour Mill in 1966.**

Source: City of Campbelltown



**Athelstone House (left) and the Athelstone Flour Mill (right) c.1975.**

Source: City of Campbelltown

**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**Athelstone Flour Mill (right) and outbuilding (left).**

Source: DEW Files, 2007



**South-western and south-eastern elevations of the mill.**

Source: DEW Files, n.d.

**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**North-western and south-western elevations of the mill. Note the corrugated iron sheeting to gable end and concrete block infill wall.**

Source: DEW Files, n.d.



**Stone outbuilding north-east of the mill.**

Source: DEW Files, n.d.



**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**Timber-framed lean-to addition to the north-eastern elevation. The steam boiler was likely positioned in this area.**

Source: Courtesy of Bruce Parr, 2023



**North-western elevation of the mill. The green steel doors were installed to secure the site.**

Source: DEW Files, 2010

**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**South-eastern elevation with remains of the curved stone flue wall on the right.**

Source: DEW Files, 2010



**Interior of the mill, showing (left) the south-western space of the ground level, and (right) the north-eastern roof structure with red gum trusses.**

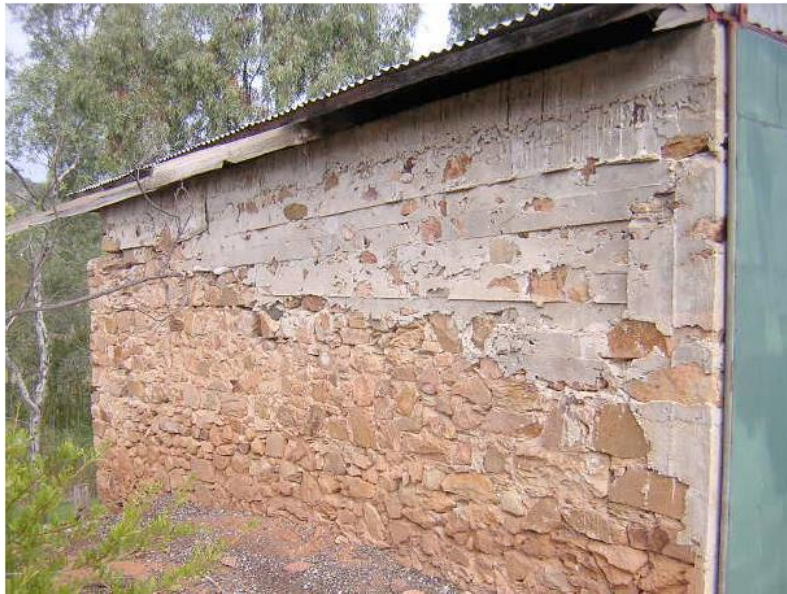
Source: DEW Files, 2010

**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**Stonework on outbuilding partially concealed by later concrete render.**

Source: DEW Files, 2007



**Stone terrace walling along Karrawirra Parri / River Torrens. This was part of the flume system used to convey water from the river to the mill's water wheel.**

Source: DEW Files, 2007

**Athelstone Flour Mill**

**PLACE NO.: 25050**

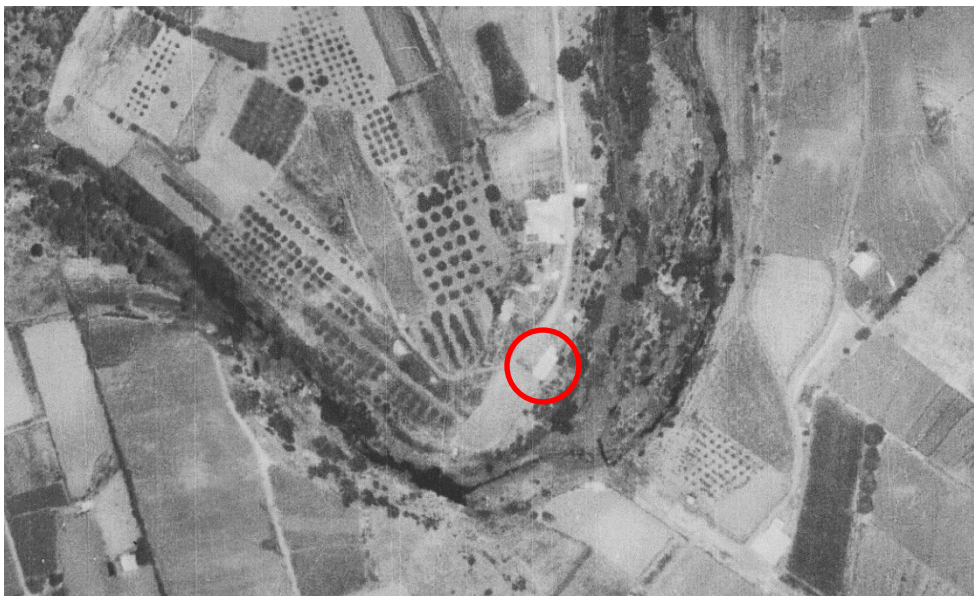
**Lot 404 Historic Drive, Highbury SA 5089**

---



**Section of Karrawirra Parri / River Torrens where water used to drive mill was collected.**

Source: DEW Files, 2007



**Aerial photograph of portion of Section 811 in 1949. The main building of the Athelstone Flour Mill is circled in red. The rows of orchards and vineyards on either side of Karrawirra Parri / River Torrens belonged to the Coulls family.**

Source: EnvMaps

BHI Summary of State Heritage Place: 25050

20 of 23

Confirmed in the South Australian Heritage Register on 23 September 1982

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 5 September 2024

**Athelstone Flour Mill**

**PLACE NO.: 25050**

**Lot 404 Historic Drive, Highbury SA 5089**

---



**Aerial photograph of part Section 811, 1968-69.**

Source: EnvMaps



**Aerial photograph of the Athelstone Estate, 1997-1998. Section 811 has been subdivided and is no longer used for farming. The white path is Karrawirra Parri / River Torrens Linear Park Trail.**

Source: EnvMaps

BHI Summary of State Heritage Place: 25050

21 of 23

Confirmed in the South Australian Heritage Register on 23 September 1982

The South Australian Heritage Council endorsed the content of this BHI - SSHP on 5 September 2024

- 
- <sup>1</sup> Rex Krause and Bill Giles, 'Flour Milling,' History of Agriculture, PIRSA, [https://www.pir.sa.gov.au/aghistory/industries/cereals\\_and\\_grains/wheat/flour\\_milling](https://www.pir.sa.gov.au/aghistory/industries/cereals_and_grains/wheat/flour_milling) (accessed 31 August 2023).
- <sup>2</sup> Lindsey Harrison, 'Flour Mills in South Australia,' working paper 3, University of Adelaide, Department of Architecture (June 1979), p.2.
- <sup>3</sup> Elizabeth Davis, *Flour Milling in South Australia* (Adelaide: Millers Produce Co. of South Australia, 1988), p.7.
- <sup>4</sup> *Southern Australian*, 'Flour Mills,' 25 December 1840, p.3.
- <sup>5</sup> Deborah Morgan, *History of the Angas Mill Strathalbyn*, report prepared for Anaglypta Architects (October 2022), p. 4.
- <sup>6</sup> Sharyn Clarke, 'The Creation of the Torrens: A History of Adelaide's River to 1881,' Master of Arts dissertation (University of Adelaide: School of Social Sciences), pp.15,21.
- <sup>7</sup> Campbelltown City Council, 'The River Torrens,' <https://www.campbelltown.sa.gov.au/library/collections-and-resources/local-history-room/localhistoryarticles/local-history-articles-places/the-river-torrens> (accessed 21 August 2024). And Clarke, 'Creation of the Torrens,' p.19.
- <sup>8</sup> Mark Butcher Architects, Anna Pope and Bechervaise & Associates, *City of Tea Tree Gully Heritage Survey* (December 1997), pp.5-6.
- <sup>9</sup> *City of Tea Tree Gully Heritage Survey*, p.6.
- <sup>10</sup> Roger Irvine and the City of Campbelltown, *Colonial Settlers on the River Torrens* (South Australia: Wakefield Press, 2018), p.90.
- <sup>11</sup> Robert Knight, *The story of Athelstone* (1976), p.7.
- <sup>12</sup> Knight, *Athelstone*, p.9.
- <sup>13</sup> David S. Jones, 'Market Gardens and Orchards,' *The Wakefield Companion to South Australian History*, ed. Wilfred Prest (Adelaide: Wakefield Press, 2001), p.335.
- <sup>14</sup> *City of Tea Tree Gully Heritage Survey*, p.22.
- <sup>15</sup> Jones, 'Market Gardens,' p.335.
- <sup>16</sup> Ian Auhl, *From Settlement to City: A History of the District of Tea Tree Gully 1836-1976, 1976-1993* (City of Tea Tree Gully, 1976), p.89.
- <sup>17</sup> Auhl, *From Settlement to City*, p.89.
- <sup>18</sup> B.J. Arnold, 'Athelstone Flour Mill,' *Torrens Valley Historical Journal*, no. 35 (1989), p.20.
- <sup>19</sup> Knight, *Athelstone*, p.4.
- <sup>20</sup> *South Australian Register*, 'Official returns of the country sections cultivated or upon which locations have been formed within the province of South Australia – for the year 1840,' 19 June 1841, p.4. And Knight, *Athelstone*, p.6.
- <sup>21</sup> Irvine, *Colonial Settlers*, p.91.
- <sup>22</sup> *Southern Australian*, 'Advertising,' 2 March 1841, p.2. *The Examiner*, 'Advertising,' 2 December 1841, p.7.
- <sup>23</sup> *Adelaide Times*, 'Declarations of Insolvency,' 7 February 1851, p.3.
- <sup>24</sup> June 1842. General Register Office, Memorial Book 2, Folio 223.
- <sup>25</sup> Auhl, *From Settlement to City*, p. 90.
- <sup>26</sup> Knight, *Athelstone*, p.8.
- <sup>27</sup> Knight, *Athelstone*, p.7.
- <sup>28</sup> The mill was advertised as the Athelstone Flour Mill. *South Australian Register*, 'Advertising,' 16 July 1845, p.1.
- <sup>29</sup> *Adelaide Observer*, 'Local Intelligence,' p.5.
- <sup>30</sup> *Adelaide Observer*, 'Local Intelligence,' 15 March 1845, p.5.
- <sup>31</sup> *South Australian Register*, 'Advertising,' 16 July 1845, p.1.
- <sup>32</sup> Knight, *Athelstone*, p.9.
- <sup>33</sup> *South Australian Gazette and Mining Journal*, 'Agricultural & Horticultural Exhibition,' 15 February 1851, p.3. And *Adelaide Observer*, 'Advertising,' 5 June 1852, p.1.

- 
- <sup>34</sup> *Adelaide Observer*, 'Advertising,' 5 March 1853, p.4. *South Australian Register*, 'Advertising,' 23 June 1853.
- <sup>35</sup> *South Australian Register*, 'Advertising,' 28 January 1850, p.2.
- <sup>36</sup> *Adelaide Observer*, 'Advertising,' 2 March 1850, p.1.
- <sup>37</sup> The Athelstone Flour Mill is still referred to as a watermill by William Dinham in 1853. *South Australian*, 'Advertising,' 25 June 1853, p.1. The mill is described as a 'steam flour mill' in 1855. *South Australian Register*, 'Advertising,' 2 August 1855, p.4.
- <sup>38</sup> *South Australian Register*, 'Insolvency Notices,' 7 February 1851, p.3.
- <sup>39</sup> *South Australian Register*, 'Advertising,' 8 January 1851, p.1.
- <sup>40</sup> *Adelaide Times*, 'Advertising,' 5 January 1855, p.1.
- <sup>41</sup> *South Australian Register*, 'Advertising,' 17 July 1855, p.4.
- <sup>42</sup> *South Australian Register*, 'Advertising,' 2 August 1855, p.4.
- <sup>43</sup> *Adelaide Times*, 'Domestic News,' 16 August 1855, p.2.
- <sup>44</sup> *South Australian Register*, 'Advertising,' 17 August 1855, p.1.
- <sup>45</sup> *Adelaide Observer*, 'Advertising,' 17 January 1857, p.1.
- <sup>46</sup> *Adelaide Observer*, 'Advertising,' 4 April 1857, p.1.
- <sup>47</sup> *South Australian Register*, 'The Toilers of the Hills,' 22 July 1893, p.6.
- <sup>48</sup> Ebenezer Ward, *Vineyards and Orchards of South Australia*, Australia: Adelaide, 1862.
- <sup>49</sup> *South Australian Register*, 'The Toilers of the Hills,' 22 July 1893, p.6.
- <sup>50</sup> Arnold, 'Athelstone Flour Mill,' p.28.
- <sup>51</sup> *Adelaide Observer*, 'Proclamation,' 31 October 1846, p.3.
- <sup>52</sup> *South Australian*, 'Advertising,' 5 February 1850, p.3.
- <sup>53</sup> *South Australian Register*, 'Local Intelligence,' 6 March 1850, p.3.
- <sup>54</sup> *South Australian Register*, 'Advertising,' 25 June 1853, p.1.